



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

September 25, 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.

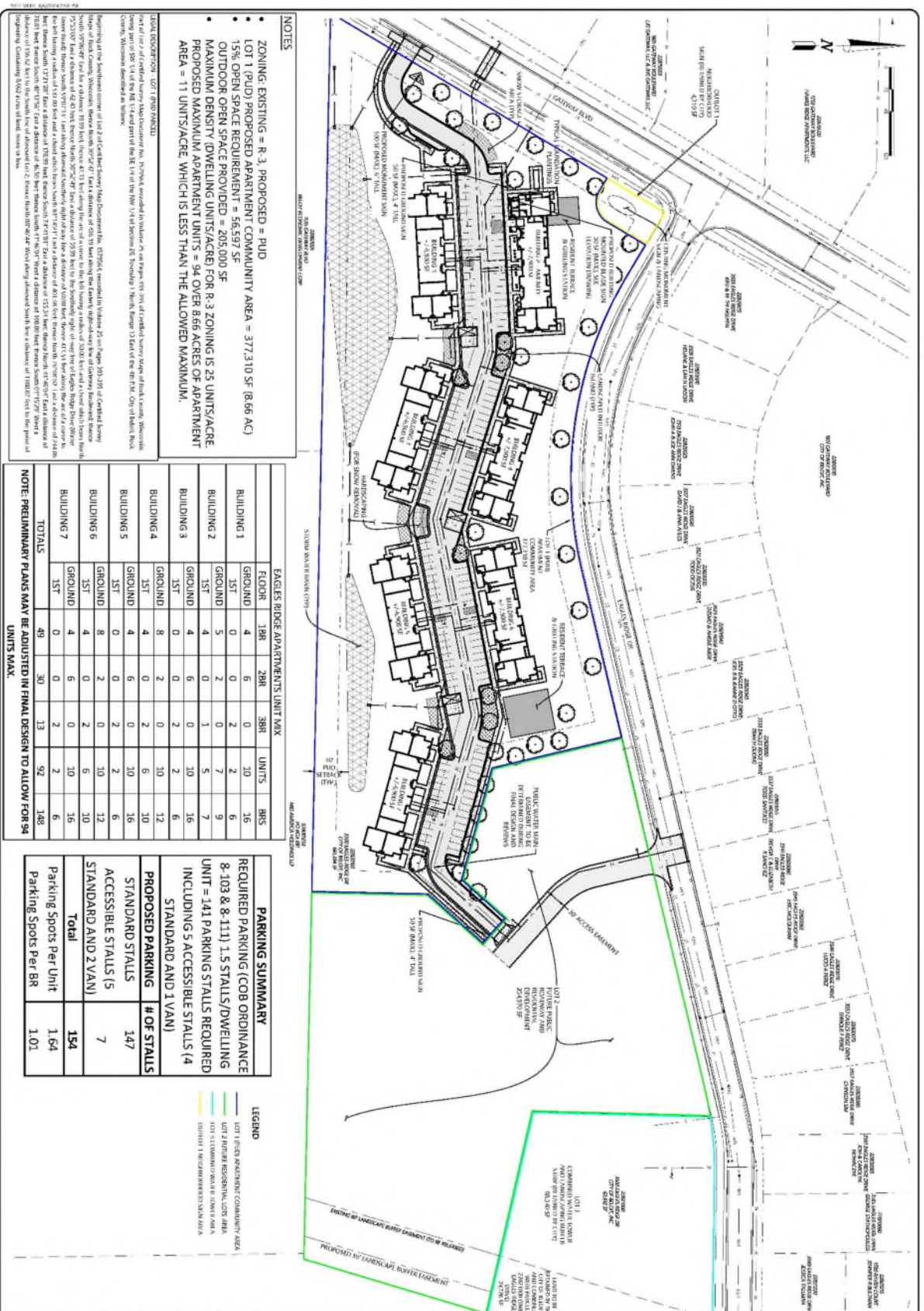
The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, October 9, 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, November 4, 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.



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

<p>DESIGNED BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>APPROVED BY: [Signature]</p> <p>PROJECT NO: 1469</p>	<p>EAGLES RIDGE APARTMENTS 3500 EAGLES RIDGE DRIVE CITY OF BELOIT ROCK COUNTY, WISCONSIN</p> <p>3469 - LINENWORK, PRELIM AND PLOD DWG</p>	<p>PUD EXHIBIT</p>	<p>FILE NO. 1469/04 JOB NO. 1469/04 SCALE: AS SHOWN</p>	<p>137 N. High Street Janesville, WI 53508 608-755-4848</p> <p>Batterman engineers surveyors planners www.batterman.com</p>	<p>1040 W. Wisconsin St. Ladysburg, WI 53521 608-755-4848</p>
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NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING

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.

TOTAL DEVELOPMENT LOT 1 UNIT MAX:

Lot 1 of 7 of certain lots in the southwest quarter of the NW1/4 of Section 22, Township 13 North, Range 13 East of the 4th M. City of Beloit, Wisconsin, being part of SW 1/4 of the NE 1/4 and part of the SE 1/4 of the NW 1/4 of Section 22, Township 13 North, Range 13 East of the 4th M. City of Beloit, Wisconsin, as shown on a plat recorded in the office of the Register of Deeds for the County of Rock, Wisconsin, under the name of [Name], is hereby divided into seven (7) lots, to-wit:

Lot 1, containing approximately 377,310 square feet (8.66 acres) of land, more or less.

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

PARKING SUMMARY		
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)	PROPOSED PARKING	# OF STALLS
	STANDARD STALLS	147
	ACCESSIBLE STALLS (5 STANDARD AND 2 VAN)	7
	Total	154
	Parking Spots Per Unit	1.64
	Parking Spots Per BR	1.01

LEGEND

- LOT 1 (PUD) APARTMENT COMMUNITY AREA
- LOT 2 (PUD) RESIDENTIAL COB AREA
- LOT 3 (PUD) COMMUNITY WATER TREATMENT PLANT
- EXISTING TRINCH/UNDERGROUND UTILITY AREA

SHEET NO: 1 OF 1