
COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

September 6, 2019

To Whom It May Concern:

Hendricks Commercial Properties, LLC has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the mixed use redevelopment of the vacant parcel located at:

511 Public Avenue.

The applicant's proposed redevelopment includes fourteen (14) row house units in two buildings, a small (2,400 SF) commercial building, and an off-street parking lot in the rear. A copy of the PUD - Master Land Use Plan is attached to this report.

The applicant is seeking approval of a PUD in order to provide flexibility in building location, and to allow more than one principal building on a zoning lot. The PUD District is a special-purpose zoning district that permits greater flexibility in land planning and design standards than conventional zoning districts. The applicant has also submitted an application for a Zoning Map Amendment to rezone the subject property from R-4, Moderate-Density Multifamily Residential to PUD.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, September 18, 2019, at 7:00 PM, or as soon thereafter as the matter can be heard in the Engineering & Utilities Building, 2400 Springbrook Court.

City Council: Monday, October 7, 2019, at 7:00 PM, or as soon thereafter as the matter can be heard in the Engineering & Utilities Building, 2400 Springbrook Court.

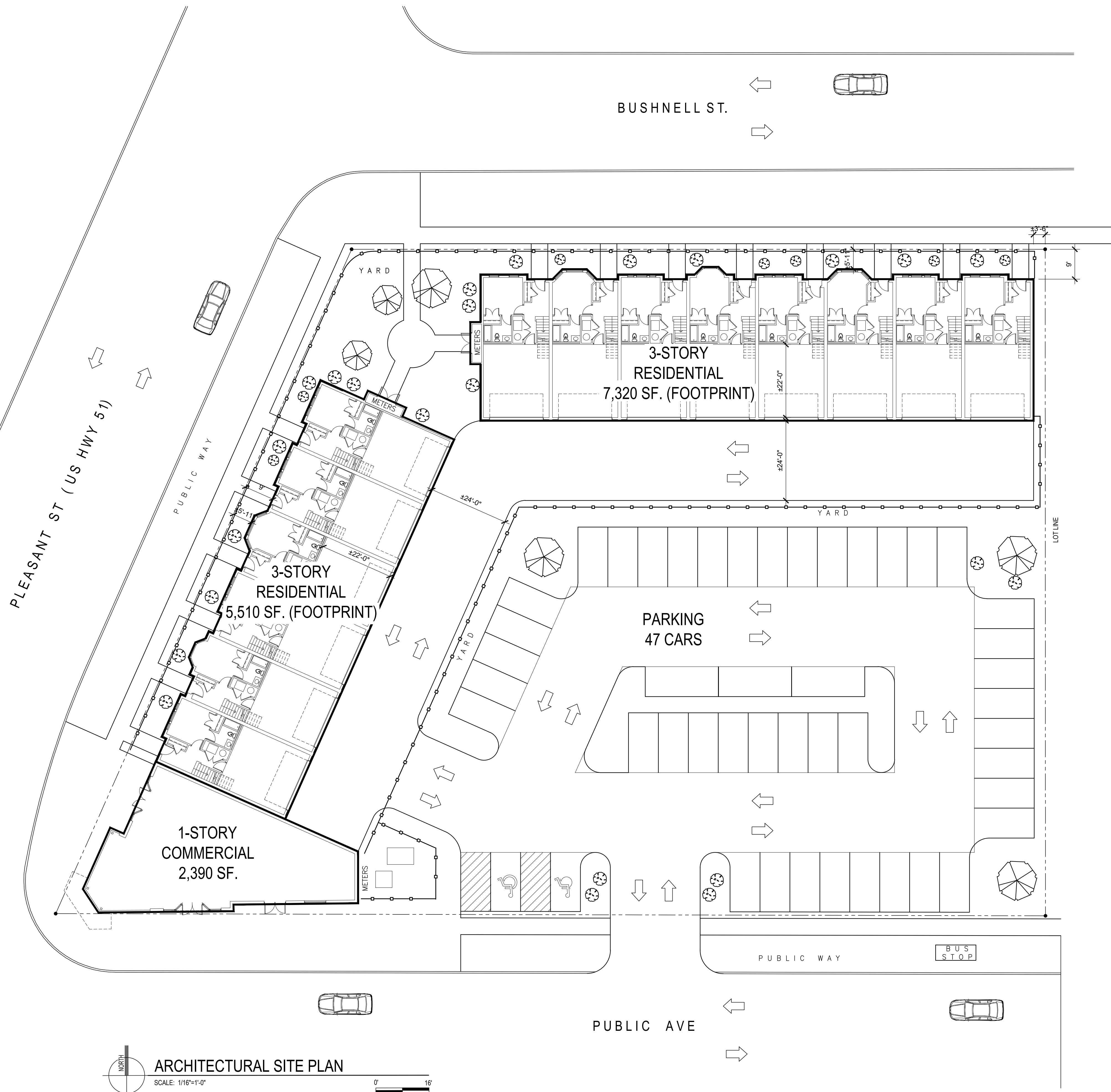
THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

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.

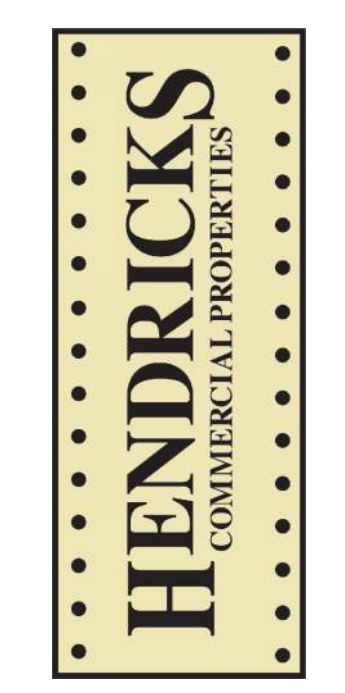
For additional information, please contact Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or penningtond@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

ZONING AMENDMENT REVIEW CRITERIA	
REVIEW CRITERIA	PROPOSED P.U.D.
ALLOWED USES . THE CITY COUNCIL SHALL ESTABLISH A LIST OF USES ALLOWED IN THE SUBJECT PUD ZONING DISTRICT AT THE TIME OF PUD MASTER LAND USE PLAN APPROVAL.	COMMERCIAL: RESTAURANTS ASSEMBLY BUSINESS GENERAL RETAIL RESIDENTIAL: APARTMENT CONDO PARKING
DENSITY/INTENSITY AND LOT SIZE . THE CITY COUNCIL SHALL ESTABLISH MAXIMUM DENSITY/INTENSITY AND LOT SIZE STANDARDS AT THE TIME OF PUD MASTER LAND USE PLAN APPROVAL. DENSITY = UNITS/ ACRE	30 D.U./ACRE MAX
SETBACKS . THE CITY COUNCIL SHALL ESTABLISH THE MINIMUM SETBACK STANDARDS AT THE TIME OF PUD MASTER LAND USE PLAN APPROVAL. UNLESS OTHERWISE EXPRESSLY APPROVED DURING THE PUD REVIEW AND APPROVAL PROCESS, BUILDINGS LOCATED ON THE PERIPHERY OF THE PUD MUST BE SETBACK A MINIMUM OF 30 FEET FROM THE PUD DISTRICT BOUNDARY.	BUSHNELL: 0' PLEASANT: 0' PUBLIC AVE: 0' WEST: 0' (ACTUAL VARIES)
HEIGHT . THE CITY COUNCIL SHALL ESTABLISH MAXIMUM HEIGHT LIMITS AT THE TIME OF PUD MASTER LAND USE PLAN APPROVAL.	55'
BUILDING COVERAGE . THE CITY COUNCIL SHALL ESTABLISH MAXIMUM BUILDING COVERAGE LIMITS AT THE TIME OF PUD MASTER LAND USE PLAN APPROVAL.	50% MAX.
ROADWAY ACCESS . (AM. #3365) UNLESS OTHERWISE EXPRESSLY APPROVED DURING THE PUD APPROVAL PROCESS OF SECTION 2-400, PRINCIPAL VEHICULAR ACCESS TO PUDS MUST BE FROM COLLECTOR AND HIGHER CLASSIFICATION STREETS. ANY PUD CONTAINING OVER 25 DWELLING UNITS OR 24,000 SQUARE FEET OF NONRESIDENTIAL FLOOR SPACE MUST PROVIDE AT LEAST 2 ACCESS POINTS.	< 25 DWELLING UNITS UNLESS OTHERWISE APPROVED DURING THE PUD PROCESS
OPEN SPACE . AT LEAST 15 PERCENT OF THE GROSS LAND AREA IN PUDS MUST CONSIST OF OPEN SPACE.	15% OPEN AROUND RESIDENTIAL
PRESERVATION OF NATURAL FEATURES . MATURE TREES, VEGETATIVE COVER, WATERCOURSES AND OTHER NATURAL SITE FEATURES MUST BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE.	NOT APPLICABLE. NO TREES ON SITE
ADDITIONAL CONDITIONS: AS PART OF THE PUD APPROVAL PROCESS, THE PLAN COMMISSION MAY RECOMMEND AND THE CITY COUNCIL SHALL BE AUTHORIZED TO IMPOSE SUCH OTHER CONDITIONS AS ARE NECESSARY TO ACCOMPLISH THE PURPOSES OF THIS CHAPTER.	TO BE DETERMINED



ARCHITECTURAL SITE PLAN
SCALE: 1/16"=1'-0"
0' 16'

design work in progress 9-4-19



Hendricks Commercial Properties
525 3rd Street, Suite 300
Beloit, Wisconsin 53511
www.hendricksgroup.net

Beloit Row Houses
Mixed Use Development
511 Public Ave. Beloit WI 53511

ISSUE DATE:
PRELIMINARY 8/27/19

ARCHITECTURAL
SITE PLAN

A1.1

PRELIMINARY
NOT FOR PERMIT OR CONSTRUCTION

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