
COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

June 3, 2021

To Whom It May Concern:

NG Kadlec Land, LLC has submitted the attached Preliminary Plat of Elmwood Commons Plat No. 1 for the vacant 2.8-acre parcel located at 2545 Kadlec Drive. As shown on the attachment, the developer is proposing the subdivision of this parcel into 9 lots, one of which (proposed Lot 1) will be reserved for stormwater management. The other 8 lots will become buildable single-family lots on which the developer will likely construct single-family homes.

This parcel is zoned R-1A, Single-Family Residential, and was improved with infrastructure approximately 15 years ago. Kadlec Drive is improved to the southern end of the subject property, and there is a gravel emergency access connection to Elaine Drive.

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

City of Beloit Plan Commission: Wednesday, June 23, 2021, 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.

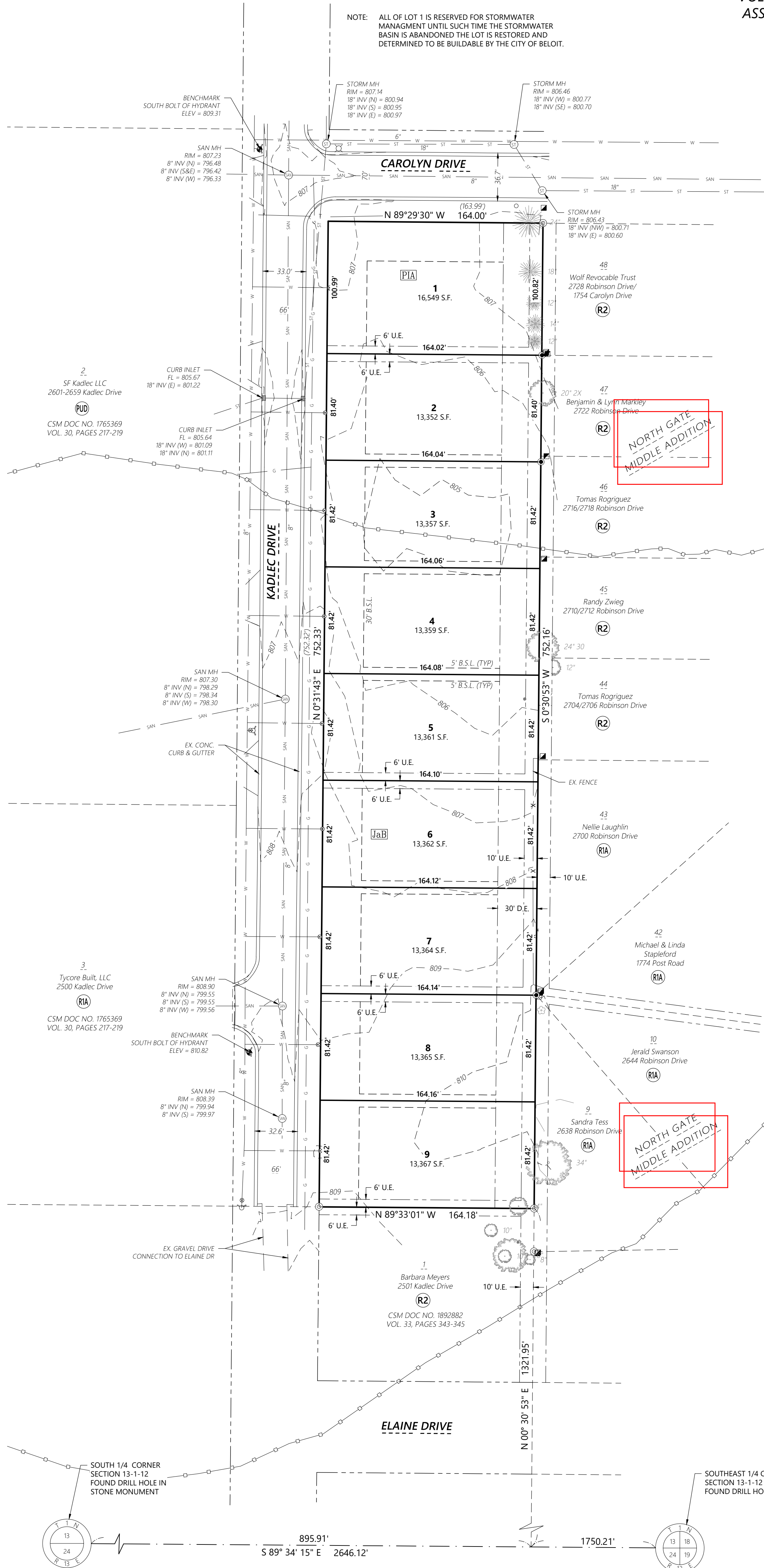
We are interested in your opinion.*

***Due to the COVID-19 crisis, members of the public are highly encouraged to provide oral or written comments to the Commission via alternative means. You may mail your comments to the attention of Drew Pennington at 100 State Street or via email to penningtond@beloitwi.gov. You may also call (608) 364-6711 to provide your comments over the phone. In-person attendance at Commission meetings may be limited.**

PRELIMINARY PLAT OF ELMWOOD COMMONS PLAT 1

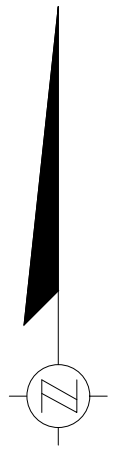
LOT 4 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1765369, RECORDED IN VOLUME 30 ON PAGES 217-219, ALSO BEING PART OF OUTLOT 13-12 OF THE ASSESSOR'S PLAT OF THE TOWN OF BELOIT, BEING PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 13, T. 1 N., R. 13 E., OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN.

NOTE: ALL OF LOT 1 IS RESERVED FOR STORMWATER MANAGEMENT UNTIL SUCH TIME THE STORMWATER BASIN IS ABANDONED THE LOT IS RESTORED AND DETERMINED TO BE BUILDABLE BY THE CITY OF BELOIT.



LEGEND

- Round Iron Bar Set
1 1/4" x 30" (4.17 Lbs/Ft)
Iron Rebar Set at all other
(lot, outlot, meander) corners
3/4" x 24" (1.5 Lbs/Ft)
- 3/4" Iron Rebar Found
- Iron Pipe Found
- - - Existing Section Line
- - - Existing Adjacent Property
- - - Existing Right-of-Way
- - - Existing Boundary Line
- - - Existing Soil Line
- - - Existing Easement
- - - Utility Easement
- - - Drainage Easement
- - - D.E.
- - - U.E.
- - - B.S.L.
- - - Building Setback Line
- - - Existing Zoning
- ⊙ Coniferous Tree
- ⊙ Deciduous Tree
- ⊙ Existing Tree Stump
- ⊙ Existing Telephone Pedestal
- - - Existing Telephone
- ⊙ Existing Electric Pedestal
- ⊙ Existing Light Pole
- ⊙ Existing Storm Manhole
- ⊙ Existing Curb Inlet
- - - ST Existing Storm Sewer
- - - Existing Sanitary Manhole
- - - SAN Existing Sanitary Sewer
- - - G Existing Gas Main
- - - W Existing Watermain
- ⊙ Existing Water Valve
- ⊙ Existing Fire Hydrant
- ⊙ Benchmark
- (XXX) Record Information



Scale: 1" = 50'

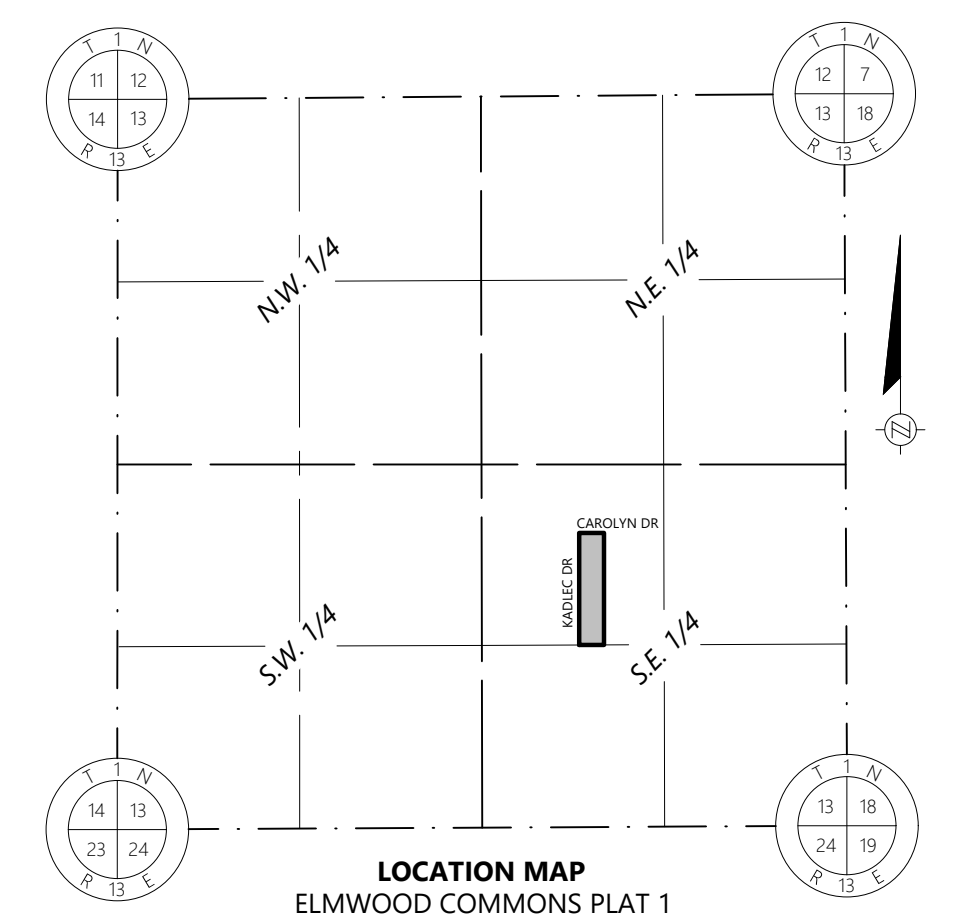
DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK ZONE. THE SOUTH LINE OF THE SOUTHEAST QUARTER BEARING S 89°34'15" E

VERTICAL DATUM BASED ON NAVD-88 (2012)

SITE SOILS	
PIA	PLANO SILT LOAM, TILL SUBSTRATUM (0-2% SLOPES)
JaB	JASPER LOAM (2-6% SLOPES)

SITE SUMMARY	
TOTAL LAND AREA	2.834 ACRES
EXISTING ZONING	R-1A (SINGLE FAMILY RESIDENTIAL)
MINIMUM LOT AREA (WIDTH)	8,750 SF (70 FEET)
TOTAL LOTS PROPOSED	9 SINGLE FAMILY LOTS
BUILDING SETBACK	30' FRONT; 30' REAR; 5' SIDEYARD



LOCATION MAP
ELMWOOD COMMONS PLAT 1
SE. 1/4 OF SECTION 13, T. 1 N., R. 13 E.
(NOT TO SCALE)

1 of 1	<p>ORDER NO: 33869</p> <p>BOOK: SEE FILE FIELD CREW: JT DRAWN BY: CM DATE: MAY 24, 2021</p>	<p>FOR THE EXCLUSIVE USE OF:</p> <p>NG KADLEC LAND, LLC 430 EAST GRAND AVENUE, SUITE 103 BELOIT, WI 53511</p>	<p>ELMWOOD COMMONS PLAT 1</p>	<p>Batterman engineers surveyors planners</p> <p>2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com</p>
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