



2445 S. Afton Rd.
Beloit, WI 53511
608.364.2980 Phone
608.364.2999 Fax
www.townofbeloit.org

April 6, 2022

MEMORANDUM

TO: Town of Beloit Plan Commission
FROM: Tim Kienbaum, Community Development Director
RE: Site Plan / Plan of Operation Review, 1621 E. Gale Drive

Matthew Davidson has submitted a Site Plan / Plan of Operations for consideration and approval to operate the retail business, Bandt Communications Inc., from the existing commercial building at 1621 E. Gale Drive.

This business will be operating in the existing +/- 6,700 sf building. They are not proposing any changes for the building or property.

Section 10.11(5) outlines the decision criteria:

i. Consistency with the Comprehensive Plan

The subject property is located within the Urban Technology, Business, or Industry Campus designation of the Future Land Use Map included in the Comprehensive Plan. The operation of the proposed business is consistent with this designation.

ii. Project / Business Compatibility

The proposed business will operate as a permitted use in the I-1 zoning district and will have no compatibility issues with the surrounding businesses.

I recommend approval of this application based on staff review.



Return To: 2445 Afton Rd.
Beloit, WI 53511
kdevault@town.beloit.wi

PLAN OF OPERATIONS/ SITE PLAN APPLICATION

Name of Business: Bandt Communications Inc Parcel Number: 6-2-449.A81

Property Address: 1621 E Gale Dr, Beloit, WI 53511

Phone Number: (608) 501-9531 Email Address: matt@bandtcom.com

Years in Operation: 29 Previous Address: 1346 Excalibur Dr, Janesville, WI 53546

Name of Owner: Matthew Davidson Owner's Agent: Self

Mailing Address: 169 E Hurd Rd, Edgerton, WI 53534

Phone Number: (608) 501-9531 Email Address: matt@bandtcom.com

Additional Contact Info (If Different from Above): _____

Type of Business (detailed explanation of business): Two-way radio communications Sales and Service

Sales of two wireless communications devices, antennas, batteries, cables and all other associated accessories.

Vehicle upfitting, including installing lightbars, push bumper, radio consoles, partitions and other emergency vehicle products

Zoning of Property: 004_I1 I-1 Light Industrial

Zoning of Property to the: N: 004_I1 Use of Property to the N: _____

S: 004_I1 Use of Property to the S: _____

E: 004_I1 Use of Property to the E: _____

W: 004_I1 Use of Property to the W: _____

List all chemicals stored in all buildings:

Building A: None

Building B: None

Building C: None

Contact person for Fire Department purposes: Matthew Davidson

Day Phone: (608) 501-9531 Night Phone: (608) 501-9531

Specific Use of Property and Buildings:

Building A: Shop for radio equipment repairs and garage for vehicle upfitting and office space

Building B: N/A

Building C: N/A

Do you feel there will be any problems such as odor, smoke, noise, light or vibration resulting from this operation? Yes _____ No X If yes, explain: _____

Surface water drainage facilities (describe and/or include on site plan): Grass - Trench drainage

Is a liquor license or any other special license to be obtained from the local Municipality or State Licensing agencies? Yes _____ No X If yes, explain: _____

Did State of Wisconsin approve the building plans (if Applicable)? Yes _____ No _____

Have truss specifications been registered with the State of Wisconsin by truss manufacturer (if Applicable)? Yes _____ No _____

Is this an expansion of an existing operation? Yes _____ No X If yes, are there currently any permits under other names, other than what are indicated on this application?

Names: _____

Any other information/ details: _____

A detailed site plan with dimension of all buildings, parking areas, sign locations and other pertinent data is to be submitted with all applications.



(Applicant Signature)

3/1/2022

Date



(Property Owner Signature)

3/1/2022

Date

Fee: New Application: \$200.00 plus \$.05 per sq. ft.

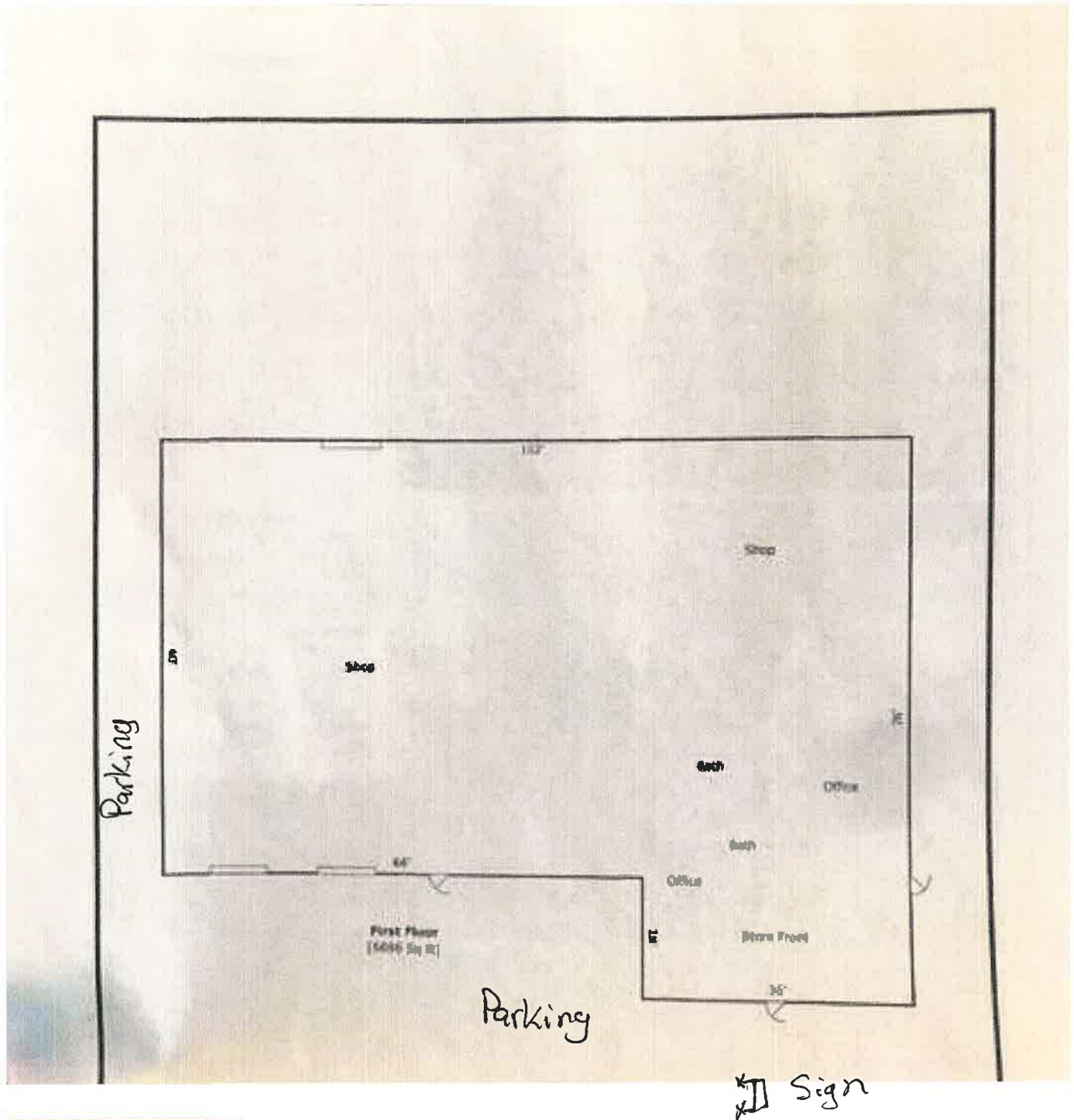
Amendment to Existing: \$100.00

Total: \$ ~~54.00~~ 100.00

SALE / LEASE

1621 E GALE DR

Beloit, WI 53511



Mandy Witt
608.314.8252
mandy@mcguiremeas.com
WI #67816-94



COLDWELL BANKER
COMMERCIAL

MCGUIRE MEARS &
ASSOCIATES

SALE / LEASE

1621 E GALE DR

Beloit, WI 53511



PROPERTY DESCRIPTION

Freestanding industrial building for lease or sale in Beloit, WI. Property is located in the town of Beloit industrial park with easy access to I-90/39. The 6,696 SF building features clearspan construction, three (3) 14' drive-in doors with drive-thru capability, and 16' eave ceiling height. Zoned I-1.

PROPERTY HIGHLIGHTS

- Drive-in doors: three (3) 14 FT
- Ceiling height: 16 FT at eave
- Clearspan building

OFFERING SUMMARY

Sale Price:	\$425,000
Lease Rate:	\$5.50 SF/yr (NNN)
Available SF:	6,696 SF
Lot Size:	1.22 Acres
Building Size:	6,696 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,781	25,657	61,549
Total Population	4,142	67,150	161,663
Average HH Income	\$61,892	\$50,638	\$59,315

Mandy Witt
608.314.8252
mandy@mcguiremears.com
WI #67816-94



**COLDWELL BANKER
COMMERCIAL**
MCGUIRE MEARS &
ASSOCIATES



TOWN HALL OFFICE
2445 S. AFTON ROAD
BELOIT, WISCONSIN 53511-8666
PHONE: 608-364-2980
FAX: 608-364-2999

General Business License
Application

Fee: \$20.00

License expires Annually

INSTRUCTIONS: This form must be completed in its entirety and returned to the Town Hall office with the \$20.00 fee in order for your request to be processed. Please PRINT clearly.



ORIGINAL APPLICATION



RENEWAL



CHANGE IN BUSINESS

BUSINESS

Business Name: Bandt Communications Inc

Business

Address: 1621 E Gale Dr

City/ST/Zip: BELOIT WI 53511

Business

Phone: (608) 757-1770

Business

Email

Address: sales@bandtcom.com

Emergency

Phone: (608) 501-9531

BUSINESS OWNER

Business Owner's First/M/Last Name: Matthew Scott Davidson

Owner's Home

Address: 169 E Hurd Rd

City/ST/Zip: Edgerton, WI 53534

BUSINESS MANAGER

First/M/Last

Name: Bob Penniman

Cell

Phone: (262) 745-3777

BUILDING OWNER

Building Owner's First/M/Last Name: Matthew Scott Davidson / Khanh Ly Tao

Building Owner's

Address: 169 E Hurd Rd

City/ST/Zip: Edgerton, WI 53534

Emergency

Phone: (608) 501-9531

Email

Address: matt@bandtcom.com

BUSINESS INFORMATION

1. Is this business operated out of your home? YES _____ NO X

(If yes, please answer the following questions. If no, go to #2.)

a. Does the general public come to your home for your business? YES _____ NO X

b. Do you have any outside employees? YES X NO _____

(An outside employee is defined as an employee who is not a member of the immediate family residing on the premises.)

c. Do you have any business related supplies and/or equipment stored on-site other than enclosed in a building? YES X NO _____

d. Do you have any exterior signage related to this business? YES X NO _____

(If yes, are they Seasonal or Permanent? _____ Permanent _____)

2. Type of Business? Please list the basic services offered:

Two-way radio communications sales and service (i.e. Base, mobile, and portable radios). Repair and maintenance service or radio equipment. Sales of Radios, antennas, amplifiers and associated accessories. Vehicle upfitting (i.e. police and fire vehicle outfitting). Wireless Internet Service Provider (WISP)

If your business is on site food preparation related, you must provide us a copy of your Rock County Health Department license.

3. List any chemicals or hazardous materials located on the property and their location:

None

Property Owner Key Holder Information for Fire Department


Key Holder #1 Name: Matthew Davidson	Phone: (608) 501-9531	Email Address: matt@bandtcom.com
Key Holder #2 Name: Khanh Tao	Phone: (717) 201-4274	Email Address: kltao34@gmail.com
Key Holder #3 Name:	Phone:	Email Address:

Business Owner Keyholder Information for Fire Department

Key Holder #1 Name: Matthew Davidson	Phone: (608) 501-9531	Email Address: matt@bandtcom.com
Key Holder #2 Name: Khanh Tao	Phone: (717) 201-4274	Email Address: kltao34@gmail.com
Key Holder #3 Name:	Phone:	Email Address:

Based on the zoning district this business is located in and the type of business applied for, a conditional use permit may be required.

If you have food, cigarettes or alcoholic beverages there are other licenses required. Please contact the Town Clerk's Office. (kdevault@town.beloit.wi.us)

Applicant's Signature:  **Date:** 2/24/2022

Property Owner's Signature:   **Date:** 2/24/2022

FOR OFFICE USE ONLY:

Receipt No: 2045998 Amount Paid: 20.00 Cash or Check # 3541
Date Paid: 2-25-22

COPY: FIRE INSPECTOR, ASSESSOR

ORIGINAL: TOWN CLERK

Revised 12/9/19