
COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

August 26, 2021

To Whom It May Concern:

Backyard Properties of Rock County, LLC has submitted an Application for Review of a Preliminary Subdivision and the attached Preliminary Plat of Avid Subdivision, which includes the vacant 8.36-acre parcel located at the northeast corner of Wisconsin Avenue and Henderson Avenue in the Town of Beloit. As shown on the attached plat, the applicant has proposed the creation of 7 lots, including 5 buildable single-family lots along Wisconsin Avenue. This property is subject to Town of Beloit zoning and rezoning applications are pending. A map is also attached.

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

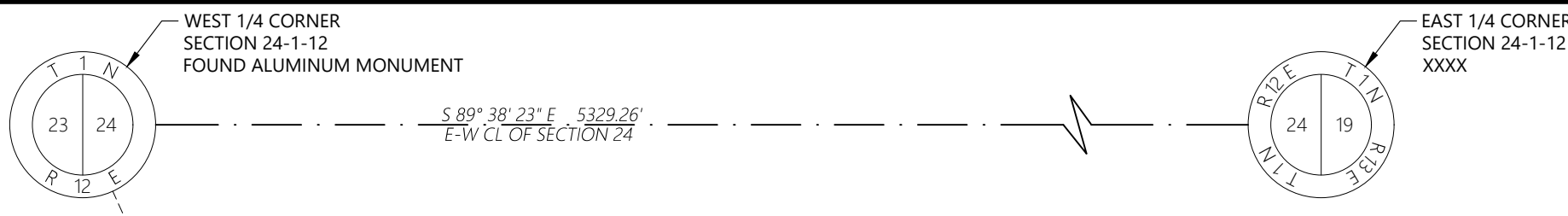
City of Beloit Plan Commission: Wednesday, September 8, 2021, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street, Beloit, Wisconsin.

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.

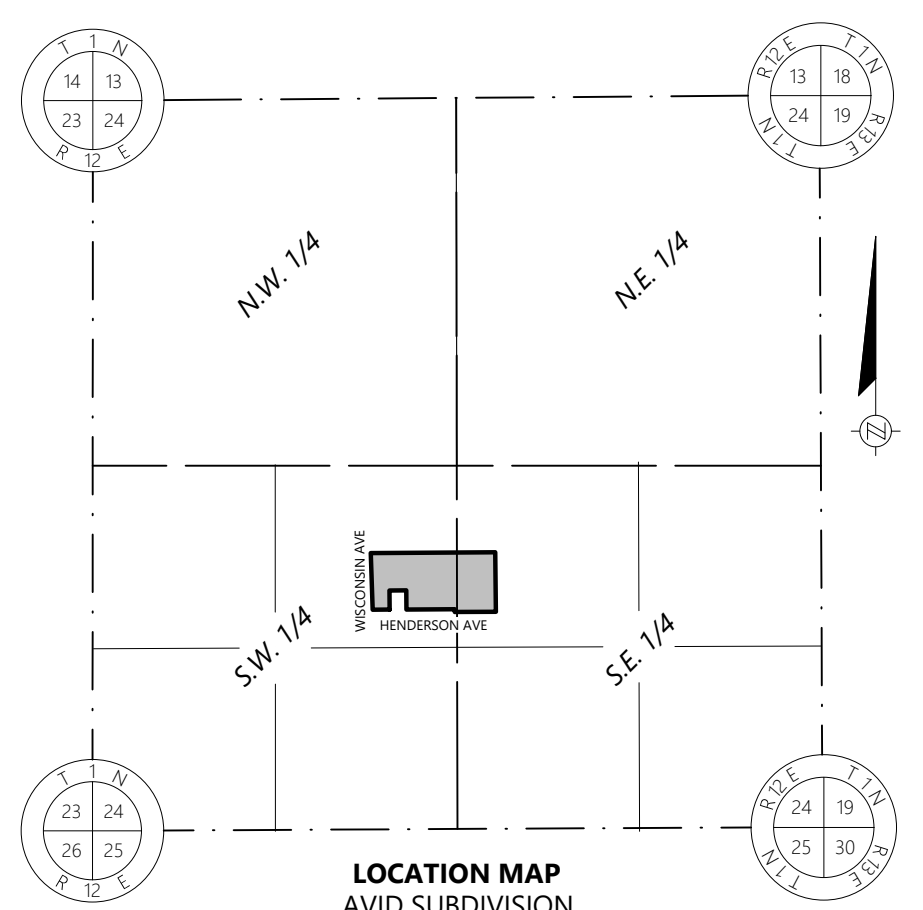
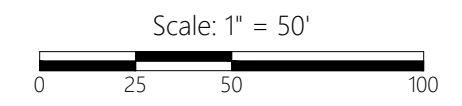
For additional information, please contact Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or penningtond@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.



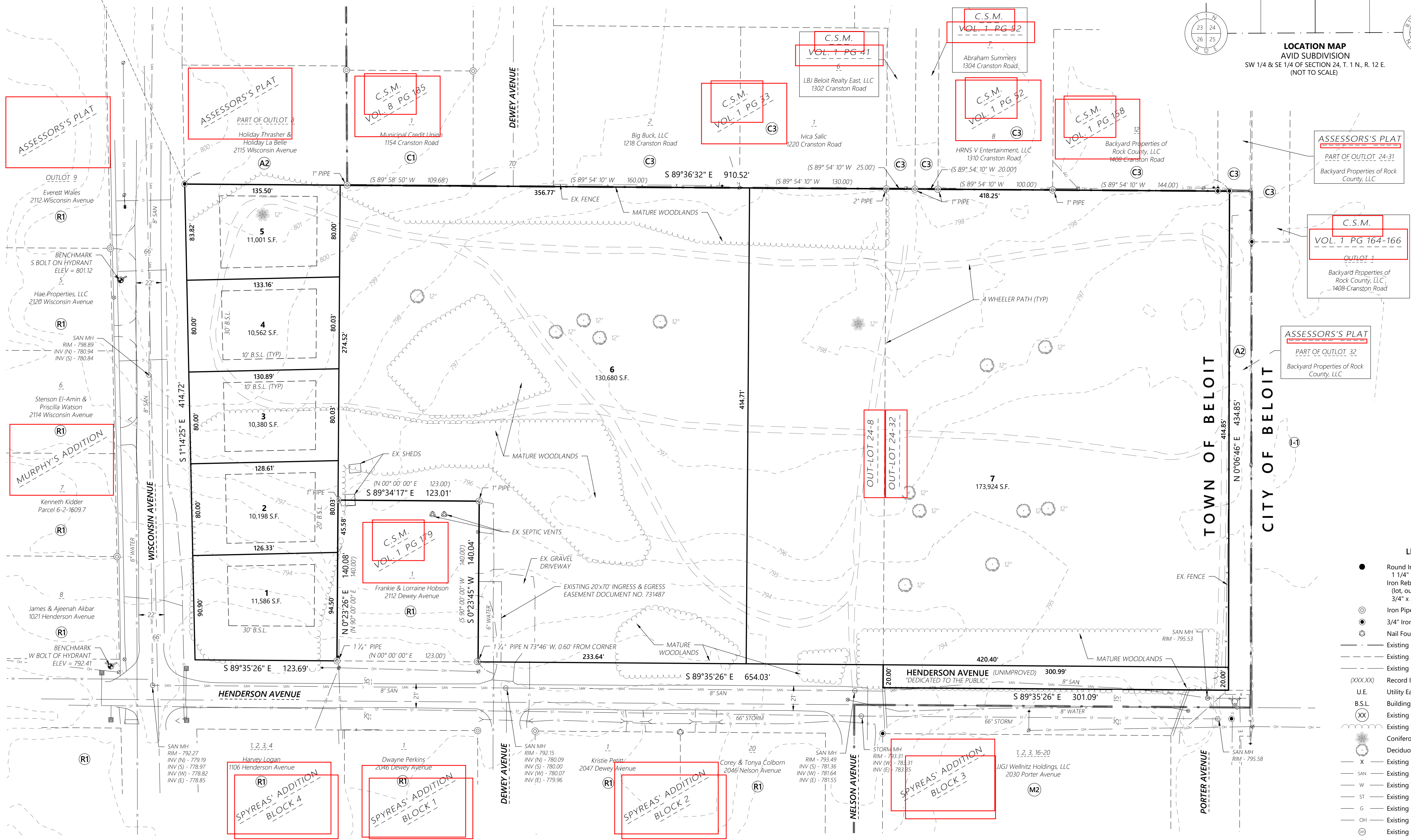
PRELIMINARY PLAT OF AVID SUBDIVISION

PART OF OUT-LOT 24-8 AND PART OF OUT-LOT 24-32 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP, BEING PART OF THE NE 1/4 OF THE SW 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 24, T. 1 N., R. 12 E., OF THE 4TH P.M., BELOIT TOWNSHIP, ROCK COUNTY, WISCONSIN

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT
 BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK ZONE. THE EAST-WEST CENTERLINE OF THE OF SECTION 24-1-12 BEARING N 89°38'23" W
 VERTICAL DATUM BASED ON NAVD-88 (2012)



SITE SUMMARY	
TOTAL LAND AREA	8.364 ACRES
EXISTING ZONING	A-2 (GENERAL AGRICULTURAL DISTRICT)
PROPOSED ZONING	R-1 (SINGLE-FAMILY RESIDENTIAL) LOTS 1-5 A-2 (GENERAL AGRICULTURAL) LOT 6 I-1 (LIGHT INDUSTRIAL) LOT 7
R-1 MINIMUM LOT AREA (WIDTH)	10,000 SF (80 FEET)
TOTAL LOTS PROPOSED	7 LOTS
BUILDING SETBACK	30' FRONT; 20' REAR; 10' SIDEYARD



- 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)
 - ⊙ Iron Pipe Found (Size Indicated)
 - ⊙ 3/4" Iron Rebar Found
 - ⊙ Nail Found
 - - - Existing Section Line
 - - - Existing Adjacent Property
 - - - Existing Centerline
 - (XXX) Record Information
 - U.E. Utility Easement
 - B.S.L. Building Setback Line
 - XX Existing Zoning
 - Existing Treeline
 - Confiferous Tree
 - Deciduous Tree
 - X Existing Fence
 - SAN Existing Sanitary Sewer
 - W Existing Watermain
 - ST Existing Storm Sewer
 - G Existing Gas Main
 - OH Existing Overhead Power
 - ⊙ Existing Sanitary Manhole
 - ⊙ Existing Storm Manhole
 - ⊙ Existing Square Inlet
 - ⊙ Existing Water Valve
 - ⊙ Existing Fire Hydrant
 - ⊙ Existing Utility Pole
 - Existing Guy Wire

SITE SOILS	
WaA	WARSAW SILT LOAM (0-2% SLOPES)
WaB	WARSAW SILT LOAM (2-6% SLOPES)
WoA	WORTHEN SILT LOAM (0-3% SLOPES)

Batterman
 engineers surveyors planners

2857 Bartells Drive
 Beloit, Wisconsin 53511
 608.365.4464
 www.batterman.com

AVID SUBDIVISION

FOR THE EXCLUSIVE USE OF:
 BACKYARD PROPERTIES OF ROCK COUNTY, LLC
 PO BOX 1135
 JANESVILLE, WI 53547

ORDER NO: 33965
 BOOK: SEE FILE
 FIELD CREW: BR/DGM
 DRAWN BY: KB/CM
 DATE: AUGUST, XX 2021

SHEET NO.
 1 of 1

File Name: 133000-240033965 - Kevin Hendricks - Henderson\SURVEY\BIB DRAWING FILES