



CITY HALL • 100 STATE STREET • BELOIT, WI 53511
Office: 608/364-6700 • Fax: 608/364-6609
www.beloitwi.gov
Equal Opportunity Employer

NOTICE TO THE PUBLIC

August 30, 2024

To Whom It May Concern:

Joseph M. Alexander for The Alexander Company has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the property located at **3500 Eagles Ridge Drive**. The applicant has also submitted an application to rezone the property from R-3, Low-Density Multi-Family Residential District to PUD, Planned Unit Development District. The request is for a multi-family residential development. Please see the attached concept plan for details.

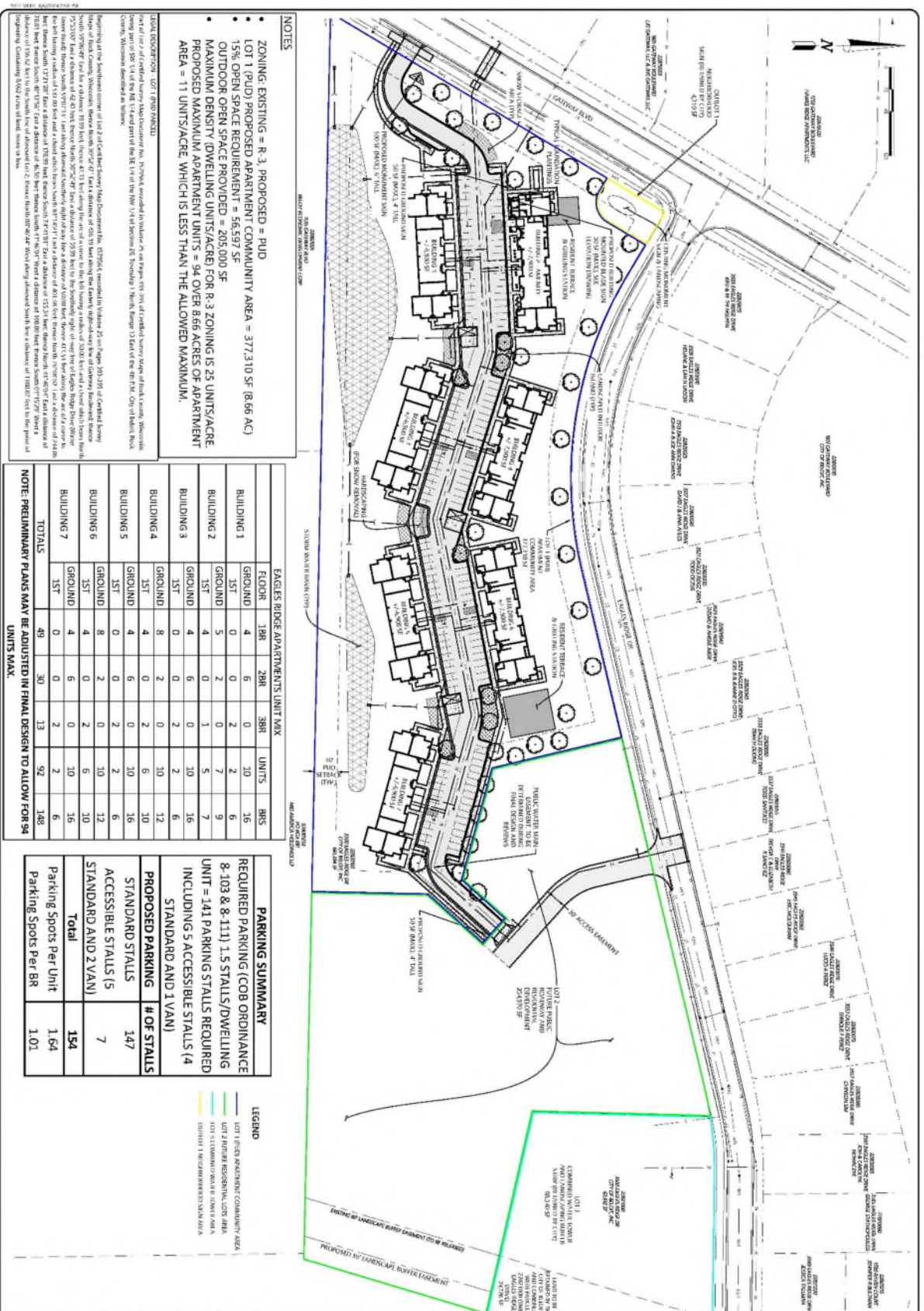
The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, September 18, 2024 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, October 7, 2024 at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

We are interested in your opinion. *

Anyone bringing handouts to the Plan Commission meeting must bring 10 copies and submit them to City staff before the meeting begins. You may also mail your comments to the attention of TJ Nee at 100 State Street or via email to planning@beloitwi.gov. You may also call (608) 364-6711 to provide your comments over the phone.



NOTES

- ZONING: EXISTING = R-3, PROPOSED = PUD
- LOT 1 (PUD) PROPOSED APARTMENT COMMUNITY AREA = 377,310 SF (8.66 AC)
- 15% OPEN SPACE REQUIREMENT = 56,597 SF
- OUTDOOR OPEN SPACE PROVIDED = 205,000 SF
- MAXIMUM DENSITY (DWELLING UNITS/ACRE) FOR R-3 ZONING IS 25 UNITS/ACRE
- PROPOSED MAXIMUM APARTMENT UNITS = 94 COVER 8.66 ACRES OF APARTMENT AREA = 11 UNITS/ACRE WHICH IS LESS THAN THE ALLOWED MAXIMUM.

LEGAL DESCRIPTION: LOT 1 PART 1

That part of a certain lot, more or less, containing the 275,964 sq. ft. of land, more or less, situated in the City of Beloit, Wisconsin, being part of SEC. 14 of the NE. 1/4 of the NW 1/4 of Section 22, Township 13 North, Range 13 East of the 4th M. City of Beloit, County, Wisconsin, described as follows:

Beginning at the Southeast corner of Lot 2 of Beloit Town Map Document No. 133564, situated in the 25th and 26th Ranges 13th East of Central Avenue, South 1/2 of the 1/4 of the NE. 1/4 of the NW 1/4 of Section 22, Township 13 North, Range 13 East of the 4th M. City of Beloit, Wisconsin, being part of SEC. 14 of the NE. 1/4 of the NW 1/4 of Section 22, Township 13 North, Range 13 East of the 4th M. City of Beloit, County, Wisconsin, described as follows:

1. Starting at the Southeast corner of Lot 2 of Beloit Town Map Document No. 133564, situated in the 25th and 26th Ranges 13th East of Central Avenue, South 1/2 of the 1/4 of the NE. 1/4 of the NW 1/4 of Section 22, Township 13 North, Range 13 East of the 4th M. City of Beloit, Wisconsin, being part of SEC. 14 of the NE. 1/4 of the NW 1/4 of Section 22, Township 13 North, Range 13 East of the 4th M. City of Beloit, County, Wisconsin, described as follows:

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EAGLES RIDGE APARTMENTS: UNIT MAX.						
FLOOR	1BR	2BR	3BR	UNITS	BRS	
BUILDING 1	4	6	0	10	16	
BUILDING 2	5	2	0	7	9	
BUILDING 3	4	6	0	10	16	
BUILDING 4	8	2	0	10	12	
BUILDING 5	4	6	0	10	16	
BUILDING 6	8	2	0	10	12	
BUILDING 7	4	6	0	10	16	
TOTALS	48	30	13	92	148	

PARKING SUMMARY		# OF STALLS
REQUIRED PARKING (COB ORDINANCE 8-103 & 8-111) 1.5 STALLS/DWELLING UNIT = 141 PARKING STALLS REQUIRED INCLUDING 5 ACCESSIBLE STALLS (4 STANDARD AND 1 VAN)		147
PROPOSED PARKING		7
STANDARD STALLS		154
ACCESSIBLE STALLS (5 STANDARD AND 2 VAN)		164
Total		161
Parking Spots Per Unit		1.01

LEGEND

- LOT 1 (PUD) APARTMENT COMMUNITY AREA
- LOT 2 (PUD) RESIDENTIAL COMM. AREA
- LOT 3 (PUD) COMMUNITY WATER SERVICE AREA
- LOT 4 (PUD) COMMUNITY WATER SERVICE AREA

NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION