



CITY HALL • 100 STATE STREET • BELOIT, WI 53511
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NOTICE TO THE PUBLIC

October 16, 2024

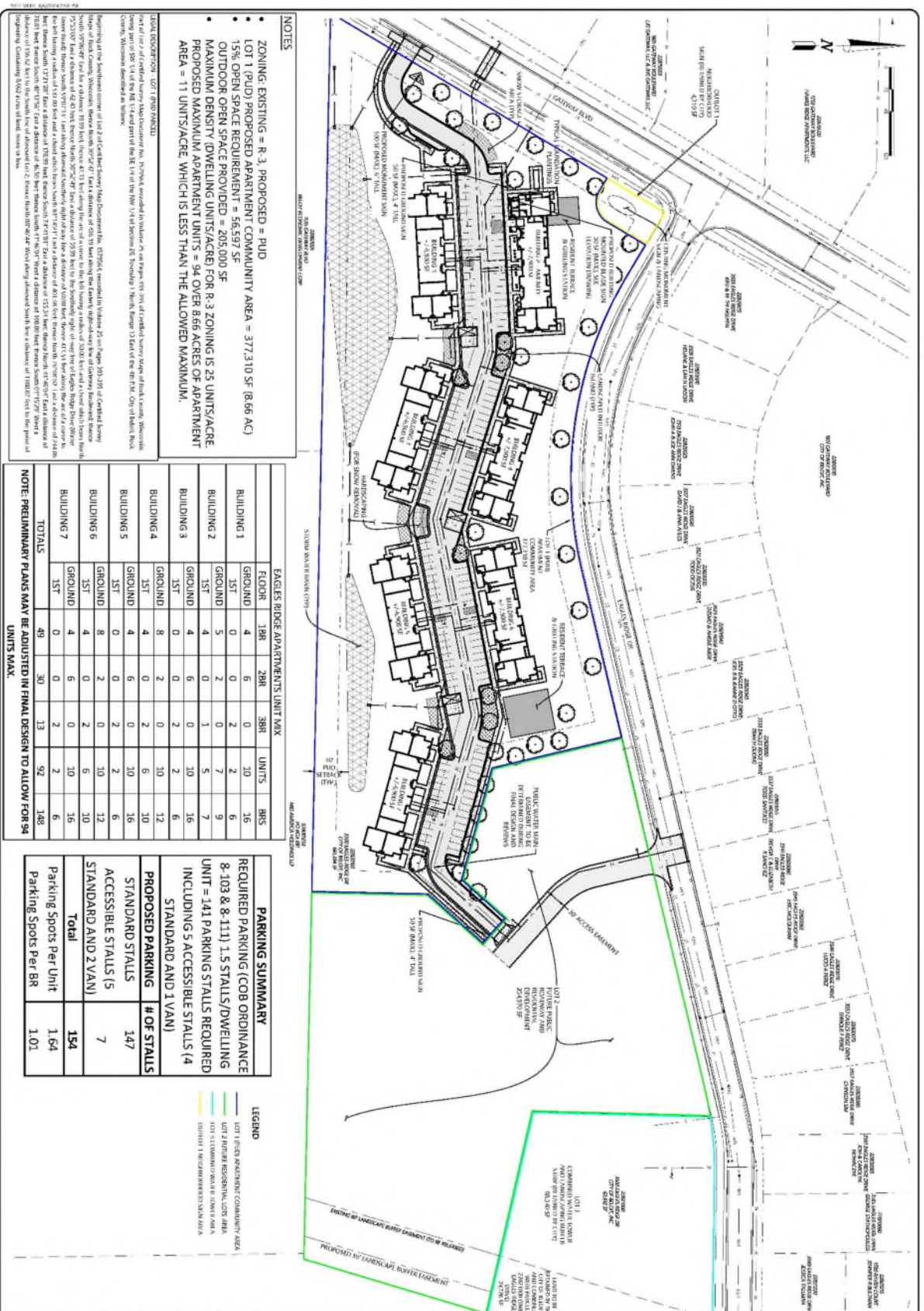
To Whom It May Concern:

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 hearing will be held regarding these applications:

City Council: Thursday, November 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.

Note the Monday, November 4, 2024 City Council Meeting has been rescheduled for November 7, 2024.



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

DESIGNED BY: J CHECKED BY: A DRAWN BY: C APPROVED BY: M PROJECT NO: 14612	EAGLES RIDGE APARTMENTS 3500 EAGLES RIDGE DRIVE CITY OF BELOIT ROCK COUNTY, WISCONSIN 34669 - LINENWORK, PRELIM AND PLOD DWG	PUD EXHIBIT	FILE NO. 14612/14 CON. NO. 14612/14 SCALE: AS SHOWN	2021 Batterman BELLEVILLE, MO 63703 PHONE: 636-336-4848 FAX: 636-336-4848 WWW.BATTERMAN.COM	137 N. High Street Jankoville, WI 53548 PHONE: 715-838-1000 WWW.BATTERMAN.COM	1040 W. Wisconsin St. Ladysburg, WI 53542 PHONE: 715-838-1000 WWW.BATTERMAN.COM
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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:

Refer to the Ordinance of the City of Beloit, Wisconsin, Chapter DR, Section 22.01, which requires that a minimum of 15% of the total area of a residential development be set aside for open space. The City of Beloit, Wisconsin, Ordinance DR, Section 22.01, requires that a minimum of 15% of the total area of a residential development be set aside for open space. The City of Beloit, Wisconsin, Ordinance DR, Section 22.01, requires that a minimum of 15% of the total area of a residential development be set aside for open space.

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 TOWER AREA
- EXISTING TRINCH/UNDERGROUND UTILITY AREA