



## **NOTICE TO THE PUBLIC**

September 10, 2015

To Whom It May Concern:

Commonwealth Development has submitted an application for a Zoning Map Amendment to change the zoning district classification from PLI, Public Lands & Institutions District to PUD, Planned Unit Development District, for the property located at:

**1633 Keeler Avenue.**

The subject property is the Kolak Education Center parcel, which currently serves as the administrative offices of the School District of Beloit. The applicant has made an accepted offer to purchase the subject property. As part of their rezoning request, the applicant has also submitted a PUD – Master Land Use Plan for the subject property. The applicant has proposed the adaptive redevelopment of the Kolak building into 33 housing units, along with a 3-story rear addition that includes 27 units with underground parking, for a total of 60 dwelling units. The proposed PUD – Master Land Use Plan also includes a new driveway on Carnegie Avenue, additional parking, and numerous other site improvements. A copy of the PUD - Master Land Use Plan is attached to this notice. The applicant also submitted an application to amend the Comprehensive Plan's Future Land Use Map to recommend Mixed Residential uses for the subject property, which must be approved before the subject property may be rezoned.

The following public hearings will be held regarding these applications:

**City Plan Commission:** Wednesday, September 23, 2015, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**City Council:** Monday, November 2, 2015, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.**

**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.

*For additional information, please contact Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or [penningtond@beloitwi.gov](mailto:penningtond@beloitwi.gov). Comments will be accepted via telephone, email, and U.S. Mail.*



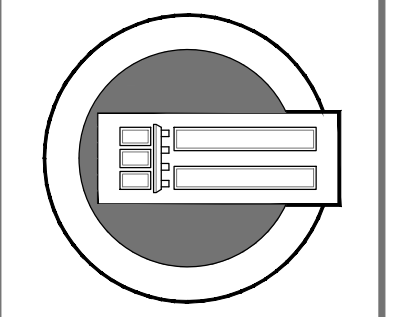
SITE INFORMATION:	
PROPERTY AREA:	AREA = 248,292 S.F. (5.70 ACRES)
NUMBER OF UNITS:	TOTAL: 60 UNITS
DENSITY:	10.5 UNITS PER ACRE (MAX 25 UNITS PER ACRE)
EXISTING ZONING:	PL-1
PROPOSED ZONING:	R-3 LOW-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
SETBACKS:	BUILDING: FRONT = 30' SIDE = 30' REAR = 30'
PARKING REQUIRED:	1.5 STALLS PER DWELLING UNIT (91 SPACES REQ.)
PARKING PROVIDED:	136 EXTERIOR SPACES 38 COVERED SPACES 174 TOTAL

**PRELIMINARY SITE PLAN**  
 NORTH SCALE: 1" = 30'-0"

08.10.2015

**M+A DESIGN, LLC**  
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**PRELIMINARY**  
 NEW BUILDING & REMODELING FOR:  
**ROOSEVELT ELEMENTARY SCHOOL**  
 1633 KEELER AVE.  
 BELOIT, WI 53511

JOB NUMBER:  
 2015.21  
 SHEET  
**C1.0**