



CITY HALL • 100 STATE STREET • BELOIT, WI 53511
Office: 608/364-6700 • Fax: 608/364-6609
www.ci.beloit.wi.us
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NOTICE TO THE PUBLIC

September 26, 2013

To Whom It May Concern:

The City of Beloit has received an application from Jack Meyers, on behalf of Elmwood Commons, LLC, requesting review and approval of a preliminary subdivision plat for a proposed 38-lot single and two-family residential subdivision on the property located at:

1715 Elmwood Avenue.

A copy of the proposed Preliminary Plat of Elmwood Commons is attached to this notice.

The following public hearing will be held regarding this proposed subdivision plat:

City of Beloit Plan Commission: Wednesday, October 9, 2013 at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street, Beloit, Wisconsin.

THE PUBLIC IS INVITED TO ATTEND THIS HEARING.

We are interested in your opinion.

Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins. Staff is unable to leave the meeting area to make copies.

For additional information, please contact Stephanie Hummel in the Planning and Building Services Division at (608) 364-6708 or hummels@ci.beloit.wi.us. Comments will be accepted via telephone, email, and U.S. Mail.

REVISED PRELIMINARY PLAT

ELMWOOD COMMONS

LOT 1 OF CERTIFIED SURVEY MAP VOLUME 33 PAGE 343-345
 ALSO PART OF OUT-LOT 13-12 OF THE ASSESSOR'S PLAT OF THE
 TOWN OF BELLOTT, SITUATED IN PART OF THE S.W. 1/4 OF THE S.E. 1/4
 OF SECTION 13, T. 1 N., R. 12 E. OF THE 4TH P.M.,
 CITY OF BELLOTT, ROCK COUNTY, WISCONSIN.

PLAT DATA

- 15.5 ACRES: TOTAL
- 38 PROPOSED LOTS
- 1 OUTLOT FOR PARK PURPOSES
- 1 STORMWATER MANAGEMENT OUTLOT
- RESIDENTIAL LOTS TO HAVE CITY SEWER AND WATER
- AVERAGE RESIDENTIAL LOT SIZE = 11,735 SQUARE FEET
- 1.947 A.C. OF NEW ROADS MORE OR LESS (TOTAL CENTERLINE)
- CURRENT ZONING R-3
- 66' R.O.W. STREET (KADLEC DRIVE) PROPOSED AT 32' CURB FACE TO CURB FACE TO MATCH EXISTING SECTION
- FRONT AND REAR YARD SETBACK TO BE 30 FEET (BSL)
- 60' R.O.W. STREETS PROPOSED AT 30' CURB FACE TO CURB FACE
- ALL STREETS TO HAVE CITY STANDARD CURB AND GUTTER
- ROCK COUNTY SOIL SURVEY INCLUDED SOIL TYPE: PIA, WoA and JoB DEPTHS TO BEDROCK AND GROUNDWATER WERE NOT PUBLISHED.

THIS LANDSCAPE BUFFER STRIP IS RESERVED FOR THE PLANTING OF TREES AND SHRUBS BY THE SUBDIVIDER OR CONDOMINIUM DEVELOPER. THE PLACEMENT OF STRUCTURES HEREON IS PROHIBITED. MAINTENANCE OF ALL LANDSCAPING WITHIN THIS BUFFER STRIP SHALL BE THE ONGOING RESPONSIBILITY OF THE RESPECTIVE LOT OWNER.

