
COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

January 5, 2021

To Whom It May Concern:

Cedar Ridge Homes LLC has submitted the attached Preliminary Plat of Parkmeadow North Plat No. 4 for two vacant parcels located at 2600 & 2605 Claremont Drive. As shown on the attachment, the developer is proposing twenty-four (24) single-family lots on Claremont Drive and James Kelly Lane. The subject parcels are owned by Petry Trust No. 1989.

The subject parcels total 8.57 acres in area and are served by infrastructure constructed as part of Parkmeadow North Plat 3. The parcels were originally approved to accommodate up to 20 duplex structures. However, the Planned Unit Development (PUD) for the duplex development has expired and the land is now zoned R-1A, Single-Family Residential. The proposed plat includes existing & proposed easements for stormwater management, the recreational trail, underground utilities, and the existing overhead transmission lines. Sidewalks will be required. This land is located in the Beloit Turner School District.

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

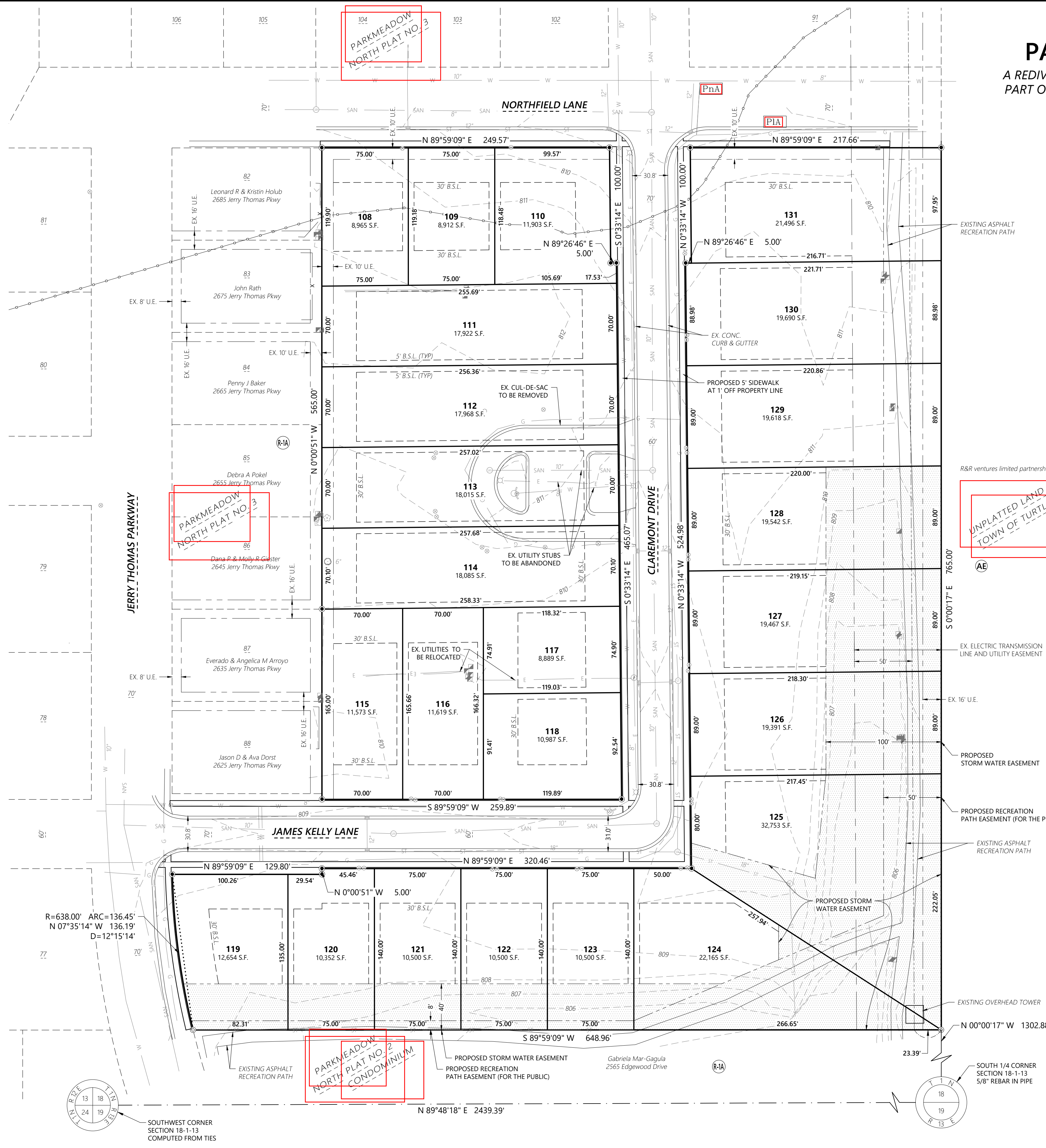
City of Beloit Plan Commission: Wednesday, January 20, 2021, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street, Beloit, Wisconsin.

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 will be limited.**

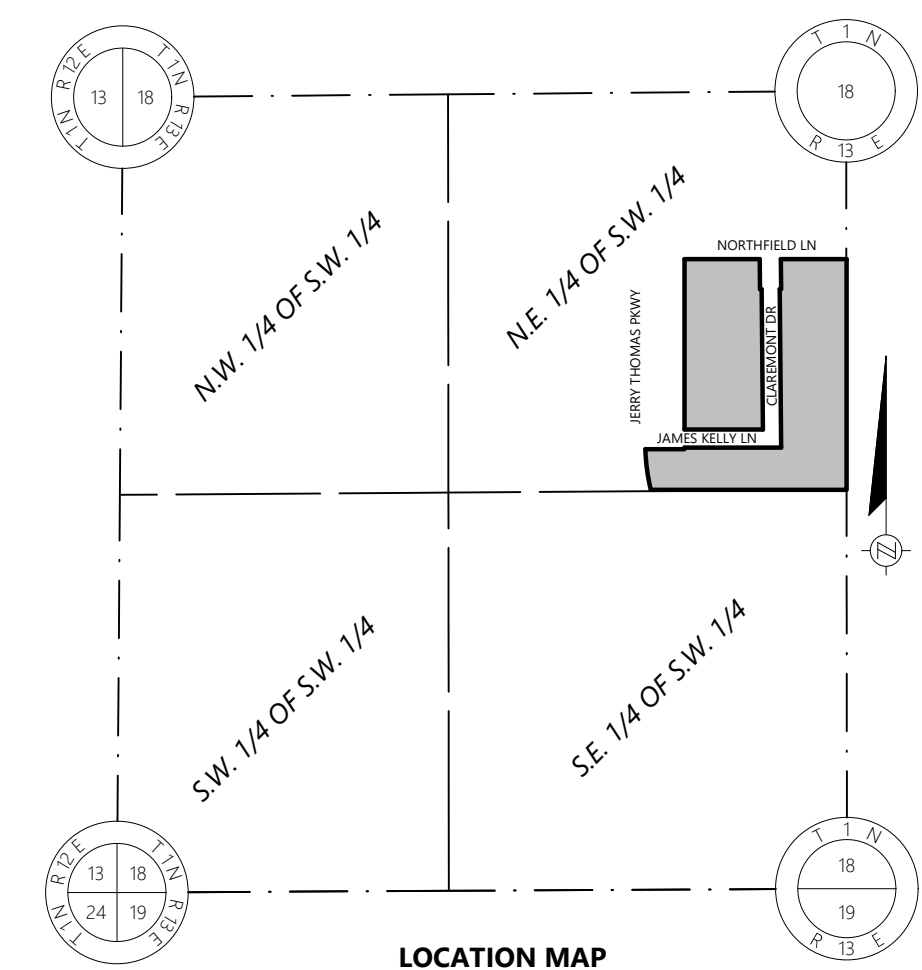
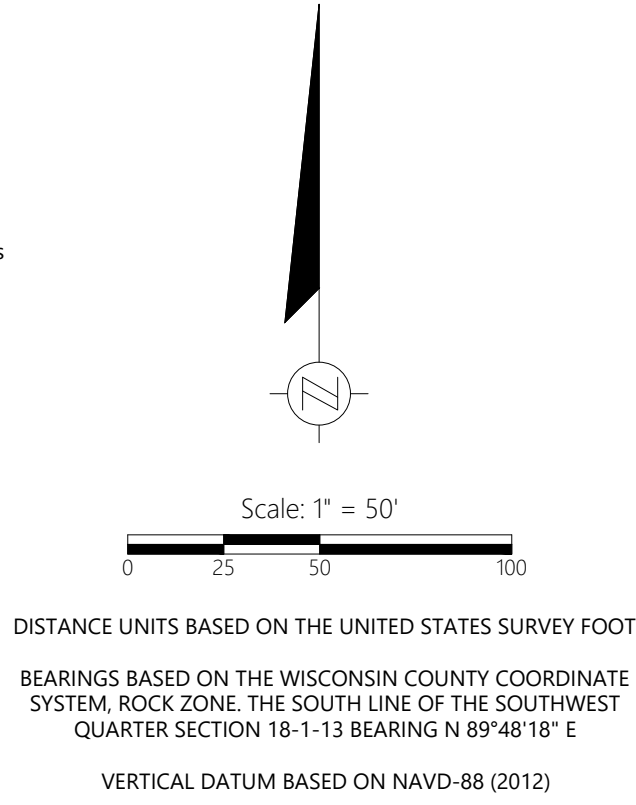
PRELIMINARY PLAT OF PARKMEADOW NORTH PLAT NO. 4

A REDIVISION OF LOTS 89 AND 90 OF PARKMEADOW NORTH PLAT NO. 3, BEING PART OF THE SE 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 18, T. 1 N., R. 13 E., OF THE 4TH P.M., CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN.



LEGEND

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



LOCATION MAP
PARKMEADOW NORTH, PLAT 4
SW 1/4 OF SECTION 18, T. 1 N., R. 13 E.

SITE SOILS

PIA	PLANO SILT LOAM (0-2% SLOPES)
PnA	PLANO LOAM (0-2% SLOPES)

SITE SUMMARY

TOTAL LAND AREA	8.57 ACRES
EXISTING ZONING	R-1A (SINGLE FAMILY RESIDENTIAL)
MINIMUM LOT AREA (WIDTH)	8,750 SF (70 FEET)
TOTAL LOTS PROPOSED	24 SINGLE FAMILY LOTS
BUILDING SETBACK	30' FRONT & REAR; 5' SIDEYARD



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

Batterman
engineers surveyors planners

**PARKMEADOW NORTH
PLAT NO. 4**

FOR THE EXCLUSIVE USE OF:
PETRY TRUST NO. 1989
PO BOX 80
BELLEVILLE, WI 53508

ORDER NO: 33749
BOOK: SEE FILE
FIELD CREW: MG
DRAWN BY: CM
DATE: December 15, 2020

SHEET NO.

1 of 1

File Name: 133700-33749-1 - JPM-Parkmeadow North Plat 4.dwg