



## NOTICE TO THE PUBLIC

September 21, 2016

To Whom It May Concern:

New Leaf Homes LLC has submitted an Application for Review of a Preliminary Subdivision Plat and the attached Preliminary Plat of Eagles Ridge No. 2, which includes the City-owned vacant land located at **1750 Raven Drive** and the previously platted residential lot located at **1710 Raven Drive**.

The applicant has made an accepted offer to purchase the 1.8-acre parcel at 1750 Raven Drive from the City, which was recently rezoned to R-1A, Single-Family Residential. The applicant previously acquired 1710 Raven Drive (Lot 40), and the proposed plat will widen this lot by approximately 20 feet along Raven Drive. Including the re-plat of Lot 40, the proposed plat includes six new single-family residential lots and proposes the completion of Raven Drive as a cul-de-sac to be renamed Raven Court. A map of the area is also attached.

The following public hearing will be held regarding this proposed Preliminary Plat:

**City of Beloit Plan Commission:** Wednesday, October 5, 2016, 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.**

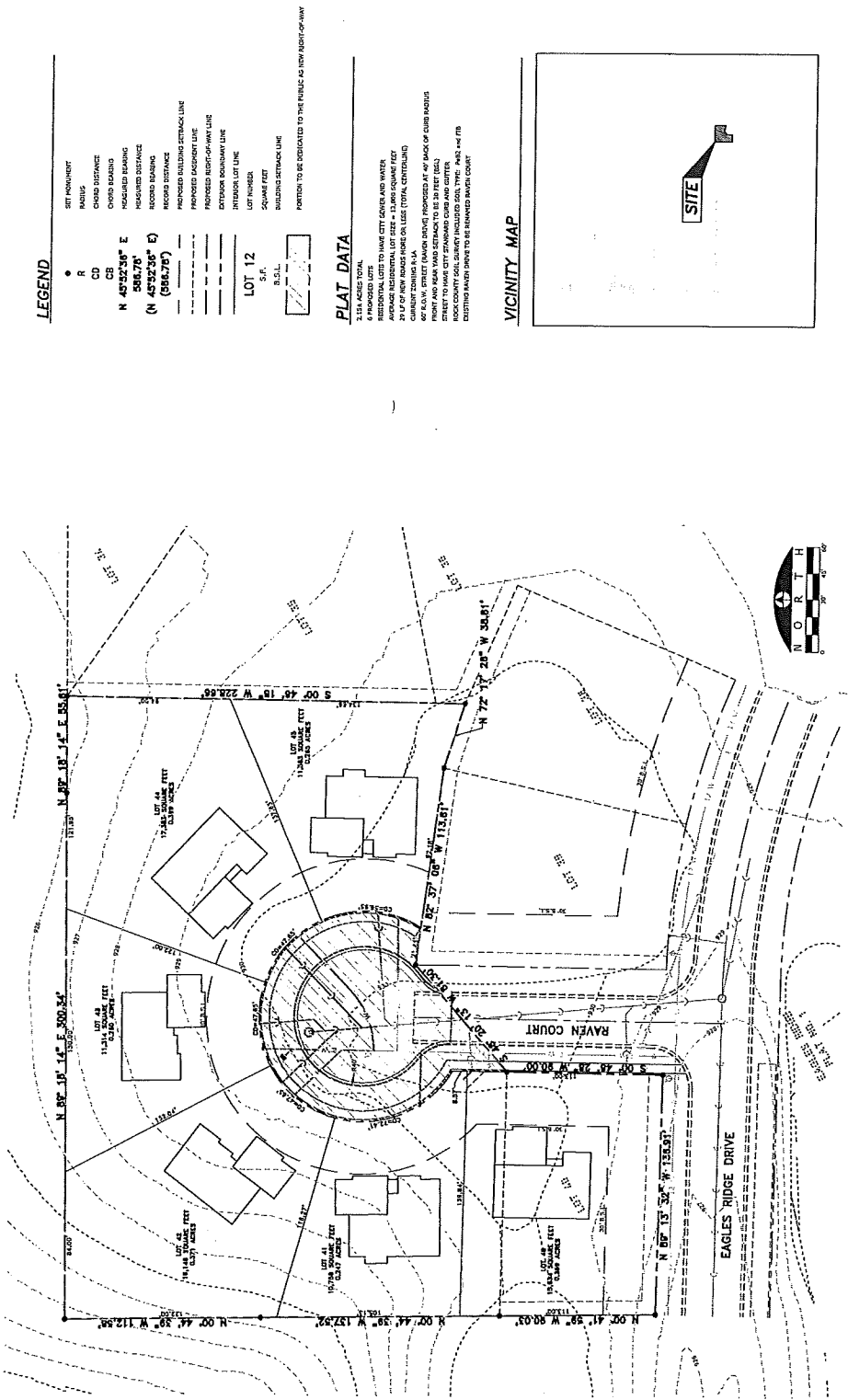
**We are interested in your opinion.**

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 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.*

# PRELIMINARY PLAT OF EAGLES RIDGE NO. 2

BEING A RESUBDIVISION OF LOT 40 OF EAGLES RIDGE PLAT NO. 1 AND LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 2059860 AS RECORDED IN VOLUME 37 ON PAGES 394-396 OF THE CERTIFIED SURVEY MAPS OF ROCK COUNTY, LOCATED IN THE CITY OF BELOIT, COUNTY OF ROCK, STATE OF WISCONSIN



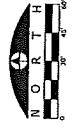
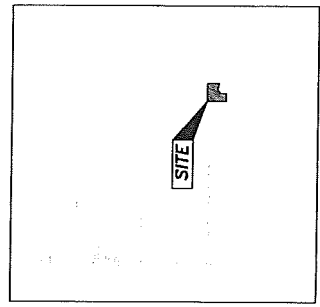
### LEGEND

- SET POINT/NET
- ACRES
- ROAD DISTANCE
- CURVE DATA
- INCLUDED BALANCE
- RECORDS DISTANCE
- RECORDS DISTANCE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED FACEDOT LINE
- PROPOSED REPORT-OF-WAY LINE
- EXISTING BOUNDARY LINE
- INTERIOR LOT LINE
- LOT NUMBER
- SQUARE FEET
- SQUARE SETBACK LINE
- PORTION TO BE CONVEYED TO THE PUBLIC AS PART REPORT-OF-WAY

### PLAT DATA

3.16 ACRES TOTAL  
 6 PARCELS TOTAL  
 RESIDENTIAL LOTS TO HAVY CITY CENTER AND WATER  
 LOT SIZE = 3,200 SQUARE FEET  
 20' OF NEW ROADWAY ON EAST (TYPICAL CONTIGUOUS)  
 CURBWAY ZONING R-1-A  
 60' R.O.W. STREET (BANKER DRIVE) PROPOSED AT 40' BACK OF CURB RADIUS  
 10' R.O.W. STREET (EAGLES RIDGE DRIVE) PROPOSED AT 10' BACK OF CURB RADIUS  
 STREET TO HAVY CITY CENTER AND WATER  
 ROCK COUNTY SOIL SURVEY INCLUDED 50% TYPE A AND 50% FTB  
 EXISTING ROAD SHOWN TO BE REMOVED BAYLOR COURT

### VICINITY MAP





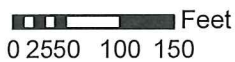
# Location & Zoning Map

Prelim. Plat of Eagles Ridge #2

PS-2016-02



1 inch = 171 feet



## Legend

-  City Limits
-  COB Parcels

Map prepared by: Drew Pennington, AICP  
Date: September 2016  
For: City of Beloit Planning & Building Services  
Date of Aerial Photography: March 2011

# PLANNING & BUILDING SERVICES DIVISION