



**PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, October 9, 2024**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the September 18, 2024 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of a Planned Unit Development (PUD) Master Land Use Plan for the property located on 3500 Eagles Ridge Drive
[Attachment](#)
 - 3.b. Consideration of Ordinance No. 3854 amending the Zoning District Map of the City of Beloit for the property located at 3500 Eagles Ridge Drive [Staff Report is included under 3a.](#)
4. REPORTS
 - 4.a. Consideration of a four-lot Certified Survey Map for the properties located at 3500 and 3600 Eagles Ridge Drive
[Attachment](#)
 - 4.b. Consideration of Phase Two Improvements to Turtle Creek Park located at 1312 East Grand Avenue
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
 - Rezoning of 1712 Cranston*
 - PUD for 1407 Liberty, 1112 and 1118 Garfield*
 - Permanent Zoning for 2221 Milwaukee Road*
 - Final Plat - Prairie Corners*
 - Rezoning of 2426 Prairie Avenue*
 - Annexation of 1990 E. Bradley Street*
6. FUTURE AGENDA ITEMS
 - Park Improvements - Regina Dunkin Park and Vernon Park*
 - Annexation on Murphy Woods Road*

7. ADJOURNMENT

** Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.

MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, September 18, 2024

1. CALL TO ORDER AND ROLL CALL

Chairperson Ramsden called the meeting to order at 7:00 PM. Commissioners Ramsden, Abarca, Elliott, Winkelmann, and Flesch were present. Commissioners Anderson and Jacobsen and Councilor Day were absent.

2. MINUTES

Commissioner Winkelmann made a motion to approve the Minutes, seconded by Commissioner Abarca. Motion carried, voice vote (5-0).

Chairperson Ramsden indicated that they would be moving item 4b, Final Plat for Prairie Corners to following item 3a.

3. PUBLIC HEARINGS

3.a. Consideration of Resolution 2024-028 approving an Extraterritorial Preliminary Plat of Prairie Corners in the Town of Beloit

Community Development Director, Julie Christensen, presented the staff report and recommendation.

Commissioner Winkelmann asked about the city water being supplied to the township and if that is typical. Ms. Christensen confirmed that it is, noting that the city acquired the water utility from Alliant Energy, which has historically served areas beyond the city limits, including parts of the Town of Beloit. The Water Resources Department has been collaborating with engineers on this project to ensure everything is executed properly.

Commissioner Winkelmann asked if this was uncommon. Ms. Christensen responded that they will need an easement for the water, which isn't something you see frequently, but it aligns with how the water utility operates. Unlike the city's sewer ordinance, which mandates connections and prohibits service beyond our boundaries, the water situation is different. Alliant Energy formerly provided service to the Town of Turtle, Town of Beloit, and City of Beloit.

Chairperson Ramsden opened and closed the public hearing.

Commissioner Flesch made a motion to approve the Extraterritorial Preliminary Plat, seconded by Commissioner Winkelmann. Motion carried, voice vote (5-0).

- 3.b. **Consideration of an Extraterritorial Final Plat of Prairie Corners in the Town of Beloit**
Community Development Director, Julie Christensen, presented the staff report and recommendation.

Commissioner Winkelmann made a motion to approve an Extraterritorial Final Plat, seconded by Commissioner Flesch. Motion carried, voice vote (5-0).

- 3.c. **Consideration of Ordinance No. 3855 amending the Zoning District Map of the City of Beloit for the property located at 2426 Prairie Ave**
Community Development Director, Julie Christensen, presented the staff report and recommendation.

Chairperson Ramsden opened and closed the public hearing.

Chairperson Ramsden expressed his concerns about designating this property as commercial given its surroundings, and he indicated that he would be voting against the proposal. He felt this property is more appropriate for residential.

Commissioner Elliott made a motion to approve Ordinance No. 3855, seconded by Commissioner Abarca. Motion carried, voice vote (5-0).

- 3.d. **Consideration of Planned Unit Development (PUD) Master Land Use Plan for the property located on 3500 Eagles Ridge Drive**
Community Development Director, Julie Christensen, presented the staff report and recommendation.

Chairperson Ramsden asked Ms. Christensen whether the staff report indicates that the development requires two access points, and if this is mandated by Beloit ordinance. Ms. Christensen stated that the PUD requires every development to have two access points, which also serves the purpose of facilitating fire response. Chairperson Ramsden said that it rules out the single access point off Gateway Boulevard. Ms. Christensen said yes it does.

Commissioner Winkelmann noted that the ordinance does not prohibit having both access points off Gateway Boulevard. Ms. Christensen said that there is still a concern regarding a long dead end if both access points are situated there.

Chairperson Ramsden opened the public hearing.

Ian Owen, 1725 Raven Drive, a five-year resident of Eagles Ridge subdivision, conveyed concerns shared by fellow residents regarding the anticipated increase in residents and vehicles, which could pose safety issues at the intersection of Eagle Ridge Drive and Gateway Boulevard. He pointed out that visibility at that intersection is already compromised due to the elevation of the property.

Additionally, he raised concerns about the street proposed as part of the development, predicting it would lead to increased traffic and noise on Eagles Ridge Drive. He mentioned that the subdivision feels there is insufficient parking, contributing to congestion, noise, and light pollution. Mr. Owen expressed worries about environmental impacts, citing an inadequate buffer between the new development and existing properties. Given the limited information provided during the presentation, residents are requesting increased setbacks and enhanced landscaping to create a clearer separation between the two areas.

Ryan Koehn, residing at 3701 Prairie Falcon Pass, expressed ongoing concerns about the city's failure to address certain needs, particularly regarding incomplete sidewalks and bike paths. He highlighted the safety issues related to traffic on those streets, noting that he and his wife often have to leave the sidewalk to access public pathways. While they appreciate the green space in the area, the potential increase in density raises concerns about preserving that space for local residents. He suggested that there is room for developers to create their own parks to enhance the development, if it proceeds.

Jennifer Gunderson, residing at 3734 Prairie Falcon Pass, mentioned that she and her husband often have to walk in the street because there are no sidewalks connecting to the park. She expressed concern that the proposed development would lead to more families walking in the street to reach the park. Additionally, she raised issues about potholes on the road, worrying that increased traffic may encourage drivers to use the neighborhood as a shortcut, which poses safety risks. She believes there is significant potential to better utilize the existing space and that adding more people too quickly would worsen the current problems.

Solomon Rudy, residing at 3750 Eagles Ridge Drive, mentioned that he lives near the end of Gateway. He has observed an increase in traffic since the industrial development began, noting that many drivers take shortcuts by going east off Gateway to avoid traffic lights, particularly when heading to places like Amazon or Spraytek. He is concerned that the eastern driveway portion of the development will become the primary route for those units, causing residents to cut through the neighborhood to reach their jobs. This is especially concerning given the heavy traffic on Gateway, noting that making left turns across traffic during rush hour is particularly challenging. He also expressed concerns about the bike path not connecting to the park.

Terri Rousseau, 1602 Hawks Pass, expressed her agreement with the previous speakers and wanted to emphasize that the subdivision is still growing. She believes that adding such density to the area, especially considering the size of the completed subdivision, exceeds what the community can handle. Regarding safety, she highlighted concerns about the intersection at Gateway Boulevard and Eagles Ridge Drive, noting the challenges of navigating traffic from both directions, along with the presence of semi-trucks and speeding vehicles. With three other driveways from existing apartment

complexes in close proximity, she feels this would further complicate the intersection's safety. Additionally, she pointed out that the development would intrude on the privacy of current residents, with new buildings overlooking their backyards, decks, and patios. She believes this development would negatively impact the peace, well-being, and safety of both current and future residents of the subdivision.

James Robertson, residing at 3725 Golden Eagle Drive since 2011, remarked that he has witnessed significant development in the area, especially before the arrival of Amazon and Spraytek. He has observed an increase in truck traffic trying to navigate through residential streets, and noted that there has been an installation of "no truck" signs on roads that used to be country lanes recently. He expressed hesitation about approving any plans without thoroughly evaluating the area's topography and suggested that officials should drive down those roads to understand the current conditions and sidewalk availability. He pointed out that during winter, snow removal services often prioritize other roads, leaving his street as a potential ice hazard. He also questioned when the development would address the need for more entrances for incoming residents, emphasizing that increased traffic remains his primary concern.

Chris Day, The Alexander Company, shared that they are a second-generation real estate development and property management firm based in Madison, Wisconsin. He and his partner Collin have been with the company for 10 and 20 years, respectively. As a full-service development and property management group, they provide in-house services that encompass property development, construction oversight, design, and serving as the architect of record for their projects. Once construction is completed, they maintain an in-house operations team that includes on-site property management and maintenance staff, along with compliance personnel and support roles at their corporate office.

Batterman's will serve as their site engineer, and they plan to hire local contractors from the community. The company has three primary goals for this project: addressing the lack of quality affordable workforce housing in the community, enhancing workforce retention, and supporting low-income housing initiatives. Mr. Day explained that they are seeking a PUD to allow for multiple buildings on site. They have considered the appropriate density transition starting at Gateway, with the apartment buildings across the street leading into the new neighborhood. Their concept involves two-story buildings with 12 to 16 units each, designed to transition sensitively into the surrounding single-family homes.

In the second phase, they plan to collaborate with local home builders to layout future lots for single-family and duplex-style units on approximately five acres as they move toward the new neighborhood. Their aim is to match the existing neighborhood in terms of building types, styles, and exterior finishes.

Tim Anderson, a resident of Eagles Ridge, expressed his concerns about the numerous open lots along Eagles Ridge Drive and how this development could alter the character of the neighborhood. He urged others to look beyond the company's website and read external reviews of The Alexander Company, as he believes they are largely negative and that many others share his sentiments.

Chairperson Ramsden closed the public hearing.

Commissioner Elliott believes that more work needs to be done before the project can move forward and inquired about the timeline for when construction would begin. Ms. Christensen indicated that he would need to consult the developer. Mr. Day responded that their plan is to secure financing with the goal of breaking ground early next spring. Commissioner Elliott acknowledged the need for housing but expressed concern that the developers have not taken the time to address the community's concerns.

Commissioner Elliott then made a motion to deny the zoning change for the PUD, which was seconded by Commissioner Winkelmann.

He noted that Gateway Boulevard provides a separation between the current apartment complexes and Eagles Ridge. While he recognizes the housing demand in Beloit, he suggested that there may be other suitable locations for development. He is open to considering those options, but feels that starting construction in the spring leaves too little time to adequately address the concerns raised.

Commissioner Flesch noted the concerns regarding park and play area accessibility for residents, emphasizing the need for onsite recreational facilities rather than those located farther away. Mr. Day responded that while they have considered this in the past, they prefer the parks to be city-owned and plan to discuss this with city staff.

Commissioner Flesch also mentioned that a traffic impact analysis will be necessary. Ms. Christensen indicated that this has not been addressed thus far. Commissioner Flesch recommended that they conduct such an analysis, as it could influence the requirements for the intersection at Gateway and Eagles Ridge. He emphasized the importance of considering the existing complexes on the west side of Gateway Boulevard, along with their access points and proximity to the intersection.

Commissioner Abarca shared his traffic concerns, mentioning that after examining Google Earth, he thinks the road may not be sufficiently wide to accommodate the increase in residents. He highlighted that exiting onto Gateway Boulevard, particularly with the other apartments across the street, could create substantial traffic congestion. He is in favor of conducting a traffic impact study and suggested postponing the item to allow for further evaluation and solutions.

Commissioners asked if there would be a charge for parking, and Chris Day indicated there would not be. In response to a question from the Commission, Chris Day explained the difference between Section 42 and Section 8 housing.

Ms. Christensen added that Section 42 is a subsidy for developers, where tax credits are sold and invested into the project. In return for these credits, developers must rent to individuals within a specified income range, which for this development is generally higher than what we've seen in developments like those on Sixth Street or the former YMCA site. While it is considered low-income housing, it is not at the lowest income levels.

Commissioner Elliott expressed concerns about how the new building might impact nearby property values. Mr. Day responded that they have not found any studies, data, or research indicating that a multi-family housing development negatively affects home values in the area.

Chairperson Ramsden stated that one of his responsibilities on the Plan Commission has been to listen to the concerns of other citizens, and he has noted significant opposition to the project from the neighborhood. While he is not against increasing the affordable housing stock in the city, he feels that when enough residents express worries about their property values and quality of life, it is important to take those concerns seriously. Therefore, he will voting against the PUD.

Commissioner Winkelmann proposed tabling the item to allow for further review, including a traffic impact analysis, additional information on a play area and park, input from Public Works regarding off-site issues, and a closer examination of parking numbers.

Commission Elliott agreed to withdraw his motion to deny, and Commissioner Winkelmann withdrew his second.

Motion to layover was made by Commissioner Winkelmann the item to allow for further review, including a traffic impact analysis, additional information on a play area and park, input from Public Works regarding off-site issues, and a closer examination of parking numbers. Commissioner Abarca seconded the motion. Motion carried, voice vote 5-0.

- 3.e. **Consideration of Ordinance No 3854 amending the Zoning District Map of the City of Beloit for the property located at 3500 Eagles Ridge Drive**
Community Development Director, Julie Christensen, presented the staff report and recommendation.

Chairperson Ramsden opened and closed the public hearing.

Commissioner Flesch made a motion to lay over the Ordinance, seconded by Commissioner Jacobsen. Motion carried, voice vote (5-0).

4. **REPORTS**

4.a. **Consideration of a four-lot Certified Survey Map for the properties located at 3500 and 3600 Eagles Ridge Drive**

Community Development Director, Julie Christensen, presented the staff report and recommendation.

Commissioner Abarca made a motion to lay over the CSM, seconded by Commissioner Elliott. Motion carried, voice vote (5-0).

4.b. **Consideration of a Resolution 2024-027 approving a two-lot Certified Survey Map for the property located at 2909 Ford Street**

Community Development Director, Julie Christensen, presented the staff report and recommendation.

Commissioner Winkelmann made a motion to approve the two-lot CSM, seconded by Commissioner Flesch. Motion carried, voice vote (5-0).

4.c. **Consideration of a request to annex 1990 E Bradley Street into the City of Beloit from the Town of Turtle**

Community Development Director, Julie Christensen, presented the staff report and recommendation.

Commissioner Abarca made a motion to approve the annexation, seconded by Commissioner Flesch. Motion carried, voice vote (5-0).

5. **STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS**

Julie Christensen provided an update on items previously reviewed by the Commission.

6. **FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items. The next meeting is scheduled for October 23, 2024.

7. **ADJOURNMENT**

Commissioner Flesch made a motion to adjourn the meeting, seconded by Commissioner Abarca at 8:57PM. Motion carried, voice vote (5-0).

Mike Ramsden, Chairperson



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: October 9,

2024 Agenda Item: 3.a and 3.b

File Number: PUD-2024-05 and ZMA-2024-08

General Information

Applicant: Joseph M. Alexander for The Alexander Company

Owner: City of Beloit

Address/Location: 3500 Eagles Ridge Drive

Note: Additional information since the September 18, 2024 Plan Commission is shown in red.

Applicant's Request/Proposal: Joseph M. Alexander for The Alexander Company has submitted an application for review and consideration of a Zoning Map Amendment for a portion of the property located at 3500 Eagles Ridge Drive from R-3, Low-Density Multi-Family Residential District to PUD, Planned Unit Development District. The applicant has also submitted an application for a Planned Unit Development (PUD) - Master Land Use Plan for the subject property. This proposed development is for a multi-family residential development on an 8.662-acre parcel, which is proposed to be subdivided from a 15.182-acre parcel currently owned by the City of Beloit. A portion of the remaining land totaling 5.853 acres is a future development parcel that will likely be developed with residential uses, but there are no plans at this time.

The multi-family development site is located more 600 feet from the single family development to the east of the development site. The remaining acreage includes a narrow strip of land that is proposed to be added to the water tower parcel making it 2.028 acres total, and 0.099 acres on the southeast corner of Eagles Ridge Drive and Gateway Boulevard, which is proposed to be an outlot for the existing neighborhood sign. In order to reconfigure the existing parcels for these purposes, a Certified Survey Map (CSM) has been submitted concurrently with the PUD Master Land Use Plan to subdivide the City-owned parcels located at 3500 Eagles Ridge Drive and 3600 Eagles Ridge Drive (the water tower parcel) into three lots plus one outlot totaling 16.642 acres.

Background: Earlier this year, the City Council approved a \$6 million grant program funded through Tax Incremental Financing (TIF) to provide grants to housing developers to create and/or preserve affordable rental homes. Housing demand in Beloit, similar to much of the country, has contributed to a lack of affordable housing options for Beloit's workforce, and so the grant funding is intended to provide gap financing to developers seeking tax credit incentives through the Wisconsin Housing and Economic Development Authority (WHEDA). Successful applicants of the City's grant program are required to keep the housing units affordable to working families in accordance with WHEDA guidelines. On June 17, 2024, the City Council awarded \$3 million to The Alexander Company for the Gateway Multi-Family development project at 3500 Eagles Ridge Drive. The remaining \$3 million was awarded to

Alternative Continuum of Care for the multi-family development approved in 2023 at the former YMCA site located at 1865 Riverside Drive. The grant funds are subject to the applicant's receipt of tax credits through WHEDA, the applicant's ability to secure all other funding needed, and land use and zoning approvals including approval of a PUD Master Land Use Plan and rezoning to PUD.

Public Notice: Proper public notice of the proposal was provided including mailed notices to property owners within 150 feet of the parcel. As of the writing of this report, 30 letters were received from neighboring residents objecting to the proposed development. Neighbors are concerned that the rezoning to PUD will increase the number of units allowed on the site (in actuality, the proposed PUD decreases the number allowed compared to the current R-3 zoning). Neighbors also expressed that they are not in favor of affordable housing in this location, as well as concerns about traffic, property values, parking overflow onto public streets, crime, loss of greenspace, noise and other concerns. In an effort to respond to these concerns, the applicant held an informational neighborhood meeting on September 11 at G-FIVE Brewing Company to introduce themselves to the community and describe their proposal. After an introductory presentation with the entire group, the development team broke out into smaller groups to listen to resident concerns and answer questions. Residents expressed many of the concerns that were included in the written letters. The meeting lasted a little more than an hour, and was well attended with approximately 60 neighbors present.

Planned Unit Development (PUD) Process: A PUD is a type of special purpose zoning district and a type of development plan. PUD zoning districts are inextricably linked to PUD plans. No rights of development apply to a PUD zoning designation other than those of the approved PUD plan. PUDs are processed in three stages: Master Land Use Plan, Rezoning to PUD district and Final (Site) Plan. Master Land Use Plans and Zoning Map Amendments may be processed concurrently, provided that no rezoning to the PUD district may occur until approval of a PUD Master Land Use Plan.

Staff Analysis

Project Summary: The applicant has proposed the construction of seven multi-family residential buildings, each with 12 to 16 units, with up to 94 total units total on 8.662 acres. According to the applicant, the proposed buildings are two-story modern apartment buildings with a mix of unit floor plans consisting of one-bedroom, two-bedroom, and three-bedroom units. Building 2 near the northwest portion of the project will include a community room, fitness center and business center for use by the residents, and a full-time property manager's office. The project will also have on-site maintenance staff. All units will be accessible by individual private entries. The footprint for buildings 1, 3, 5 and 7 toward the southern portion of the site will be approximately 6,900 square feet each. The footprint for buildings 2, 4 and 6 toward the northern portion of the site will be approximately 7,900 square feet each. The total building coverage for all seven buildings is approximately 51,300 square feet. The preliminary plans show 92 apartment units, but note that there is a potential of 94 apartment units. Because the site is sloped, buildings will generally be a split-level design with two stories facing

south and the upper story facing north. Conceptually, buildings 2, 4 and 6 toward the northern portion of the site are positioned such that the ground floor is more or less concealed by the hillside to the north.

The apartment site includes a private access drive off Gateway Boulevard located about 400 feet south of the intersection of Gateway Boulevard and Eagles Ridge Drive. The private access drive continues through the entire PUD area and connects to Eagles Ridge Drive through a proposed access easement west of the development parcel. In the future, a public street may be built off Eagles Ridge Drive to serve this proposed development, future development on the 5.853 acres just west of the proposed development, and future development south of the site, which the Comprehensive Plan designates as Planned Neighborhood.

One of the concerns expressed at the September 18, 2024 Plan Commission was the impact the proposed development would have on traffic. Following the Plan Commission meeting, the applicant contracted TADI, Traffic Analysis & Design, Inc. to prepare the attached Technical Memorandum on **Trip Generation Comparison & Sight Distance Evaluation for the Proposed Multi-Family Development at 3500 Eagles Ridge Drive**. TADI's analysis determined that the proposed development will generate 450 trips during a typical weekday, with 45 trips in the AM peak hour and 45 trips in the PM peak hour. The memorandum notes that if 216 units were developed as allowed under the current R-3 zoning, 1,460 daily trips would be generated with 90 trips in the AM peak hour and 115 trips in the PM peak hour.

The memorandum also evaluated the capacity of Gateway Boulevard to handle the additional traffic from the proposed development, and it was determined that the proposed development will have minimal impact on Gateway Boulevard's capacity (one-percent impact for the four-lane section heading north and two-percent impact for the two-lane section heading south). Even with the proposed development, Gateway Boulevard would be at only 22-35 percent capacity.

Lastly, TADI evaluated the intersection of Eagles Ridge Drive and Gateway Boulevard, and determined that it "meets intersection sight distance requirements for vehicles exiting from Eagles Ridge Drive, and stopping sight distance requirements for vehicles traveling through on Gateway Boulevard."

Parking is provided on each side of the proposed private access drive totaling 154 stalls. The Zoning Ordinance requires one and one-half parking stalls per dwelling unit for a multi-family development, which for a 94-unit development would be 141 stalls. Parking standards can be modified through the PUD process, but it is not necessary to do so in this case since more stalls are provided than what would otherwise be required by code. Sidewalks are proposed from all private apartment unit entrances to the parking lot areas, along the parking areas, to the resident paved terrace/grilling area, and to the existing Gateway Boulevard path.

An additional concern expressed at the September 18, 2024 Plan Commission meeting was that there was not enough onsite parking proposed for the development. The Zoning Ordinance

requires one and one-half parking stalls per dwelling unit for a multi-family development, which for a 94-unit development would be 141 stalls. The applicant is proposing 154 stalls.

The applicant provided information on parking needs for five similar affordable apartment developments in similar suburban-style neighborhoods. Based on tenant vehicle registrations at each property, on average across all five properties, there are 0.61 stalls needed per one-bedroom unit, 0.72 stalls needed per two-bedroom unit, and 1.20 stalls needed per three-bedroom unit. Applying those ratios to the Beloit project based on number of units of each type (one, two and three bedroom), 65 parking stalls would be needed. Using the maximum number of vehicles per unit type from the five similar properties, rather than average, 96 parking stalls would be needed (based on 0.95 stalls needed per one-bedroom unit, 1.13 stalls needed per two-bedroom unit, and 1.20 stalls needed per three-bedroom unit).

The applicant also looked at the number of people over the age of 16 by unit type for those five similar properties. On average across all five properties, there are 1.08 persons 16 or older per each one-bedroom unit, 1.28 persons 16 or older per each two-bedroom unit, and 1.40 persons 16 or older per each three-bedroom unit. Applying those ratios to the Beloit project based on number of units of each type (one, two and three bedroom), 109 parking stalls would be needed. Using the maximum number of persons 16 or older per unit type from the five similar properties, rather than average, 127 parking stalls would be needed (based on 1.17 stalls per each one-bedroom unit, 1.68 stalls per each two-bedroom unit, and 1.40 stalls per each three-bedroom unit).

These two methods illustrate that based on similar projects, the number of units proposed for the Beloit project could generate a maximum parking need of 127 stalls, leaving about 27 extra spaces for visitors. In reality, the applicant points out that 100% of people 16 or older do not have cars, and so the actual parking need is likely much less than 127, and likely even less than the average of 109.

The City's recently adopted Comprehensive Plan recommends Planned Neighborhood for the subject property, which is a carefully planned mix of single dwelling unit detached or attached, two-dwelling, multi-dwelling buildings, small scale business, community facilities, and parks, recreation, and conservancy uses consistent with Traditional Neighborhood Design principles and forms of development. The proposed land use is consistent with those allowed in an overall Planned Neighborhood, and consistent with the proposed rezoning to PUD. The applicant is seeking approval of a PUD to allow multiple buildings on one zoning lot.

Under the current R-3 zoning, one multi-family structure with up to 216 units is allowed by right on the 8.662 parcel. If for example, that 8.662-acre parcel was subdivided into 18 lots, with each lot being approximately 20,962 square feet, and one multi-family building was placed on each lot, the number of units allowed in each building would be 12 under the current R-3, Low-Density Multi-Family Residential District zoning, which totals 216 units over the 18 lots and buildings. The applicant however, is proposing seven buildings, with up to 94 total units. The

only reason a PUD is required, as opposed to leaving the zoning R-3, is to allow multiple buildings on one zoning lot.

Play Space

Another concern expressed at the September 18, 2024 Plan Commission meeting was that there was no specific play space included in the PUD Master Land Use Plan for children that will reside in the proposed apartment buildings. Note that the applicant has roughly 4.7 acres or 54 percent of the total PUD area planned for open space which currently exceeds the minimum open space requirement of 15 percent. As part of that open space, the applicant is designating 3,800 square feet of play space adjacent to the two resident terrace/grilling stations. The play space area is based on the applicant's expectation that about 30 children age 14 and under will live onsite (based on their similar developments), and that each child should have at least 75 square feet of play space (a Department of Children and Families standard used for group child care centers and school child care programs). Approximately 127 square feet of play space is proposed per child, based on an anticipated 30 children. The space will be graded flat to be a usable grass play space.

Outdoor Signage Overview:

The Outdoor Sign Regulations note that "The City Council shall determine the maximum area, height and number of signs to be allowed in a planned unit development." While the Outdoor Sign Regulations do not apply to the PUD, how the proposed sign package differs from what would be allowed under strict compliance with the code is described below.

The sign package exhibits for the development have not been submitted for review as part of the PUD Master Land Use Plan; however, the applicant has indicated that proposed signage includes:

- One monument sign at the Gateway Boulevard driveway entrance with 100 square feet maximum area and 6 feet in height.
- Two ground signs, one located at the southwest corner of Building 2 and one located at the secondary east access driveway, with 50 square feet maximum area and 4-foot height each.
- One building mounted blade type sign at the southwest corner of Building 2 with 30 square feet maximum area.

The total sign area proposed is 230 square feet. For comparison, the Outdoor Sign Regulations allow a maximum outdoor sign area of 64 square feet in the R-3, Low-Density Multi-Family Residential District. The sign regulations also specify that the number of Multiple-Family Dwelling signs allowed per site is one, and that it does not exceed 32 square feet in area (16 square feet per side) and six feet in height. However, on a corner lot, two such signs, one facing each street, may be allowed, which is the only case where the maximum outdoor sign area of 64 square feet total would be permitted. In the case of the subject property, one sign would be

allowed along Gateway Boulevard and one along Eagles Ridge Drive by code, with the total area of all signs capped at 64 square feet based on the existing R-3 zoning.

Consistent with other recently approved multi-family projects, two monument or two ground signs, or one monument and one ground sign up to 32 square feet each side, and one wall blade sign that does not exceed the height of the roofline and 30 square feet (total both sides) is recommended as part of the PUD approval.

Surrounding Zoning and Land Use: There are residential properties to the north and east of the subject property zoned R-1A, Single Family Residential District, and multifamily residential uses to the west zoned PUD, Planned Unit Development. To the south is a vacant parcel zoned M-2, General Manufacturing District in the City of Beloit and agricultural land zoned A-E, Exclusive Agricultural District in the Town of Turtle.

Review Agent Comments: The proposed Planned Unit Development (PUD) was sent to the City of Beloit staff and utility contacts, and they have the following comments:

Storm Water

- City GIS mapping shows an existing culvert under Gateway Boulevard near the southwest corner of this property. Pending the actual location of the culvert (whether it is within the Gateway Boulevard right-of-way, or if it is located on the property), a municipal easement may be required. The culvert location should be shown on the submitted site plan.
- While stormwater management design, calculations, and report for the development will be submitted and reviewed as part of the future site plan submittal, in looking at the 2020 lidar contours, it appears that there is an existing swale along the south side of the property, which accommodates runoff from lands east of the proposed development. If this existing swale is altered by the proposed development, the stormwater management design will need to include measures to allow flow from lands to the east to continue to flow onto and through this property towards Gateway Boulevard (e.g., passing the runoff through proposed stormwater ponds, relocating the swale, etc.)

Utility

- While the final sanitary sewer and water main design plans and the proposed municipal water main easement location will be submitted and reviewed as part of the future site plan submittal, the proposed municipal water main will need to be designed and installed following City standards. Work on the municipal water main will need to be inspected by City Engineering staff. The developer will need to provide as-built plans for the municipal water main. Water main should be centered within proposed municipal easement area. The easement area should also include any proposed hydrant locations.

Fire Department:

- The preliminary location of proposed fire hydrants appears to meet Fire Department needs at this time. Fire lane signs may be required by the hydrants, as well as additional information regarding plans for snow storage.

AT&T:

- Cabling exists along the north edge of the property.

No other comments from review agencies were received.

PUD Master Land Use Plan Review Criteria: Applications for a PUD Master Land Use Plan may be approved if the following criteria are met:

1. **The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable zoning ordinance standards, based on the purpose and intent of this chapter.**

Under the current R-3 zoning, up to 216 units, including in one building, is allowed by right on the 8.662 parcel. The applicant however, is proposing seven buildings with up to 94 units total. The only reason a PUD is required, as opposed to leaving the zoning R-3, is to allow multiple buildings on one zoning lot.

2. **The PUD Master Land Use Plan complies with the PUD district standards of Section 5-300;**

The proposed PUD will comply with the standards of Section 5-300, which are established as detailed in **Attachment A - PUD Standards to Be Established**.

3. **The City and other service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed;**

Utilities including sewer and water service are readily available to serve the property. Additionally, the property is located on Route 5 of the Beloit Transit System (BTS), which serves the Gateway area. The property is also within a potential microtransit zone that BTS is currently planning. Microtransit offers flexible, on-demand service with dynamic and pooled routing, and can provide first and last mile connections to fixed routes, encouraging the use of an existing transit service. Lastly, the property connects to a regional bike system. Transit, bicycle and pedestrian access can help address the mobility needs of all residents, including those that might face particular challenges when it comes to transportation, tending to rely more on transit, carpooling, cycling and walking.

4. **The development is consistent with and implements the planning goals and objectives contained in the Comprehensive Plan and other adopted policy documents; and**

Available and affordable housing has been identified as one of the most pressing issues facing the City, as is the case throughout the country. Likewise, the recently adopted Comprehensive Plan, which during its development included several outreach

events and opportunities, has underscored the need and desire for a mix of housing types and affordability levels for all residents. Many households are cost burdened because they spend over 30% of their total income on housing costs. According to the HUD 2020 Comprehensive Housing Affordability Strategy (CHAS) Data in Beloit, 32% of households are cost burdened and 14% spend over 50% of their income on housing. This proposed development will help alleviate that burden for Beloit residents and families, and provide a safe, clean and affordable housing option.

5. The PUD Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.

In 2003, the subject parcel was rezoned from M-2, General Manufacturing District, to R-3, Low-Density Multi-Family Residential District because the topography of the area was deemed inappropriate for industrial development, multi-family residential uses were proposed in the Comprehensive Plan for this area, and the R-3 zoning classification would create a transitional land use buffer between the single-family residential subdivision to the north that was being proposed at the time, and future industrial land uses to the south. The property has remained vacant for the past 21 years, but now, with recommended conditions, the proposed development will provide a much needed and desirable housing option for Beloit residents that is consistent with sound planning practice. There is a lack of housing in general, and a high demand for affordable housing within the City. Multi-family housing at an appropriate density such as this, and particularly infill housing where public infrastructure already exists, is generally more cost-effective to build per unit compared to single-family homes, and as such can be more affordable. Likewise, integrating a mix of housing types, income levels and affordability levels within existing and new neighborhoods creates inclusiveness, promotes diversity, fosters community stability and enhances economic sustainability. It helps ensure that all residents have equitable access and opportunity to live wherever they may choose.

Zoning Map Amendment Findings of Fact: Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

- 1. The existing use of property within the general area of the subject property.**

The subject property is a vacant 8.662-acre parcel located amongst a number of land uses including single family residential, multi-family residential, industrial, commercial and institutional. The property has been zoned for multi-family development for more than two decades, and is an appropriate site for multi-family development as identified in the Comprehensive Plan, which recommends Planned Neighborhood for the subject property. Planned Neighborhood is a carefully planned mix of single dwelling unit detached or attached, two-dwelling, multi-dwelling buildings, small scale business, community facilities, and parks, recreation, and conservancy uses consistent with Traditional Neighborhood Design principles and forms of development. The proposed land use is consistent with those allowed in an overall Planned Neighborhood, and consistent with the proposed rezoning to PUD.
- 2. The zoning classification of property within the general area of the subject property.**

The proposed PUD parcel is currently zoned R-3 Low-Density Multi-Family Residential District, and is adjacent to remaining R-3 zoning, R-1A, Single Family Residential District, and multifamily residential uses to the west zoned PUD, Planned Unit Development. To the south is a vacant parcel zoned M-2, General Manufacturing District in the City of Beloit and agricultural land zoned A-E, Exclusive Agricultural District in the Town of Turtle. Gateway Boulevard, which is the primary access for the proposed development is functionally classified as a minor arterial. Multi-family is an appropriate land use transition and buffer from Gateway Boulevard and potential industrial uses to the south, to single family residences to the north and east.
- 3. The suitability of the subject property for the uses permitted under the existing zoning classification.**

Under the current R-3 zoning, one multi-family structure with up to 216 units is allowed by right on the 8.662 parcel. Seven buildings, with up to 94 units is much less than what is allowed under the current zoning district. The only reason a PUD is required, as opposed to leaving the zoning R-3, is to allow multiple buildings on one zoning lot, but PUD zoning is appropriate for this site to provide flexibility, yet certainty, for a project that supports community goals.
- 4. The trend of development and zoning map amendments in the general area of the subject property.**

Although much vacant land remains for additional development surrounding the subject property, this general area of the City has seen some significant development in recent years, including adjacent multi-family and single-family residential developments, industrial developments such as NorthStar, Pratt Industries and Ecolab, and commercial development at G-FIVE Brewing Company. Land along Gateway Boulevard and north of the adjacent single-family residences on Eagles Ridge Drive is vacant, but was recently rezoned for limited manufacturing uses. Other vacant land near the proposed development is designated as Planned Neighborhood and Business Park uses. Generally, this area of the Gateway is a mix of compatible uses, and new multi-family development

on this vacant site will be a positive new investment in this area of the City that will help address the overall lack of housing in the community, as well as break down barriers to affordable housing.

STAFF RECOMMENDATION – PUD MASTER LAND USE PLAN:

The Planning and Building Services Division recommends approval of the PUD – Master Land Use Plan for the property located at 3500 Eagles Ridge Drive, subject to the following condition:

1. The proposed PUD will comply with the standards of Section 5-300, which are established as detailed in **Attachment A - PUD Standards to Be Established**.

STAFF RECOMMENDATION – ZONING MAP AMENDMENT:

The Planning and Building Services Division recommends approval of a Zoning Map Amendment to change the zoning district classification from R-3, Low-Density Multi-Family Residential District to PUD, Planned Unit Development District, for the property located at 3500 Eagles Ridge Drive.

ATTACHMENTS: Attachment A - PUD Standards to Be Established, Zoning Map, Zoning Map Amendment Application, PUD Master Land Use Plan Application, Public Notice, Mailing List, Ordinance, Applicant Submittal, Neighborhood Meeting Invitation, Written Public Comments through 10/2/2024 (last three are new since September 18 packet), Updated Public Notice, Updated PUD Master Land Use Plan showing play space, and the TADI Traffic Memorandum.

Attachment A - PUD Standards to Be Established

The PUD Master Land Use Plan for the property located at 3500 Eagles Ridge Drive shall comply with the PUD district standards of Section 5-300 established as follows:

a. Allowed Uses: Allowed uses for the PUD are a multi-family residential development which includes:

- Three 7,900 square foot buildings (footprint) with a mix of one-, two- and three-bedroom units
- Four 6,900 square foot buildings (footprint) with a mix of one-, two- and three-bedroom units
- Community room
- Fitness center
- Business center
- Manager's office
- Surface parking and drives
- Paved terrace/grilling stations
- Uses considered ancillary to a multi-family development

b. Density/Intensity and Lot Size: The overall PUD Master Land Use Plan includes the following maximum density/intensity and lot size standards and other site attributes:

- Overall PUD area: 8.662 acres or 377,317 square feet
- Total number of units: up to 94
- Maximum Density: 10.85 units per acre

Minor dimensional or area changes within 5 percent of those indicated above as approved as part of the PUD Master Land Use Plan may be incorporated into Final PUD Plans.

c. Setbacks: Buildings and other structures located on the periphery of the PUD shall be set back a minimum of 30 feet from the PUD district boundary.

d. Height: The maximum building height is 2 stories and 28'-3". Minor dimensional changes within 5 percent of that indicated above are approved as part of the PUD Master Land Use Plan may be incorporated into Final PUD Plans.

e. Building Coverage: The maximum overall building coverage/footprint is 51,300 square feet. Overall building coverage, expressed as a percentage is approximately 13.6 percent. Minor area changes within 5 percent of those indicated above are approved as part of the PUD Master Land Use Plan and may be incorporated into Final PUD Plans.

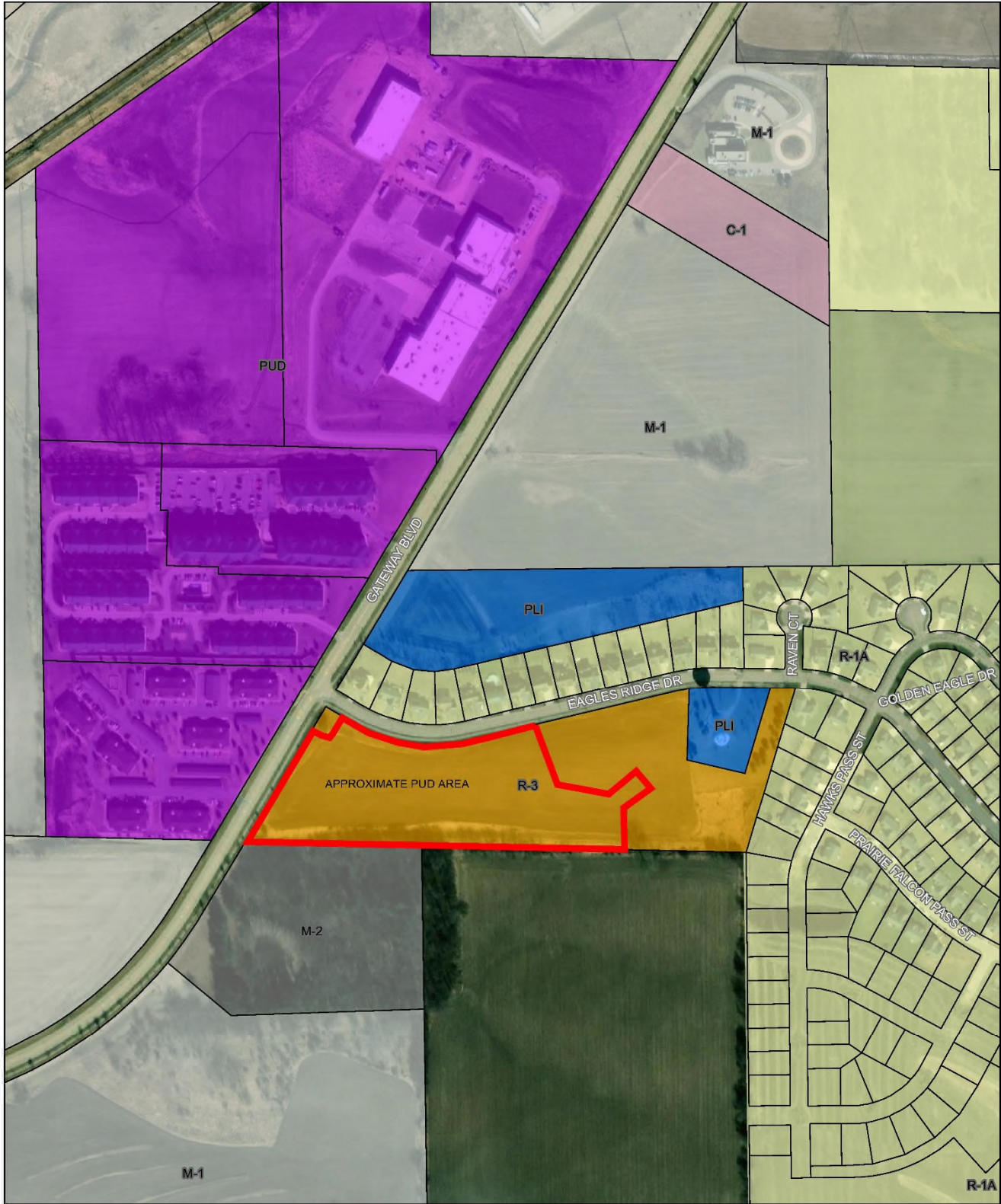
- f. Approval Procedures: The PUD is being reviewed under the procedures outlined in Section 2-400 of the Zoning Ordinance, beginning with review and approval of the Master Land Use Plan, followed by a Rezoning to PUD district, and lastly with review and approval of Final PUD (site) Plans. The Master Land Use Plan and Zoning Map Amendment are being processed concurrently, however no rezoning to the PUD district may occur until approval of a PUD Master Land Use Plan. Prior to issuance of a Building Permit, the applicant shall obtain PUD Final Plan/site plan and architectural approval, which shall include a detailed review of all site, grading, stormwater management, building, utility, landscape, signage and lighting plans.
- g. Roadway Access: Two vehicular access points are required, one from Gateway Boulevard and one from Eagles Ridge Drive as generally depicted on the PUD Master Land Use Plan with final location and design determined as part of PUD Final Plans and approved by the City Engineer. The access off Eagles Ridge Drive may be temporary until such time a public street is constructed off Eagles Ridge Drive, at which time the access drive will be removed from Eagles Ridge Drive and connect to the future public street.
- h. Open Space: Section 5-306 of the PUD ordinance requires that at least 15 percent (1.3 acres) of the gross land area shall be open space. The applicant has roughly 4.7 acres or 54 percent of the total PUD area planned for open space which currently exceeds the minimum requirement. **Additionally, a minimum of 3,800 square feet of play space shall be provided onsite for children.**
- i. Preservation of Natural Features: Mature trees on site (those that measure 6 inches in diameter 4 feet above grade) that are healthy and of a desirable species must be preserved to the maximum extent possible. Final PUD Plans shall include a plan which shows the location, size and variety of all existing mature trees located on the site that are proposed to be removed, except trees that are generally considered undesirable such as boxelder, buckthorn, black locust, mulberry and others if listed on the plans need not be individually shown.

In addition to the PUD standards established above, the following additional conditions are established as part of PUD Master Land Use Plan approval:

- a. Bike and Pedestrian Facilities: In addition to the sidewalks shown on the PUD Master Land Use Plan, the applicant shall install a paved pedestrian connection that is a minimum of 5 feet wide from the southwest corner of Building 2 where the sidewalk in front of Building 2 heads south, directly to the Gateway multi-use path. Additionally, the applicant shall install a paved pedestrian connection that is a minimum of 5 feet wide east of the grilling station to connect directly to the path along Eagles Ridge Drive. Lastly, the applicant shall provide bike racks located on site to adequately serve the seven buildings.
- b. Off-Street Parking: 154 parking stalls shall be provided.

- c. Utilities: Pending the actual location of the culvert (whether it is within the Gateway Boulevard right-of-way, or if it is located on the property), a municipal easement may be required. The culvert location should be shown on the submitted site plan. If the existing swale along the south side of the property is altered by the proposed development, the stormwater management design will need to include measures to allow flow from lands to the east to continue to flow onto and through this property towards Gateway Boulevard (e.g. passing the runoff through proposed stormwater ponds, relocating the swale, etc.). The proposed municipal water main will need to be designed and installed following City standards. Work on the municipal water main will need to be inspected by City Engineering staff. The developer will need to provide as-built plans for the municipal water main. Water main should be centered within proposed municipal easement area. The easement area should also include any proposed hydrant locations. Fire lane signs may be required by the hydrants, as well as adequate and approved areas for snow storage.
- d. Signage: Two monument or ground signs up to 32 square feet each side, and one wall blade sign that does not exceed the height of the roofline and 30 square feet (total both sides) are approved as part of the PUD Master Land Use Plan.
- e. Development Agreement: Prior to issuance of full building permits for this project, the applicant shall enter into a Development Agreement with the City of Beloit. The Development Agreement shall outline the applicants' responsibilities with respect to relocating, extending, and/or constructing public facilities and infrastructure as necessary to accommodate this project.
- f. PUD Amendments and Modifications: Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this PUD – Master Land Use Plan. The Community Development Director may approve minor changes administratively and allow accessory structures and uses, or other improvements that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

City of Beloit Zoning Map

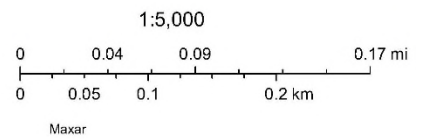


9/5/2024

Zoning Districts

- C-1
- DH
- M-1
- M-2
- PLI
- PUD
- R-1A
- R-3
- World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata



CITY of BELOIT

PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

Zoning Map Amendment Application Form

(Please Type or Print)

File No.: _____

1. **Address of subject property:** 3500 EAGLES RIDGE DRIVE

2. **Legal description: Lot:** _____ **Block:** _____ **Subdivision:** SEE ATTACHED

(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: _____ feet by _____ feet = _____ square feet.

If more than two acres, give area in acres: _____ EXISTING = 661,394 SF (15.18 ACRES), PUD = 377,310 SF (8.66 ACRES) acres.

3. **Tax Parcel Number(s):** 22820100

4. **Owner of record:** CITY OF BELOIT - TO BE CONVEYED FOR PURCHASE BY THE ALEXANDER COMPANY THROUGH RFP #2024-01 _____ Phone: (608) 364-6614

100 STATE STREET BELOIT WI 53511
(Address) (City) (State) (Zip)

5. **Applicant's Name:** THE ALEXANDER COMPANY - CHRIS DAY

2450 RIMROCK ROAD, SUITE 100 MADISON WI 53713
(Address) (City) (State) (Zip)

(608) 268-8105 / _____ / cday@alexandercompany.com
(Office Phone #) (Cell Phone #) (E-mail Address)

6. **THE FOLLOWING ACTION IS REQUESTED:**

Change zoning district classification from: _____ R-3 _____ to: _____ PUD _____

All existing uses on this property are: AGRICULTURAL, OPEN SPACE

7. **All the proposed uses for this property are:**

Principal use(s): 1 BR, 2 BR, AND 3 BR APARTMENTS

Secondary use(s): COMMUNITY SPACE (FITNESS CENTER, COMMUNITY ROOM, BUSINESS CENTER, MANAGEMENT OFFICE)

Accessory use(s): TERRACE/GRILLING STATIONS

8. I/we represent that I/we have a vested interest in this property in the following manner:

(X) Owner

() Leasehold, Length of lease: _____

(X) Contractual, Nature of contract: CITY OF БЕЛОIT RFP #2024-01

() Other, explain: _____

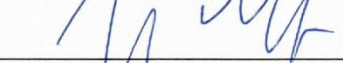
9. Individual(s) responsible for compliance with conditions (if any), if request is granted:

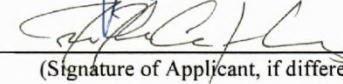
Name(s): THE ALEXANDER COMPANY - CHRIS DAY Phone: (608) 268-8105

2450 RIMROCK ROAD, SUITE 100 MADISON WI 53713
(Address) (City) (State) (Zip)

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

I/we, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/we represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/we also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

 / Jerry Gabrielatos / 8.9.24
(Signature of Owner) (Print name) (Date)

 / Joseph M. Alexander, President / 8/7/2024
(Signature of Applicant, if different) (Print name) (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Planning and Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with the application fee.

To be completed by Planning Staff

Filing Fee: **\$500.00** Amount Paid: _____ Meeting Date: _____
Application accepted by: _____ Date: _____

CITY of BELOIT

Planning & Building Services Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

PUD - Master Land Use Plan Application

(Please Type or Print)

File Number: _____

1. Address of subject property: 3500 EAGLES RIDGE DRIVE
2. Legal description: SEE ATTACHED
If necessary attach a copy of the complete legal description.
3. Area of parcel in square feet or acres: EXISTING = 661,394 SF (15.18 ACRES), PUD = 377,310 SF (8.66 ACRES)
4. Tax Parcel Number(s): 22820100
5. Owner of record: CITY OF BELOIT - TO BE CONVEYED FOR PURCHASE BY THE ALEXANDER COMPANY THROUGH RFP #2024-01 100 STATE STREET BELOIT WI 53511
(Address) (City) (State) (Zip) Phone: (608) 364-6614
6. Applicant's Name: THE ALEXANDER COMPANY - CHRIS DAY
2450 RIMROCK ROAD, SUITE 100 MADISON WI 53713
(Address) (City) (State) (Zip)
(608) 268-8105 / _____ / cday@alexandercompany.com
(Office Phone #) (Cell Phone #) (E-mail Address)
7. All existing use(s) on this property are: AGRICULTURAL, OPEN SPACE
8. The applicant requests review and approval of a **PLANNED UNIT DEVELOPMENT / Master Land Use Plan: in a(n)** R-3 LOW-DENSITY MULTIFAMILY RESIDENTIAL **Zoning District.**
9. A Preapplication Conference was held on: 03/20/2024.
10. All the proposed use(s) for this property will be:
Principal use(s): 1 BR, 2 BR, AND 3 BR APARTMENTS
Secondary use(s): COMMUNITY SPACE (FITNESS CENTER, COMMUNITY ROOM, BUSINESS CENTER, MANAGEMENT OFFICE)
11. State how the proposed development differs from the type of development that would be permitted under the existing zoning regulations. 7 PROPOSED INDIVIDUAL APARTMENT BUILDINGS IN A SINGLE PROPERTY PARCEL UNDER A SINGLE MANGEMENT ENTITY.
12. Describe how the proposed development provides greater benefits to the City of Beloit than an otherwise permitted development. ESTABLISHES A MULTI BUILDING APARTMENT COMMUNITY UNDER A SINGLE MANGEMENT ENTITY WITHIN A SINGLE LOT.

13. Project timetable: Start date: SPRING 2025 Completion date: FALL 2026

14. I/We represent that I/we have a vested interest in this property in the following manner:

(X) Owner

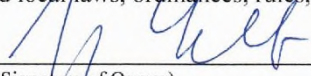
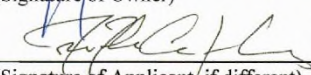
() Leasehold, length of lease: _____

(X) Contractual, nature of contract: CITY OF БЕЛОIT RFP #2024-01

() Other, explain: _____

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

I/We, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/We represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/We also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

 _____ (Signature of Owner)	/ Jerry Fabrieletos / _____ (Print name)	/ 8.9.24 / _____ (Date)
 _____ (Signature of Applicant, if different)	/ Joseph M. Alexander, President / _____ (Print name)	/ 8/7/2024 / _____ (Date)



In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Planning and Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the application fee.

To be completed by Planning Staff

Filing fee: **\$500.00** Amount paid: _____ Meeting date: _____

Application accepted by: _____ Date: _____



CITY HALL • 100 STATE STREET • БЕЛОИТ, 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.

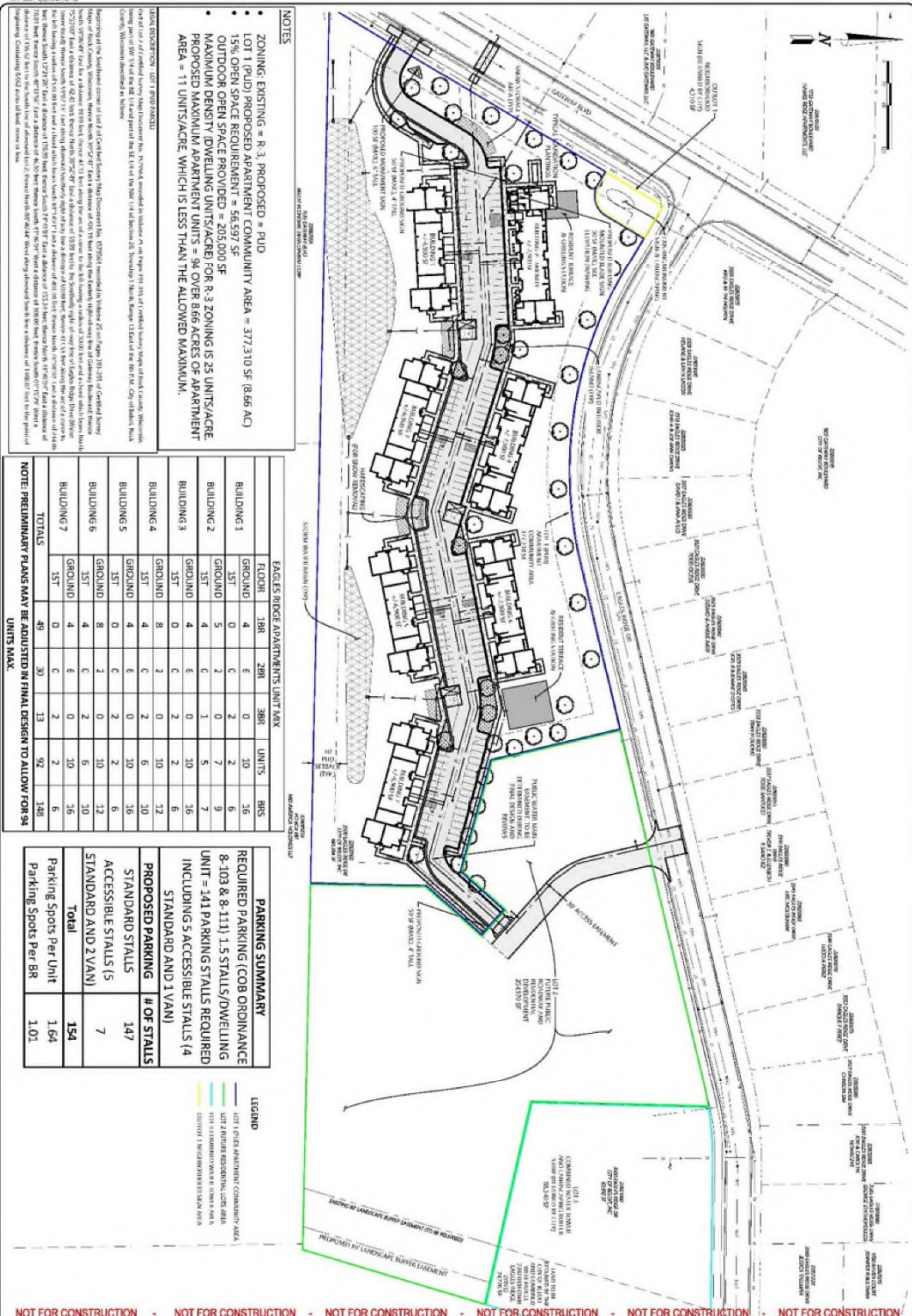
The following public hearings will be held regarding these applications:

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 = 205,800 SF
- MINIMUM OPEN SPACE PROVIDED = 150,000 SF
- PROPOSED APARTMENT COMMUNITY AREA FOR R-3 ZONING IS 36 UNITS/ACRE
- PROPOSED APARTMENT COMMUNITY AREA FOR PUD ZONING IS 11 UNITS/ACRE, WHICH IS LESS THAN THE ALLOWED MAXIMUM.

EXISTING RECORD LOT DIMENSIONS

Reference to the Subdivision map of Lot 1 of City of Beloit, Wisconsin, recorded in the Register of Deeds for Beloit, Wisconsin, Volume 25, on page 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

EAGLES RIDGE APARTMENTS UNIT MAX		MAXIMUM UNITS		BHS	
BUILDING	FLOOR	1BR	2BR	3BR	4BR
BUILDING 1	GROUND	4	6	0	10
BUILDING 2	GROUND	5	2	0	7
BUILDING 3	GROUND	4	6	0	10
BUILDING 4	GROUND	8	2	0	10
BUILDING 5	GROUND	4	6	0	10
BUILDING 6	GROUND	8	2	0	10
BUILDING 7	GROUND	4	6	0	10
TOTALS		48	30	13	92

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	147
STANDARD STALLS	140
ACCESSIBLE STALLS (5 STANDARD AND 2 VAN)	7
Total	147
Parking Spots Per Unit	1.64
Parking Spots Per BR	1.01

LEGEND

- LOT 1 (PUD) APARTMENT COMMUNITY AREA
- EXISTING RECORD LOT DIMENSIONS
- EXISTING RECORD LOT DIMENSIONS
- EXISTING RECORD LOT DIMENSIONS

NOT FOR CONSTRUCTION

EAGLES RIDGE APARTMENTS
 3500 EAGLES RIDGE DRIVE
 CITY OF BELLOIT
 ROCK COUNTY, WISCONSIN

DATE: 10/1/2023

SCALE: 1" = 10'

PUD EXHIBIT

NOTE: DIMENSIONS SHOWN ARE NOT TO BE DEPENDENT BY SCALING ANY PORTION OF THIS DRAWING.

Batterman
 engineers surveyors planners

2700 Waterloo Drive
 Beloit, WI 53510
 608.733.1111
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1775 High Street
 Janesville, WI 53401
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 Madison, WI 53702
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TOWN OF TURTLE CLERK
6916 S COUNTY RD J
BELOIT WI 53511

TRAN H. DUONG
3533 EAGLES RIDGE DRIVE
BELOIT, WI 53511

BELOIT ECONOMIC DEV. CORP.
100 STATE STREET
BELOIT, WI 53511

TYLER STANEK
3537 EAGLES RIDGE DRIVE
BELOIT, WI 53511

LJG GATEWAY, LLC.
9037 S CORDGRASS CIR W
FRANKLIN, WI 53132

KIEU NGUYEN
3505 EAGLES RIDGE DRIVE
BELOIT, WI 53511

HEUANE LINSON
3509 EAGLES RIDGE DRIVE
BELOIT, WI 53511

JOHN A. OWENS
3513 EAGLES RIDGE DRIVE
BELOIT, WI 53511

DAVID J. AHLES
3517 EAGLES RIDGE DRIVE
BELOIT, WI 53511

TODD OCZUS
3521 EAGLES RIDGE DRIVE
BELOIT, WI 53511

DZEMO IMERI
3525 EAGLES RIDGE DRIVE
BELOIT, WI 53511

JOEL B. OTTO
3529 EAGLES RIDGE DRIVE
BELOIT, WI 53511

ORDINANCE NO. 3854

**AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF THE CITY OF БЕЛОIT**

The City Council of the City of Beloit, Rock County, Wisconsin do ordain as follows:

Section 1. The Zoning District Map of the City of Beloit, mentioned in the Zoning Code, Chapter 19 of the Code of General Ordinances of the City of Beloit, is amended as follows:

The following described land is hereby changed from R-3, Low-Density Multi-Family Residential District to PUD, Planned Unit Development District:

PART OF LOT 2 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1579564, RECORDED IN VOLUME 25 ON PAGES 393-395 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, 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 28, TOWNSHIP 1 NORTH, RANGE 13 EAST OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1579564, RECORDED IN VOLUME 25 ON PAGES 393-395 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, THENCE NORTH 30°52'47" EAST A DISTANCE OF 436.19 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GATEWAY BOULEVARD; THENCE SOUTH 59°06'49" EAST FOR A DISTANCE 19.99 FEET; THENCE 47.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CHORD WHICH BEARS NORTH 75°53'00" EAST A DISTANCE OF 42.43 FEET; THENCE NORTH 30°52'49" EAST A DISTANCE OF 59.99 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAGLES RIDGE DRIVE (WATER TOWER ROAD); THENCE SOUTH 59°07'13" EAST ALONG AFORESAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 50.00 FEET; THENCE 411.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 533.00 FEET AND A CHORD WHICH BEARS SOUTH 81°14'21" EAST A DISTANCE OF 401.38 FEET; THENCE NORTH 76°38'30" EAST A DISTANCE OF 234.06 FEET; THENCE SOUTH 13°21'28" EAST A DISTANCE OF 178.99 FEET; THENCE SOUTH 74°41'01" EAST A DISTANCE OF 155.34 FEET; THENCE NORTH 41°46'04" EAST A DISTANCE OF 78.81 FEET; THENCE SOUTH 48°13'56" EAST A DISTANCE OF 46.50 FEET; THENCE SOUTH 41°46'04" WEST A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°15'29" WEST A DISTANCE OF 156.62 FEET TO THE SOUTH LINE OF AFORESAID LOT 2; THENCE NORTH 88°46'44" WEST ALONG AFORESAID SOUTH LINE A DISTANCE OF 1188.87 FEET TO THE POINT OF BEGINNING. CONTAINING 8.662 ACRES OF LAND, MORE OR LESS. A/K/A 3500 EAGLES RIDGE DRIVE.

Section 2. This Ordinance shall take effect and be in force upon its passage and publication.

Adopted this ____ day of _____, 2024.

City Council of the City of Beloit

Kevin D. Leavy, Council President

Attest:

Marcy J Granger, City Clerk-Treasurer

Published this ____ day of _____, 2024

Effective this ____ day of _____, 2024

01-611100-5231-_____

**PUD AND ZONING MAP AMENDMENT APPLICATION
AND NARRATIVE FOR:
EAGLES RIDGE APARTMENTS AND FUTURE
RESIDENTIAL LOTS**

**3500 EAGLES RIDGE DRIVE
BELOIT, WI 53511**

Prepared by

Alexander
Company

&

Batterman
engineers surveyors planners

JULY 19, 2024

REVISED AUGUST 7, 2024

R.H. Batterman and Co., Inc. in partnership with The Alexander Company are requesting a PUD Master Land Use Plan approval and a Zoning Map Amendment for the proposed Eagles Ridge Apartments development located at 3500 Eagles Ridge Drive in the Gateway Business Park. The site is currently owned by the City of Beloit but will be divided into 3 lots and 1 outlot via a Certified Survey Map (CSM) with the proposed PUD Lot 1 purchased by The Alexander Company prior to development via the terms awarded in the City's RFP #2024-01 Gateway Multi-Family Site. The site is currently zoned R-3, low-density multifamily residential district and the existing parcel is approximately 661,394 SF (15.18 Acres). Lot 1 will be approximately 8.66 Acres (377,310 SF) for the PUD apartment community area. Lot 2 will be approximately 5.85 Acres (254,970 SF) and will be the remainder of the 3500 Eagles Ridge Drive parcel that will remain the current zoning of R-3. The developer is also interested in purchasing this parcel to create a future residential development with a public roadway separate from the PUD proposed for the apartment community. Lot 3 will be approximately 2.03 Acres (88,340 SF), to be retained by the City, and will combine the existing 1.46 Acre (63,612 SF) water tower parcel (228210000, 3600 Eagles Ridge Drive) with a 0.57 Acre (24,728 SF), 80 foot wide strip of land to the east from the existing (22820100, 3500 Eagles Ridge Drive) parcel. Outlot 1 will be approximately 0.10 Acres (4,310 SF) for the City to maintain ownership and dictate maintenance of the existing neighborhood sign and landscaping at the southeast corner of the Gateway Boulevard and Eagles Ridge Drive intersection.

SCOPE OF PROJECT

The project proposes an apartment community that will consist of 7, two-story modern apartment buildings with a mix of unit floor plans consisting of 1 bedroom, 2 bedroom, and 3 bedroom units. Building 2-Amenity will include a community room, fitness center, business center, and manager's office for use by the residents. All units will be accessible by individual private entries. The floor plans have been included as Attachment #1. Building 1 will be approximately 6,900 SF, Building 2 will be approximately 7,900 SF, Building 3 will be approximately 6,900 SF, Building 4 will be approximately 7,900 SF, Building 5 will be approximately 6,900 SF, Building 6 will be approximately 7,900 SF, and Building 7 will be approximately 6,900 SF with a total of 51,300 GSF. The preliminary plans show 92 apartment units but may be adjusted in final design to a potential of 94 maximum apartment units.

The apartment site will include driveways, parking lots for resident and visitor vehicles, sidewalk connections from all private apartment unit entrances to the parking lot, Gateway Boulevard path, proposed roadway sidewalk, and Eagles Ridge Drive path, and resident paved terrace/grilling stations.

The total proposed area for the apartment community will be approximately 8.66 acres (377,310 square feet).

A PUD Exhibit/site layout plan for the development has been included as Attachment #2. Site rendering and building elevation views have been included as Attachment #3. Existing site photos have been included as Attachment #4.

PROPERTY MANAGEMENT

The Alexander Company has over 40 years of property management experience with proven results from managing its own portfolio and others. The Alexander Company currently has 2,000+ units under management and are involved in every aspect of managing a property from marketing and leasing, to maintaining compliance with affordable housing programs, overseeing market-rate properties, asset management, and preventative maintenance. The Alexander Company's current management portfolio consists of properties spread across eight states and includes affordable, senior affordable, mixed-income, market rate, and historic properties. For additional information on The Alexander Company's management portfolio, please visit their website at alexandercompany.com.

The proposed project will have on-site management and maintenance staff. Building 2 will include a management office to be staffed by a full-time property manager.

DENSITY

The maximum density/intensity and lot sizes standards shall be established by City Council at the time of PUD Master Land Use Plan approval. For reference, the maximum density (dwelling units per acre) for R-3 Low-Density Multifamily Residential zoning is 25 units per acre. The proposed maximum apartment units will be 94 units over approximately 8.66 acres of apartment community area. This results in 11 units per acre, which is less than the allowed maximum for R-3 zoning.

SETBACKS

The minimum setbacks shall be established by City Council at the time of PUD Master Land Use Plan approval. Unless otherwise expressly approved during the PUD review and approval process, buildings located on the periphery of the PUD must be setback a minimum of 30 feet from the PUD district boundary. The proposed site plan will maintain 30-foot setbacks around the apartment community.

HEIGHT

The maximum building height limit shall be established by City Council at the time of PUD Master Land Use Plan approval. The maximum proposed building height will be approximately 28' 3" from finished grade on the exposed ground floor sides of the buildings and 18' 0" from finished grade on the first floor sides of the buildings.

BUILDING COVERAGE

The maximum building coverage limit shall be established by City Council at the time of PUD Master Land Use Plan approval. The maximum proposed building coverage for the apartment community will be 51,300 GSF.

SITE APPROVALS

The apartment community development will be submitted for final approval through the City of Beloit Site Plan Review Application and will be designed to meet all applicable requirements as outlined in the City of Beloit Ordinances and standards established by City Council as part of the PUD process. The site and building design plans will also be submitted for all applicable State and Local permits as required.

PARKING

Occupancy of the proposed apartment community is based on the total number of living units. The maximum number of units proposed will be 94 units. Per City of Beloit parking ordinance 8-103, the number of parking stalls required for multifamily units is 1.5 stalls per dwelling unit. This totals 141 parking stalls required. In addition, at least 5 of the parking stalls provided must be accessible parking stalls with 4 standard-accessible stalls and 1 van-accessible stall per City of Beloit ordinance 8-111. The site is proposing to provide 154 total parking stalls including 7 accessible stalls with 5 standard-accessible stalls and 2 van-accessible stalls.

ACCESS

Two access points are required for PUD sites per the City of Beloit Ordinance. The proposed access points for the site shall be from Gateway Boulevard and from a 30' access easement on Lot 2 along the proposed future public roadway that will connect to Eagles Ridge Drive. A portion of the public roadway or a temporary driveway will be constructed as part of the apartment community development to establish the second access and the two access points shall be maintained at all times throughout development.

OPEN SPACE

The PUD site must maintain fifteen percent (15%) of the gross land area as open space. The total PUD site is 377,310 SF. The 15% open space requirement equals 56,597 SF. The proposed open space (grassed areas, patios, etc.) is approximately 205,000 SF which exceeds the requirement.

PRESERVATION OF NATURAL FEATURES

Mature trees, vegetative cover, watercourses, and other natural site features must be preserved to the maximum extent possible. The majority of the site is currently farmed agricultural field. The existing vegetative berm around the perimeter of the site along Gateway will be maintained except for cut throughs for access driveways. The existing monument sign and landscaping at the northwest corner of the site (Gateway Boulevard and Eagles Ridge Drive intersection) will remain. A natural drainage swale extends across the southern property line from the Eagles Ridge development to the east to dual reinforced concrete culvert pipes that cross Gateway Boulevard. The natural drainage way may be converted into a storm water retention area from the development but will still convey storm water runoff through the site at discharge through the existing Gateway Boulevard cross culverts.

STORM WATER MANAGEMENT

Storm water best management practices and devices (BMPs) will be designed, installed, and maintained in accordance with City of Beloit and Wisconsin Department of Natural Resources requirements. This site proposes retention basins along the southern property line where a natural drainage way already exists. Off-site storm water will be safely conveyed through the site and the main discharge point will be the existing dual reinforced concrete culvert pipes across Gateway Boulevard.

SIGNAGE

The maximum signage square footage limit shall be established by City Council at the time of PUD Master Land Use Plan approval. Proposed signage for the apartment community will include a monument sign at the Gateway Boulevard driveway entrance with 100 square feet maximum area and 6 foot height, two ground signs, one located at the southwest corner of Building 2 and one located at the secondary east access driveway, with 50 square feet maximum area and 4 foot height each, and a building mounted blade type sign at the southwest corner of Building 2 with 30 square feet maximum area. These equate to a maximum site sign area of 230 SF.

LANDSCAPING

At a minimum, landscaping will be provided to meet the City of Beloit Ordinance requirements. The existing monument sign and landscaping at the northwest corner of the site (Gateway Boulevard and Eagles Ridge Drive intersection) will be retained by the City of Beloit. Additional shade or screening trees may be planted along the north property line berm to create an additional buffer between the existing single family homes and the apartment community. This will be considered based on public comments or concerns received from homeowners during the public hearing, if any. Additionally, an allowance or variance should be considered to allow some of the shade trees to be moved to the perimeter berms or proposed greenspace areas that would normally be required to be placed directly next to the parking lot or in parking islands. This would relieve some of the interior crowding and provide more buffer to the exterior of the development.

LIGHTING

At a minimum, site lighting will be provided to meet the City of Beloit Ordinance requirements. Driveways and parking areas will utilize standard pole mounted fixtures. Sidewalks, building entrances, patios, and park areas will utilize pole mounted, wall mounted, or bollard fixtures.

ATTACHMENT #1
APARTMENT FLOOR PLANS

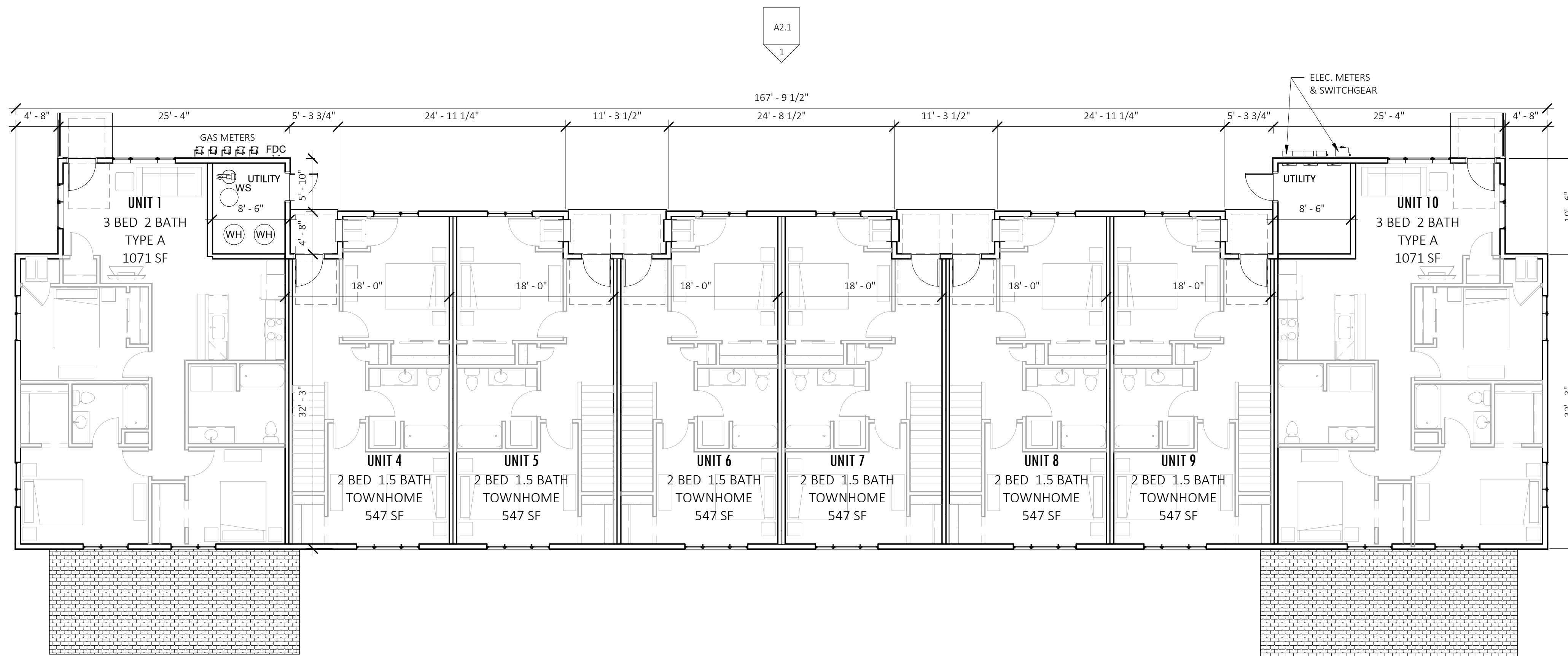
**PUD EXHIBIT
NOT FOR
CONSTRUCTION**

DRAWN: DZ APPR: CDQ

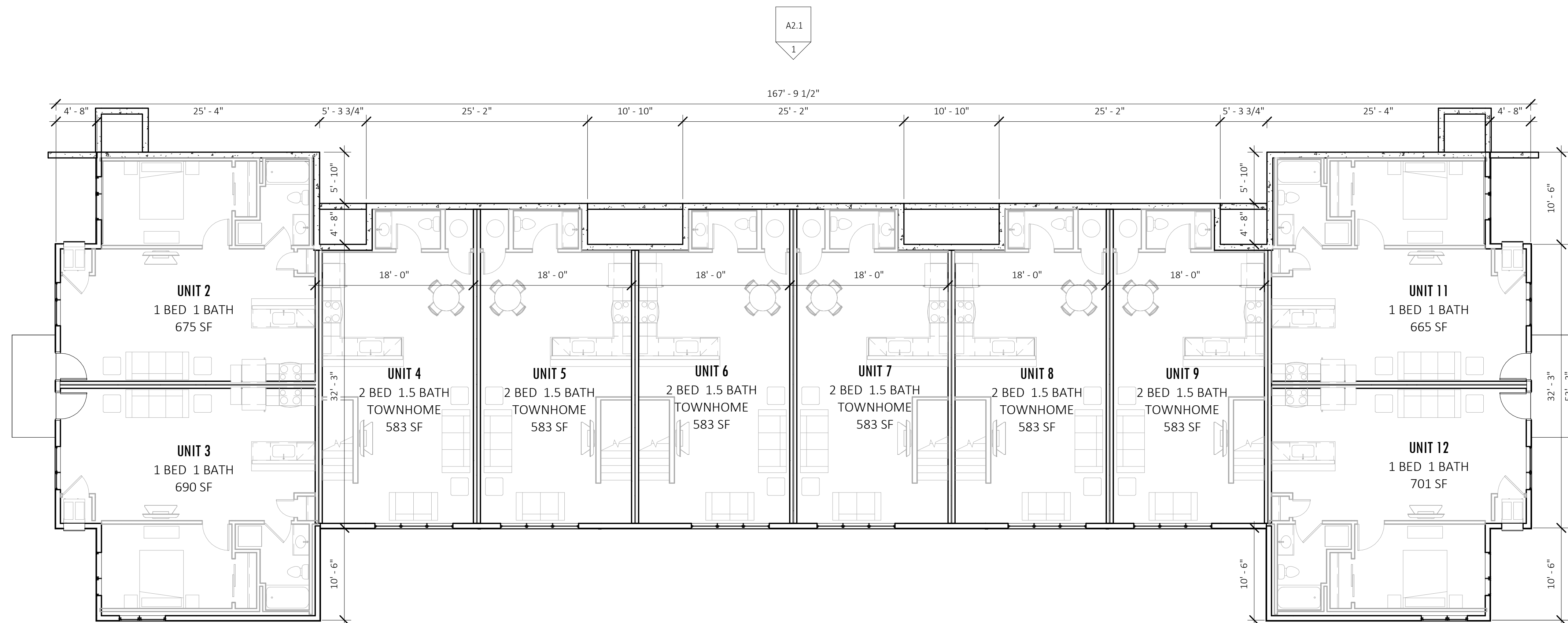
**EAGLES RIDGE
APARTMENTS**
3500 EAGLES RIDGE DRIVE
BELOIT, WI 53511
PROJECT # 24-818

**BUILDINGS 1, 3, 5, 7
FLOOR PLANS**

A1.1



2 1ST FLOOR - OVERALL
SCALE: 1/8" = 1'-0"



1 GROUND FLOOR - OVERALL
SCALE: 1/8" = 1'-0"

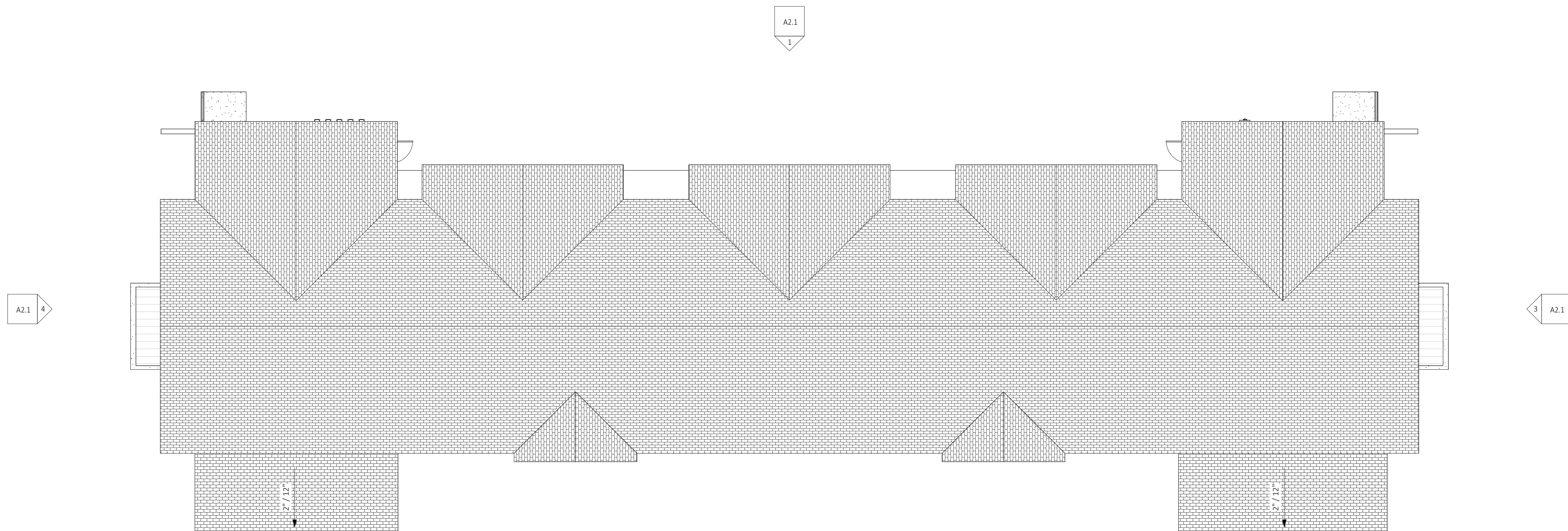
**PUD EXHIBIT
NOT FOR
CONSTRUCTION**

DRAWN: DZ APPR: CDQ

**EAGLES RIDGE
APARTMENTS**
3500 EAGLES RIDGE DRIVE
BELOIT, WI 53511
PROJECT # 24-818

ROOF PLAN

A1.2



1
A1.2 **BUILDINGS 1, 3, 5, 7 ROOF PLAN**
SCALE: 1/8" = 1'-0"



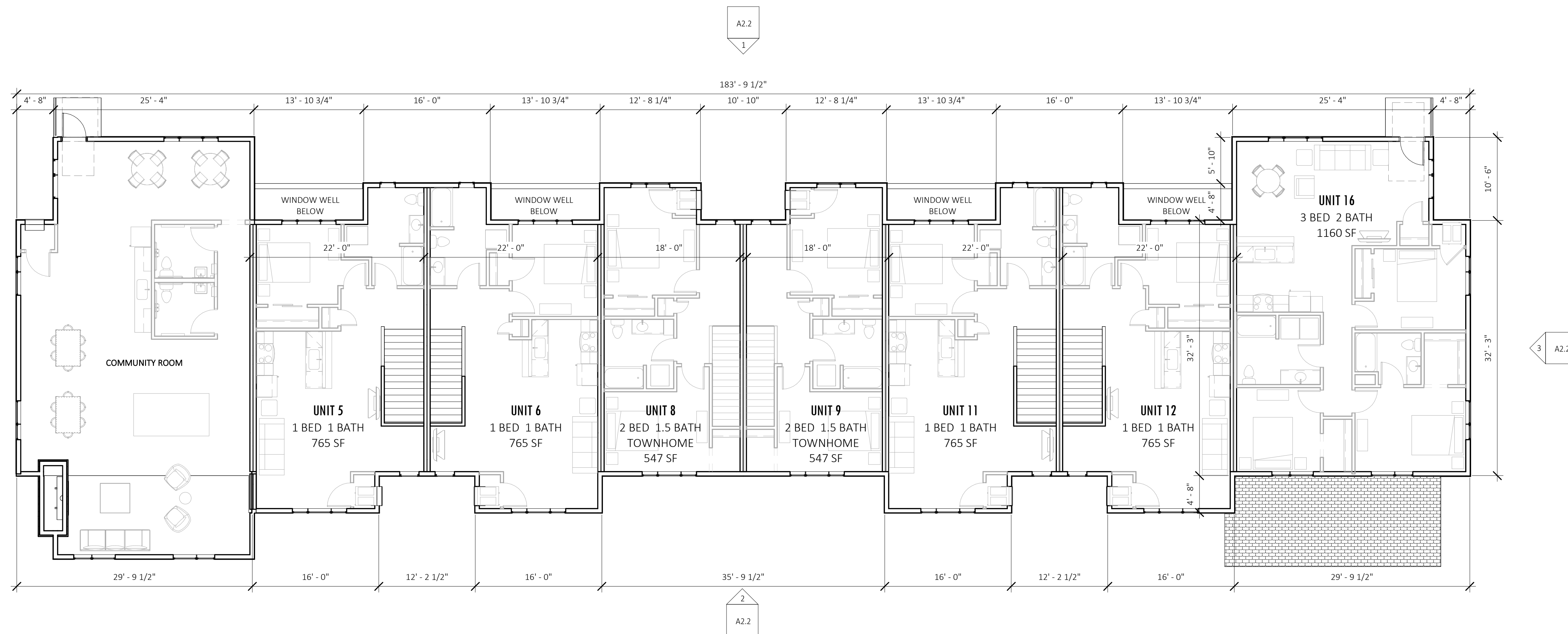
**PUD EXHIBIT
NOT FOR
CONSTRUCTION**

DRAWN: DZ APPR: CDQ

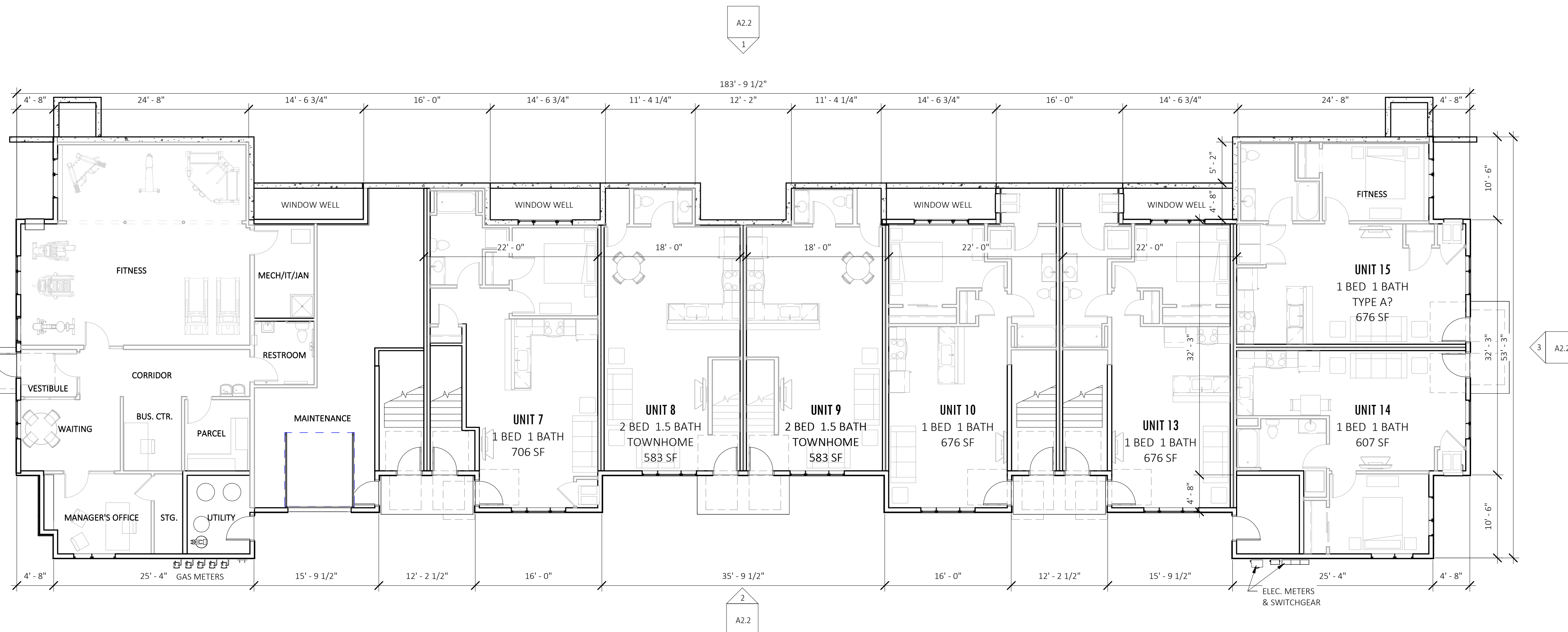
**EAGLES RIDGE
APARTMENTS**
3500 EAGLES RIDGE DRIVE
BELOIT, WI 53511
PROJECT # 24-818

**BUILDING 2
FLOOR PLANS**

A1.3



2 BUILDING 2 - 1ST FLOOR
SCALE: 1/8" = 1'-0"



1 BUILDING 2 - GROUND FLOOR
SCALE: 1/8" = 1'-0"

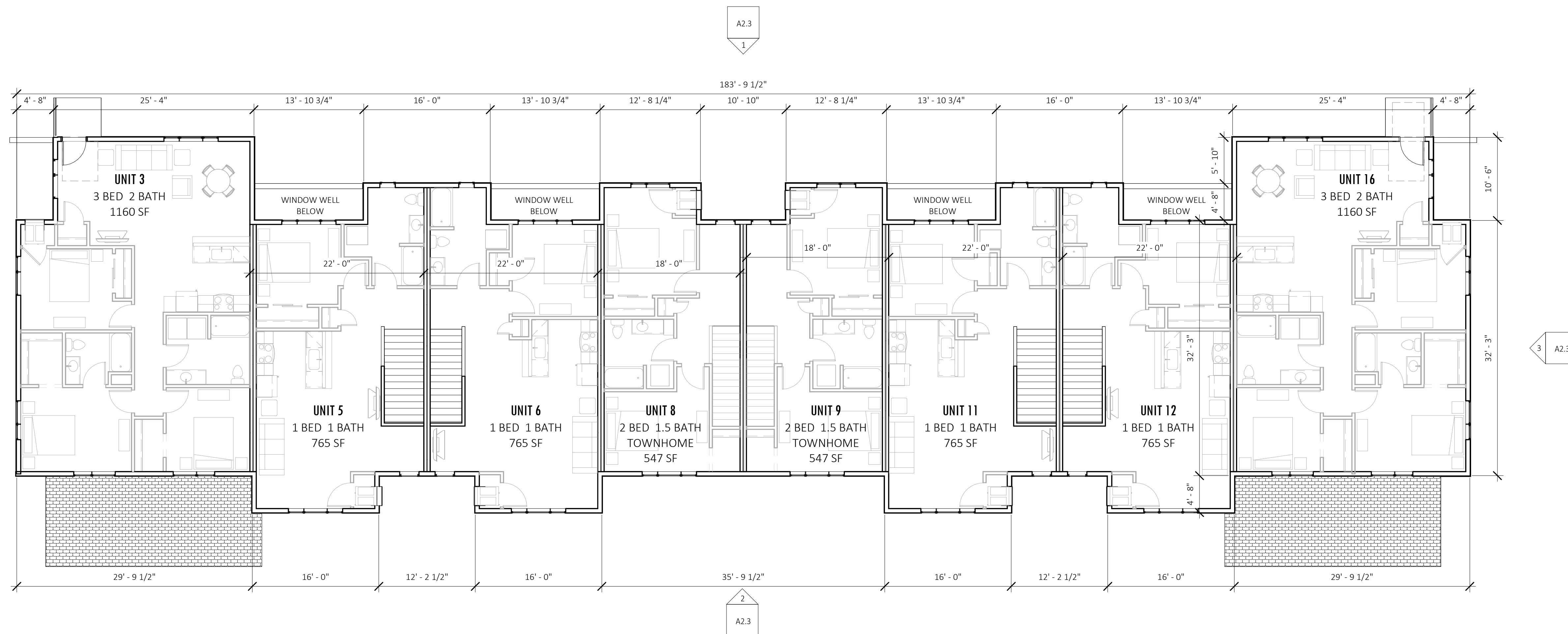
**PUD EXHIBIT
NOT FOR
CONSTRUCTION**

DRAWN: DZ APPR: CDQ

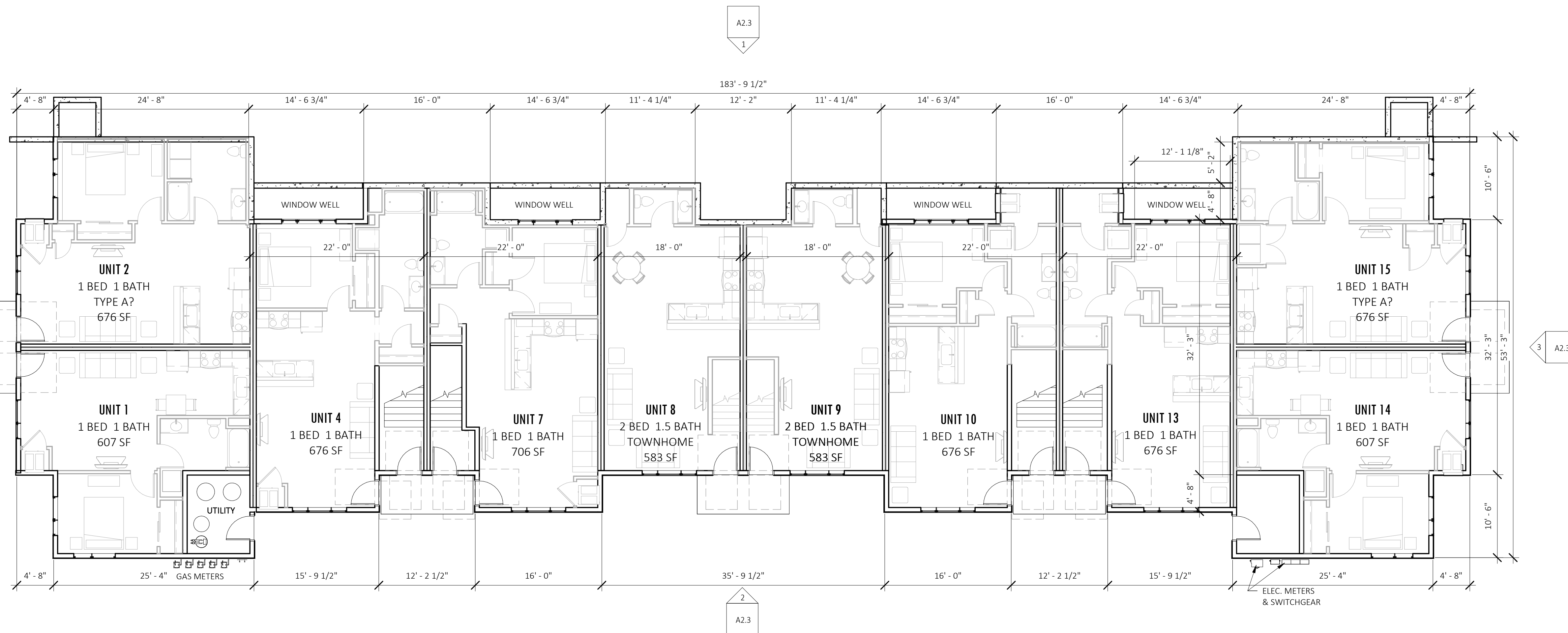
**EAGLES RIDGE
APARTMENTS**
3500 EAGLES RIDGE DRIVE
BELOIT, WI 53511
PROJECT # 24-818

**BUILDINGS 4 & 6
FLOOR PLANS**

A1.4

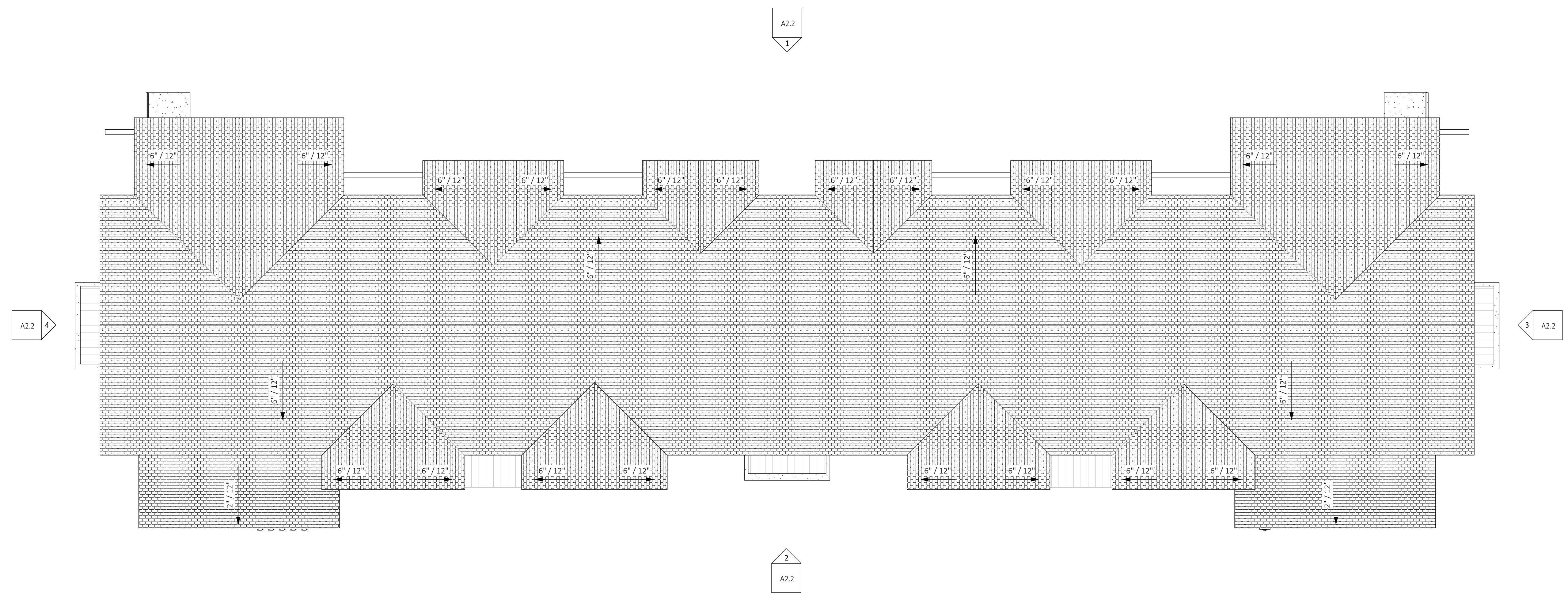


2 BUILDINGS 4 & 6 - 1ST FLOOR
SCALE: 1/8" = 1'-0"



1 BUILDINGS 4 & 6 - GROUND FLOOR
SCALE: 1/8" = 1'-0"

**PUD EXHIBIT
NOT FOR
CONSTRUCTION**



DRAWN: DZ APPR: CDQ

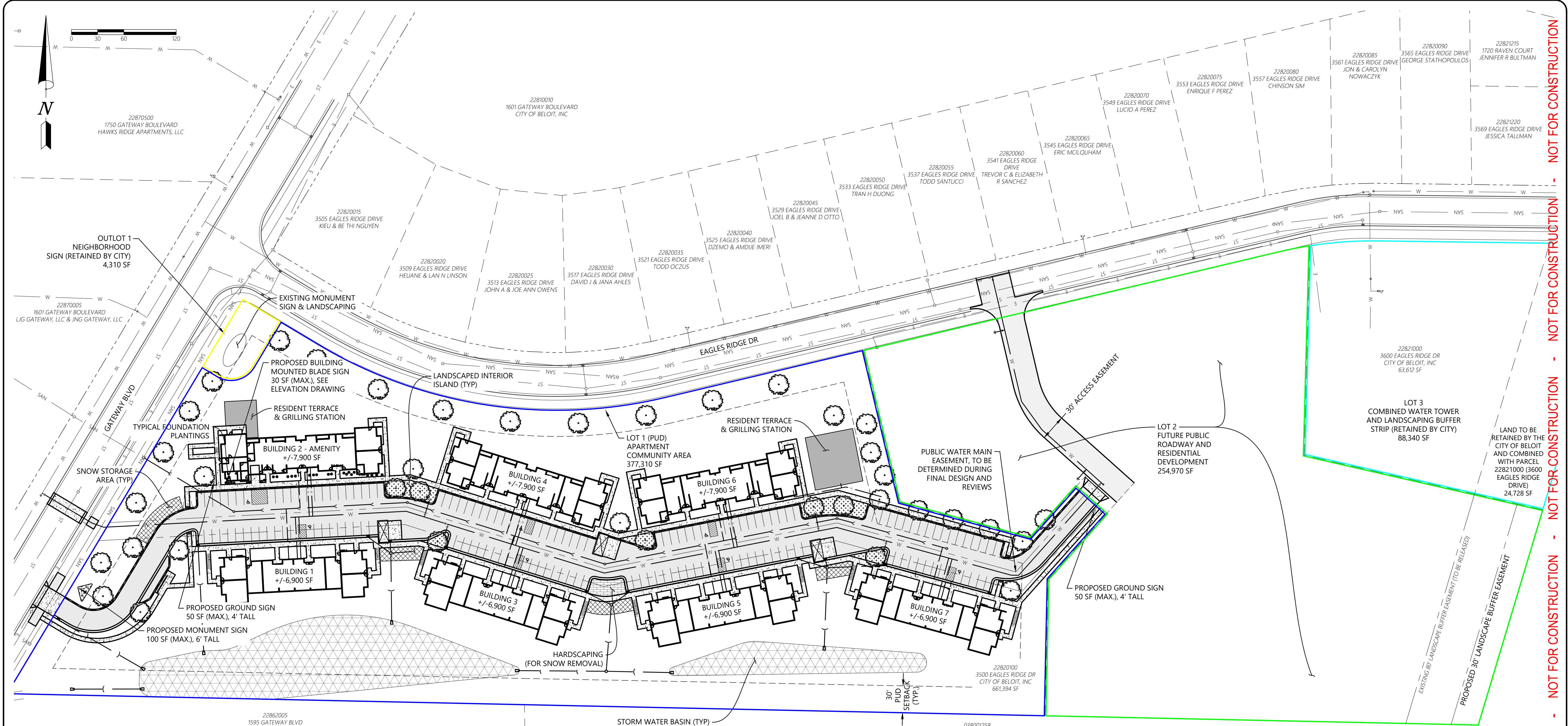
**EAGLES RIDGE
APARTMENTS**
3500 EAGLES RIDGE DRIVE
BELOIT, WI 53511
PROJECT # 24-818

**BUILDINGS 2, 4, 6
ROOF PLAN**

A1.5



ATTACHMENT #2
PUD EXHIBIT



- 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 OVER 8.66 ACRES OF APARTMENT AREA = 11 UNITS/ACRE, WHICH IS LESS THAN THE ALLOWED MAXIMUM.

LEGAL DESCRIPTION - LOT 1 (PUD PARCEL)
 Part of Lot 2 of Certified Survey Map Document No. 1579564, recorded in Volume 25 on Pages 393-395 of Certified Survey Maps of Rock County, 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 28, Township 1 North, Range 13 East of the 4th P.M., City of Beloit, Rock County, Wisconsin described as follows:

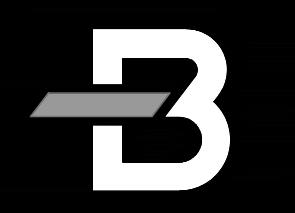
Beginning at the Southwest corner of Lot 2 of Certified Survey Map Document No. 1579564, recorded in Volume 25 on Pages 393-395 of Certified Survey Maps of Rock County, Wisconsin, thence North 30°52'47" East a distance of 436.19 feet along the Easterly right-of-way line of Gateway Boulevard; thence South 59°06'49" East for a distance 19.99 feet; thence 47.13 feet along the arc of a curve to the left having a radius of 30.00 feet and a chord which bears North 75°53'00" East a distance of 42.43 feet; thence North 30°52'49" East a distance of 59.99 feet to the Southerly right-of-way line of Eagles Ridge Drive (Water Tower Road); thence South 59°07'13" East along aforesaid Southerly right of way line a distance of 50.00 feet; thence 411.53 feet along the arc of a curve to the left having a radius of 533.00 feet and a chord which bears South 81°14'21" East a distance of 401.38 feet; thence North 76°38'30" East a distance of 234.06 feet; thence South 13°21'28" East a distance of 178.99 feet; thence South 74°41'01" East a distance of 155.34 feet; thence North 41°46'04" East a distance of 78.81 feet; thence South 48°13'56" East a distance of 46.50 feet; thence South 41°46'04" West a distance of 100.00 feet; thence South 01°15'29" West a distance of 156.62 feet to the South line of aforesaid Lot 2; thence North 88°46'44" West along aforesaid South line a distance of 1188.87 feet to the point of beginning. Containing 8.662 acres of land, more or less.

EAGLES RIDGE APARTMENTS UNIT MIX						
	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	0	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		49	30	13	92	148

NOTE: PRELIMINARY PLANS MAY BE ADJUSTED IN FINAL DESIGN TO ALLOW FOR 94 UNITS MAX.

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 FUTURE RESIDENTIAL LOTS AREA
 - LOT 3 COMBINED WATER TOWER AREA
 - OUTLOT 1 NEIGHBORHOOD SIGN AREA



Batterman
engineers surveyors planners
www.batterman.com

1040 N. Wisconsin St.
Beloit, WI 53511
(262) 379-2250

19 N. High Street
Janesville, WI 53548
(608) 743-9350

2857 Barreille Drive
Beloit, WI 53511
(608) 365-4464

ISSUANCE 7/19/2024
PUD SUBMITTAL 7/19/2024
CSW EXHIBIT 8/6/2024
REVISED PUD SUBMITTAL

PUD EXHIBIT

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING

EAGLES RIDGE APARTMENTS
3500 EAGLES RIDGE DRIVE
CITY OF БЕЛОИТ
ROCK COUNTY, WISCONSIN

34989 - LINEWORK, PRELIM AND PUD.DWG

DESIGNED BY: LH
DRAWN BY: LH
CHECKED BY: ...
APPROVED BY: ...
PROJECT NO.: 34989

SHEET NO.
1 OF 1

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

PLOT DATE: 8/6/2024 2:37 PM

ATTACHMENT #3
BUILDING ELEVATION VIEWS AND
SITE RENDERING



4 BUILDINGS 1, 3, 5, 7 - WEST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



3 BUILDINGS 1, 3, 5, 7 - EAST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



2 BUILDINGS 1, 3, 5, 7 - SOUTH ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



1 BUILDINGS 1, 3, 5, 7 - NORTH ELEVATION
A2.1 SCALE: 1/8" = 1'-0"

**PUD EXHIBIT
NOT FOR
CONSTRUCTION**

DRAWN: DZ APPR: CDQ

**EAGLES RIDGE
APARTMENTS**
3500 EAGLES RIDGE DRIVE
BELOIT, WI 53511
PROJECT # 24-818

**BUILDINGS 1, 3, 5, 7
ELEVATIONS**

A2.1



4
A2.2 **BUILDING 2 - WEST ELEVATION**
SCALE: 1/8" = 1'-0"



3
A2.2 **BUILDING 2 - EAST ELEVATION**
SCALE: 1/8" = 1'-0"



2
A2.2 **BUILDING 2 - SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



1
A2.2 **BUILDING 2 - NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

**PUD EXHIBIT
NOT FOR
CONSTRUCTION**

DRAWN: DZ APPR: CDQ

**EAGLES RIDGE
APARTMENTS**
3500 EAGLES RIDGE DRIVE
BELOIT, WI 53511
PROJECT # 24-818

**BUILDING 2
ELEVATIONS**

A2.2



4 BUILDINGS 4 & 6 - WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDINGS 4 & 6 - EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDINGS 4 & 6 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDINGS 4 & 6 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

**PUD EXHIBIT
NOT FOR
CONSTRUCTION**

DRAWN: DZ APPR: CDQ

**EAGLES RIDGE
APARTMENTS**
3500 EAGLES RIDGE DRIVE
BELOIT, WI 53511
PROJECT # 24-818

**BUILDINGS 4 & 6
ELEVATIONS**

A2.3



ATTACHMENT #4
EXISTING SITE PHOTOS



Figure 1: Looking East at southwest corner of site (4/10/2024)



Figure 2: Looking Northeast at west side of site (4/10/2024)



Figure 3: Looking Southeast at Northwest side of site (existing monument sign and landscaping) (4/10/2024)



Figure 4: Looking East at Northwest side of site (4/10/2024)



Figure 5: Looking South at Northwest side of site (4/10/2024)



Figure 6: Looking Southeast at Northwest side of site (4/10/2024)



Figure 7: Looking East at Northwest side of site (4/10/2024)



Figure 8: Looking West at North side of site (4/10/2024)



Figure 9: Looking Southwest at North side of site (4/10/2024)



Figure 10: Looking Southeast at North side of site (4/10/2024)



Figure 11: Looking East at North side of site (4/10/2024)



Figure 12: Looking West at North side of site (4/10/2024)



Figure 13: Looking Southeast at North side of site (4/10/2024)



Figure 14: Looking West at Northeast side of site (4/10/2024)



Figure 15: Looking West at Northeast side of site (4/10/2024)



Figure 16: Looking South at Northeast side of site (4/10/2024)



Figure 17: Looking North at Southeast side of site (4/10/2024)



Figure 18: Looking West at Southeast side of site (4/10/2024)



Figure 19: Looking Northeast at Southeast side of site (4/10/2024)



Figure 20: Looking East at Southeast side of site (4/10/2024)

You're invited!

Eagles Ridge Neighborhood Meeting

Join us!

September 11, 2024 at 5:30pm

G-FIVE Brewery Company
1895 Gateway Blvd., Beloit

In an effort to address a shortage of quality, multi-family housing the City of Beloit seeks to redevelop approximately 15 acres in the Gateway Business Park. In a public, competitive proposal process, the City has selected the Madison-based Alexander Company to lead the creation of this new community.

The Alexander Company is holding an informational neighborhood meeting to introduce themselves to the community and answer any questions.

Please find additional information enclosed. We look forward to meeting you!



Multi-family
Housing Community at
**EAGLES
RIDGE**

With over 40 years of experience in real estate development, particularly in workforce housing, The Alexander Company stands out for its elevated design standards, on-site management presence, and history of success in working with municipalities to create thriving and sustainable housing communities.

Our approach combines market-driven solutions with a commitment to community. Our goals are simple yet steadfast: aid in Beloit workforce attraction and retention, provide high-quality housing, and maintain a long-term community presence.

It's more than just a building. It's community.

WHAT DOES THE PROJECT ENTAIL?

- Public-private partnership with the City of Beloit
- Mixed-income workforce housing serving households who earn up to a maximum of \$63,070 per year
- Townhome-style apartments with private walk-up entries
- For-sale housing catered to maintaining affordability
- Community amenities for all interests and age levels
- Full-time on-site management and maintenance professionals

PROJECT SUMMARY

- **Multi-family component:** Seven two-story buildings providing a total of 92 one-, two-, and three-bedroom apartment homes
- **For-sale component:** Five acres for a home ownership product, providing 9-12 lots and up to 20 total for-sale products on the site, in partnership with a local home builder
- **Community amenities:** Outdoor lounge and grilling stations, in addition to ample green space
- **Multi-family amenities:** On-site management and maintenance professionals, club room, fitness center, tech lounge, private apartment entries, in-unit laundry, and high-quality interior finishes

ANTICIPATED PROJECT TIMELINE

- **August 2024 - April 2025:** Predevelopment activities including architectural design, coordinating financing and entitlements, etc.
- **April 2025:** Construction commencement
- **August 2026:** Construction completion

PROJECT PARTNERS

- **City of Beloit:** current owner, project partner
- **The Alexander Company:** developer, architect, property manager
- **R.H. Batterman:** engineer
- **Additional local partners** such as a general contractor will be identified as planning progresses

REPRESENTATIVE
Sample Imagery



CONTACT

Chris Day, Development Project Manager
The Alexander Company
(608) 268-8105 | cday@alexandercompany.com



WILL REZONING MEAN MORE DENSITY?

The proposed housing concept would result in approximately eight units per acre, which is three times less than the current R-3 (Low-Density Multifamily Residential) zoning allowance of up to 25 units per acre. The purpose of the proposed rezoning to Planned Unit Development (PUD) is not to increase density. Instead, it's intended to provide the flexibility needed to create a more thoughtfully designed housing community that aligns with Beloit's current and future housing needs.

WHO WILL THE PROPOSED HOUSING SERVE?

Housing is a critical need across the nation, and Beloit is no exception. Over the past three years Beloit rents have increased by a cumulative 16.5%¹, making it increasingly difficult for many to find suitable housing. This proposed housing community aims to provide appealing, diverse options for a range of residents, including seniors, families, young professionals, and individuals. The proposed housing community will particularly benefit Beloit's largest workforce sectors - manufacturing, trade, transportation and utilities, education, and health services. According to the 2022 Greater Beloit Demand Analysis by the Greater Beloit Economic Development Corporation, over 14,000 people work in Beloit but live elsewhere. This housing will offer these employees the opportunity to live closer to their workplace, helping local businesses attract and retain talent.

WHAT IS 'AFFORDABLE HOUSING'?

Affordable housing is defined as housing that costs less than 30% of a household's income. This standard applies to households across all income levels, as everyone has a limit to what they can afford. When a household spends more than 30% of its income on housing, it is considered "cost burdened," meaning it may struggle to afford other necessities. Households spending more than 50% of their income on housing are deemed "severely cost burdened," placing them at high risk of financial instability and even homelessness.

In Beloit, 24.6% of renter households are cost burdened, meaning they pay over 30% of their income on rent. Additionally, 20.8% of renter households are severely cost burdened, spending over 50% of their income on rent². These statistics highlight the critical need for affordable housing options in our community.

1 Source: CoStar.
 2 Source: American Community Survey and Greater Beloit Housing Demand Analysis.

WHAT DOES 'LOW-INCOME' MEAN?

Low-income is traditionally defined as earning below 60% of the Area Median Income (AMI), which varies depending on the number of people in a household. Section 42 Low Income Housing Tax Credit developments often designate a portion of their units for households earning up to 80% of the AMI, alongside market-rate units with no income restrictions.

The proposed housing community will serve those earning up to 70% of Rock County's Median Income levels. For example:

70% Rock County Median Income ³		
Household Size	Annual Maximum Income Limit	Hourly Maximum Income Limit
One-Bedroom Apartment	\$45,500	\$21
Two-Bedroom Apartment	\$54,600	\$26
Three-Bedroom Apartment	\$63,070	\$30

In Beloit, many common professions fall within these income limitations⁴, such as:

- Production Associate at Palmer-Donavin, \$18.15 per hour
- Assembly/Production/Factory Personnel at Chicago Fittings Corporation, \$18.45 per hour
- Records Clerk at the City of Beloit, \$18.98 per hour
- Warehouse Worker at Amazon Warehouse, \$18.50 per hour
- Barista at Blue Collar Coffee, \$15.38 per hour
- Home Health Aid at Comfort Keepers, \$18 per hour
- Administrative Assistant for Enrollment at Beloit College, \$23 per hour

The proposed housing community is designed to support these and similar members of the workforce, offering them quality housing options that are affordable based on their income levels.

3 Source: WHEDA 2024. Maximum income limitations are determined based on 1.5 persons per bedroom.
 4 Source: Indeed.com and Ziprecruiter.com



Multi-family Housing Community at EAGLES RIDGE

FAQ

WHAT ARE SECTION 42 LOW-INCOME HOUSING TAX CREDITS?

The Section 42 Low-Income Housing Tax Credit Program is a federal initiative, administered by the State of Wisconsin, that helps fund the construction and rehabilitation of affordable rental housing for low-income residents. Applications for these funds are scored based on several factors, including:

- Incomes being served
- Quality of site (access to public transportation and walkability)
- Area needs (low vacancy and high rents and employment center by Census tract)
- Other funding sources (local funds)
- Building amenities (energy efficiency, accessibility)
- Quality of the development team

It's important to note that these developments must go through the same City procedures as any other project, including securing development, zoning, and building permits, and they are required to pay property taxes. Additionally, these projects must remain affordable for at least 30 years and are subject to regular inspections by the state.

WHAT ARE HOUSING CHOICE VOUCHERS (SECTION 8)?

The Housing Choice Vouchers Program, often referred to as Section 8, is a federal initiative that helps low-income households afford rent by covering a portion of their monthly payments. Locally, the program is administered by the Beloit Housing Authority.

To qualify for a voucher, a household must have an income below 50% of the Area Median Income (AMI) and meet specific city screening criteria. Once qualified, households are placed on a waiting list, and vouchers are awarded through a lottery system.

Recipients of Housing Choice Vouchers are required to contribute 30% of their household income towards rent, with the voucher covering the remaining portion, up to a certain limit. This limit is based on the area's Fair Market Rent, ensuring that rent remains affordable while also reflecting local housing costs.

While apartment communities in Wisconsin cannot deny a resident housing due to having a Housing Choice Voucher, know that the proposed housing community does not contain project-based vouchers (e.g. vouchers attached to the unit versus person).

HOW WILL YOU HANDLE INCREASED TRAFFIC AND PEDESTRIAN SAFETY?

Our goal is to ensure that the community remains a safe and welcoming place for everyone. The City of Beloit and the development team will work closely together to address any increased traffic as well as pedestrian safety. This can involve conducting traffic studies to assess the potential impact on local roads and intersections. Based on those studies, a range of measures can be implemented, such as the addition of traffic signals or creating designated pedestrian crossings.

The proposed rezoning will generate less traffic than current zoning has the potential to create, and the current streets are designed to meet the needs of current zoning.

WILL THERE BE ADEQUATE ON-SITE PARKING?

Ensuring adequate parking is a top priority in our planning process. We are committed to providing enough parking to meet the needs of residents and their guests and parking will be included in rent to ensure the provided parking is used to its fullest extent.

To provide context, a recent parking audit of similar existing affordable housing communities in and around Madison, located in areas comparable to the proposed site, found an average parking ratio of 0.9 vehicles per apartment. The proposed housing community will be providing 153 parking spaces, or 1.7 spaces per apartment home. Further, know that all parking will be contained between the apartment buildings so to reduce visibility to neighbors, and there is not a convenient parking connection to Eagles Ridge Drive.

HOW MUCH HOUSING DOES БЕЛОIT NEED?

Beloit is currently facing a significant demand for more multi-family housing to support both its economic development and growing population. The city's recent economic growth has outpaced residential development, leading to a housing shortage, particularly in the rental market.

According to CoStar, the Beloit multi-family market is nearly at full capacity, with only 0.9% of inventory currently vacant. For context, a healthy housing market typically has around 5% of its inventory vacant, which allows for greater flexibility and choice for renters.

The 2022 Greater Beloit Housing Demand Analysis Projects that approximately 450 new housing units will be needed over the next five years to accommodate population growth and to address the existing shortfall. This includes a critical need for rental and low-income housing to ensure that all members of our community have access to affordable, quality housing.

From: [Akhila Sudheer](#)
To: [Christensen, Julie](#); [sudheer tekkalakota](#)
Subject: EAGLES RIDGE SUBDIVISION
Date: Friday, August 23, 2024 9:30:26 AM

Dear Julie,

I am a resident of Eagle's Ridge subdivision and am aware that there is discussion about the possible re-zoning of land that abuts our subdivision (3500 Eagles Ridge Drive) with a proposal to rezone from current zoning of R3 (low density residential) to PUD zoning (Planned Unit Development). I further understand that the Alexander Company, Inc. has requested \$3 million in TIF funds to support the development of 94 apartments targeted for low-income housing (and a possible addition of 18 further single homes or duplexes) on this property.

I want to convey that I am absolutely NOT in support of this re-zoning. When we purchased our home, we bought so with the understanding that the subject parcel would someday be developed into low density residential homes. The value and desirability of our home is influenced by what surrounds us. Developing this parcel as low-income housing would detract for the desirability of the area and our home values.

Changing the zoning of this land is a "bait and switch" for us existing homeowners who had no expectation that this was a possibility. Our home buying decision may have been different had this possibility been known at the time.

Beyond the expected erosion of our property value and quality of life we also object to this development for the following reasons:

- There is a proposed new road that would come into the subdivision on Eagle Ridge. This would dramatically increase traffic in our subdivision. Our subdivision has many children and walkers/bikers/runner that this would endanger.
- After reviewing the proposed plan by the Alexander Company, there appears to be woefully insufficient planned parking for the proposal.
- We enjoy the beauty of the greenspace that is present today. While we understand that development will come, we expected low density residential development, which by its nature would preserve yards and more greenspace versus apartment complexes.
- There are other areas in Beloit that could be developed for low-income housing that would not have such an impact on an existing residential area.
- As taxpayers, we also object to using \$3 million of taxpayer monies that potentially erode our existing property values.

Please consider this input as the City of Beloit reviews this proposal and I request that the City of Beloit decline this zoning change and decline this proposed development.

Thank you.

Akhila Raj

From: [Amanda Van Fleet](#)
To: [Christensen, Julie](#)
Subject: Eagle Ridge Apartment Proposals
Date: Saturday, August 17, 2024 11:52:29 AM

Good morning.

My name is Amanda Van Fleet and I live at 3765 Golden Eagle Drive and I am emailing you today regarding my concerns and disapproval for the possible development of apartments in my neighborhood.

Have you ever tried to take left onto Gateway Blvd from Eagles Ridge Drive? Not only do you have to look at the oncoming traffic from Gateway Blvd, but you also have traffic incoming and outgoing from 3 apartment entrances. Can you imagine what it will be like adding seven apartment buildings to this? The traffic issues it will cause? Do you realize how far you have to pull out onto Gateway avenue when turning left just to see oncoming traffic? I highly encourage you to try it. Also, the school district of Beloit bus for pick up and drop off is right across from this turn. The bus stops and turns on its lights and stops traffic in the morning and in the afternoon on Gateway Blvd. The Beloit School District picks up the kids from the Gateway apartment buildings on Gateway Blvd not in safe zone. There is no sidewalks for these kids but only a green grassy area to wait on until the bus arrives.

The area where the proposed apartment buildings are supposed to go currently zones as LDMF. In order to put the apartment buildings here it would have to be rezoned to PUD because of the number of units that are being proposed. I am against this rezoning. We should use this land for what it was originally intended to be used for.

I don't want the increased traffic in our neighborhood. We enjoy taking our kids for walks and our pets without the constant interruption of speeding cars. We have a beautiful park that all can enjoy, however, with off street parking.

I don't think it's fair to place apartment buildings in a neighborhood. Our property values will go down and I know we have some of the highest in Beloit. We have a beautiful neighborhood as it is with houses currently being built and more roads being added. Why ruin it with seven apartment buildings? I can think of plenty of open spaces for these apartments in the City of Beloit. Why not develop more on the undeveloped West side?

Do you realize we don't have a working tornado siren in this neighborhood? It hasn't been working for months. Numerous calls have been made and it still isn't working. Where are the City's priorities right now?

Our neighborhood is a HOA as you know. We pay a yearly fee so our neighborhood is presentable. We have green areas and flowers that are taken care of. We have additional rules in place besides the ones the city has to keep our neighborhood beautiful so that all can enjoy. How can you place apartments in a neighborhood that has a HOA in place? How can we continue to have a clean and peaceful neighborhood with you build 7 apartment buildings in it? How is it fair to us?

Have you seen how the sidewalks are laid out in our neighborhood? It's terrible! I don't know what engineers were thinking when having one wide sidewalk on Eagles Ridge Drive and it

doesn't even go onto all of the properties. Some properties it just stops and you have to go onto the road to walk. Some sidewalks are normal size. Many sidewalks don't even go to the edge of properties. So many properties are missing sidewalks.

I am against the proposed apartment buildings for our neighborhood. It would cause many traffic issues and congestion to this small neighborhood. There is already so many things to fix before we even think about this like getting the tornado siren up and working and fixing the sidewalk issues to for starters.

Amanda Van Fleet
608-290-2260

From: [Amy Lanphear](#)
To: [Christensen, Julie](#)
Subject: Eagles Ridge: New Property Development
Date: Monday, September 9, 2024 4:06:10 PM

Hi Julie,

I know you have received multiple emails regarding the new affordable housing complex that is potentially moving forward on Gateway and Eagles Ridge, and I also watched to reach out to you regarding this potential development.

I am a resident of Eagle's Ridge subdivision, and was informed about the possible re-zoning of land that is within our subdivision (3500 Eagles Ridge Drive). My understanding is that the proposal is to rezone from current zoning of R3 (low density residential) to PUD zoning (Planned Unit Development). I further understand that the Alexander Company, Inc. has requested \$3 million in TIF funds to support the development of 94 apartments targeted for low-income housing (and a possible addition of 18 further single homes or duplexes) on this property.

I want to convey that I am absolutely NOT in support of this re-zoning. When I purchased my home, I bought so with the understanding that the subject parcel would someday be developed into low density residential homes. The value and desirability of our homes is influenced by what surrounds us. Developing this parcel as low-income housing would detract for the desirability of the area and our home values.

Changing the zoning of this land is a "bait and switch" for us existing homeowners who had no expectation that this was a possibility. My home buying decision may have been different had this possibility been known at the time.

Beyond the expected decline in property values and quality of life, im also concerned about the following:

- There is a proposed new road that would come into the subdivision on Eagles Ridge Dr. This would dramatically increase traffic in our subdivision and parking on the street that we don't have room for. Our subdivision has many children and walkers/bikers/runner that this would endanger.
- After reviewing the proposed plan by the Alexander Company, there appears to be insufficient planned parking for the proposal.
- We enjoy the beauty of the greenspace that is present today. While we understand that development will come, we expected low density residential development, which by its nature would preserve yards and more greenspace versus apartment complexes.

Please consider this input as the City of Beloit reviews this proposal, and I hope the concerns by the residents of the Eagles Ridge Subdivision will be considered.

Thank you so much.

Amy Lanphear
amylan78@gmail.com
414-313-3138

3675 Eagles Ridge Dr, Beloit, WI 53511

From: [Andrew Geiger](#)
To: [Christensen, Julie](#)
Cc: [Leavy, Kevin](#); [Day, Kevin](#); [Adama, Yusuf](#); blakelys@beloitwi.gov; [Densch, Marty](#); [Forbeck, Nancy](#)
Subject: Eagles Ridge Subdivision Re-Zoning Proposal
Date: Tuesday, August 20, 2024 5:43:12 AM

Dear Julie,

I am a resident of Eagle's Ridge subdivision and am aware that there is discussion about the possible re-zoning of land that abuts our subdivision (3500 Eagles Ridge Drive) with a proposal to rezone from current zoning of R3 (low density residential) to PUD zoning (Planned Unit Development). I further understand that the Alexander Company, Inc. has requested \$3 million in TIF funds to support the development of 94 apartments targeted for low-income housing (and a possible addition of 18 further single homes or duplexes) on this property.

I want to convey that I am absolutely NOT in support of this re-zoning. When we purchased our home, we bought so with the understanding that the subject parcel would someday be developed into low density residential homes. The value and desirability of our home is influenced by what surrounds us. Developing this parcel as low-income housing would detract for the desirability of the area and our home values.

Changing the zoning of this land is a "bait and switch" for us existing homeowners who had no expectation that this was a possibility. Our home buying decision may have been different had this possibility been known at the time.

Beyond the expected erosion of our property value and quality of life we also object to this development for the following reasons:

- There is a proposed new road that would come into the subdivision on Eagle Ridge. This would dramatically increase traffic in our subdivision. Our subdivision has many children and walkers/bikers/runner that this would endanger.
- After reviewing the proposed plan by the Alexander Company, there appears to be woefully insufficient planned parking for the proposal.
- We enjoy the beauty of the greenspace that is present today. While we understand that development will come, we expected low density residential development, which by its nature would preserve yards and more greenspace versus apartment complexes.
- There are other areas in Beloit that could be developed for low-income housing that would not have such an impact on an existing residential area.
- As taxpayers, we also object to using \$3 million of taxpayer monies that potentially erode our existing property values.

Please consider this input as the City of Beloit reviews this proposal and I request that the City of Beloit decline this zoning change and decline this proposed development.

Thank you.

Andrew G. Geiger

From: adraffkorn@charter.net
To: [Christensen, Julie](#)
Cc: adraffkorn@charter.net
Subject: Proposed re-zoning of land in Eagles Ridge
Date: Sunday, August 25, 2024 11:11:29 AM

Dear Ms. Christensen:

I am writing to **strongly object** to the City of Beloit re-zoning the land by the water tower in Eagles Ridge as PUD.

We specifically chose to build our home in this subdivision 8 years ago because it **was away** from the city and thus quiet and more pastoral . If this land is re-zoned, you would be bringing the city to our doorstep. This would decrease our property values, make it more crowded and busy (and thus less quiet), increase the traffic and change the character of our current neighborhood, which we love and is what we signed up for.

Please use the land for what it was intended - LDMF- and let us keep our peace and quiet. I'm sure there are other areas in Beloit where you could build your complex. Put yourself in our shoes. I bet you'd feel the same way if you lived here.

Sincerely,

Ann Draffkorn
1745 Golden Eagle Court

From: [Ashley Simpson](#)
To: [Christensen, Julie](#)
Subject: Eagles Ridge subdivision proposed multi family construction
Date: Tuesday, August 27, 2024 9:41:18 PM

Hello Julie,

It was brought to my attention that I would be able to contact you in order to express my families objection and concern to the proposed eagles ridge subdivision multi-family construction. Our concerns are that there would be increased traffic flow and overflow of parking from apartments (as we already have now but will be worse), increased noise levels and impact to property values. We moved to this particular location two years ago because we loved the quiet feel and friendly but reserved community vibe. If there is anything else further that we can do to object to this please let us know.

Thank you,
Ashley & Simpson Family

3665 Prairie Falcon Pass
Beloit, WI 53511

From: [Carina Casique](#)
To: [Christensen, Julie](#)
Subject: Eagles Ridge Subdivision
Date: Saturday, August 24, 2024 1:37:08 PM

Hi Julie,

It is my understanding that the City of Beloit is rezoning from a low-density multi-family to a PUD multi-family section in the Eagles Ridge subdivision. Many concerns come with this decision. First of all, this parcel will not be used for the original purpose of low-density multi-family. Another concern that is already arising and will be of greater concern is the parking on Eagles Ridge Dr. to overflow and increased traffic which we are already seeing with the new additions of homes being built in our subdivision. This proposed new zoning will also be putting more residents in a smaller parcel and along with it impact the home values. I am objecting to the rezoning and have discussed the concerns my family, community, and I have above.

Thank you for your time and consideration,

Carina and Jesus Casique
3657 Prairie Falcon Pass
Beloit, WI 53511

From: [Dan Gifford](#)
To: [Christensen, Julie](#)
Subject: Eagles ridge subdivision
Date: Friday, August 16, 2024 7:55:49 PM

Dear Julie,

I am a resident of Eagle's Ridge subdivision and am aware that there is discussion about the possible re-zoning of land that abuts our subdivision (3500 Eagles Ridge Drive) with a proposal to rezone from current zoning of R3 (low density residential) to PUD zoning (Planned Unit Development). I further understand that the Alexander Company, Inc. has requested \$3 million in TIF funds to support the development of 94 apartments targeted for low-income housing (and a possible addition of 18 further single homes or duplexes) on this property.

I want to convey that I am absolutely NOT in support of this re-zoning. When we purchased our home, we bought so with the understanding that the subject parcel would someday be developed into low density residential homes. The value and desirability of our home is influenced by what surrounds us. Developing this parcel as low-income housing would detract for the desirability of the area and our home values.

Changing the zoning of this land is a "bait and switch" for us existing homeowners who had no expectation that this was a possibility. Our home buying decision may have been different had this possibility been known at the time.

Beyond the expected erosion of our property value and quality of life we also object to this development for the following reasons:

- There is a proposed new road that would come into the subdivision on Eagle Ridge. This would dramatically increase traffic in our subdivision. Our subdivision has many children and walkers/bikers/runner that this would endanger.
- After reviewing the proposed plan by the Alexander Company, there appears to be woefully insufficient planned parking for the proposal.
- We enjoy the beauty of the greenspace that is present today. While we understand that development will come, we expected low density residential development, which by its nature would preserve yards and more greenspace versus apartment complexes.
- There are other areas in Beloit that could be developed for low-income housing that would not have such an impact on an existing residential area.
- As taxpayers, we also object to using \$3 million of taxpayer monies that potentially erode our existing property values.

Please consider this input as the City of Beloit reviews this proposal and I request that the City of Beloit decline this zoning change and decline this proposed development.

Thank you

[Yahoo Mail: Search, Organize, Conquer](#)

From: [gabriela casique](#)
To: [Christensen, Julie](#)
Subject: eagles ridge construction
Date: Monday, August 19, 2024 5:25:48 PM

Hello

I am sending this email to dispute the rezoning from low density multi-family to PUD multi-family. Some of the concerns my family has are the increased traffic in the neighborhood, the parcel of land not being used for the original purpose of low density multi family, and the parking on Eagles Ridge Dr due to overflow. The new cut in road on Eagles Ridge Dr will impact the home values, and the driveways for the single family homes that are being proposed as well as other concerns. Traffic is already getting out of control with all the new housing recently. We object to the rezoning and voicing the above mentioned concerns of our community.

Gabriela Casique
3758 prairie falcon pass

Nee, T.J.

From: Jamie Rousseau <rousseaujamie@yahoo.com>
Sent: Wednesday, August 21, 2024 5:39 PM
To: Planning (WebPage); Christensen, Julie
Cc: Leavy, Kevin; Adama, Yusuf; Blakeley, Sharon; Densch, Marty; Forbeck, Nancy
Subject: Fw: 3500 Eagles Ridge Drive

Dear Julie/To whom else it may concern,

I am a resident of Eagle's Ridge subdivision and am aware that there is discussion about the possible re-zoning of land that abuts our subdivision (3500 Eagles Ridge Drive) with a proposal to rezone from current zoning of R3 (low density residential) to PUD zoning (Planned Unit Development). I further understand that the Alexander Company, Inc. has requested \$3 million in TIF funds to support the development of 94 apartments targeted for low-income housing (and a possible addition of 18 further single homes or duplexes) on this property.

I want to convey that I am absolutely NOT in support of this re-zoning. When we purchased our home, we bought so with the understanding that the subject parcel would someday be developed into low density residential homes. The value and desirability of our home is influenced by what surrounds us. Developing this parcel as low-income housing would detract for the desirability of the area and our home values.

Changing the zoning of this land is a "bait and switch" for us existing homeowners who had no expectation that this was a possibility. Our home buying decision may have been different had this possibility been known at the time.

Beyond the expected erosion of our property value and quality of life we also object to this development for the following reasons:

- There is a proposed new road that would come into the subdivision on Eagle Ridge. This would dramatically increase traffic in our subdivision. Our subdivision has many children and walkers/bikers/runner that this would endanger.
- After reviewing the proposed plan by the Alexander Company, there appears to be woefully insufficient planned parking for the proposal.
- We enjoy the beauty of the greenspace that is present today. While we understand that development will come, we expected low density residential development, which by its nature would preserve yards and more greenspace versus apartment complexes.
- There are other areas in Beloit that could be developed for low-income housing that would not have such an impact on an existing residential area.
- As taxpayers, we also object to using \$3 million of taxpayer monies that potentially erode our existing property values.

Please consider this input as the City of Beloit reviews this proposal and I request that the City of Beloit decline this zoning change and decline this proposed development.

Thank you.
Jamie Rousseau

From: [Jean Oseth](#)
To: [Christensen, Julie](#)
Subject: Multi-family development in Eagles Ridge Subdivision
Date: Tuesday, August 13, 2024 12:58:57 PM

Ms. Christensen,

We are contacting you to dispute the rezoning from low density multi-family to PUD multi-family in the proposed development.

Our concerns are:

- increased traffic in the neighborhood
- the parcel of land not being used for the original purpose of low density multi family
- parking on Eagles Ridge Dr due to overflow
- the new cut in road on Eagles Ridge Dr
- impacts to home values
- the driveways for the single family homes that are being proposed

In light of these factors, we respectfully request that you reconsider your plans for this development.

Dean and Jean Oseth
3735 Golden Eagle Drive
Beloit WI 53511

From: [Jenn L](#)
To: [Christensen, Julie](#)
Subject: Planned Unit Development Rezoning
Date: Monday, August 19, 2024 6:41:02 PM

Dear Julie,

I am a resident of Eagle's Ridge subdivision and am aware that there is discussion about the possible re-zoning of land that abuts our subdivision (3500 Eagles Ridge Drive) with a proposal to rezone from current zoning of R3 (low density residential) to PUD zoning (Planned Unit Development). I further understand that the Alexander Company, Inc. has requested \$3 million in TIF funds to support the development of 94 apartments targeted for low-income housing (and a possible addition of 18 further single homes or duplexes) on this property.

I want to convey that I am absolutely NOT in support of this re-zoning. When we purchased our home, we bought so with the understanding that the subject parcel would someday be developed into low density residential homes. The value and desirability of our home is influenced by what surrounds us. Developing this parcel as low-income housing would detract for the desirability of the area and our home values.

Changing the zoning of this land is a "bait and switch" for us existing homeowners who had no expectation that this was a possibility. Our home buying decision may have been different had this possibility been known at the time.

Beyond the expected erosion of our property value and quality of life we also object to this development for the following reasons:

- There is a proposed new road that would come into the subdivision on Eagle Ridge. This would dramatically increase traffic in our subdivision. Our subdivision has many children and walkers/bikers/runner that this would endanger.
- After reviewing the proposed plan by the Alexander Company, there appears to be woefully insufficient planned parking for the proposal.
- We enjoy the beauty of the greenspace that is present today. While we understand that development will come, we expected low density residential development, which by its nature would preserve yards and more greenspace versus apartment complexes.
- There are other areas in Beloit that could be developed for low-income housing that would not have such an impact on an existing residential area.
- As taxpayers, we also object to using \$3 million of taxpayer monies that potentially erode our existing property values.

Please consider this input as the City of Beloit reviews this proposal and I request that the City of Beloit decline this zoning change and decline this proposed development.

Thank you.
Jennifer Lewandowski

From: [Jenny Gunderson](#)
To: [Christensen, Julie](#)
Subject: Opposition to rezoning Eagles Ridge
Date: Wednesday, August 14, 2024 4:38:57 PM

Good evening Ms.Christensen,

I'm emailing you to express opposition for rezoning the Eagles Ridge subdivision area to PUD multifamily.

My husband and I just purchased our home in the Eagles Ridge subdivision and we are disheartened to hear about the proposed rezoning. We selected our home in this area specifically for the low density and small community feel. We were looking forward to our home growing in value, which would be unlikely in the setting of rezoning.

An additional concern is that there would be increased traffic and overflow of parking onto the current residential streets. This is troublesome in a community with so many children as parked cars obstruct the view of children and increased traffic flow can be dangerous to children playing outside.

We hope you take into consideration our community's request to not rezone.

Respectfully,
Jennifer Gunderson

From: [Joe Draffkorn](#)
To: [Christensen, Julie](#)
Subject: Objection to affordable housing project
Date: Tuesday, August 13, 2024 11:04:51 AM

Good morning Julie, I'm sending this email to express my concern about the proposed housing project next to the Eagles ridge subdivision labeled affordable housing. I believe this project is going to reduce the value of our existing homes. I also believe this project is going to increase traffic and crime to an unacceptable level. I therefore oppose the rezoning to pud multifamily from low density multifamily. We are a quiet subdivision on the edge of Beloit with many families with young children. The extra traffic creates a safety issue. As well to what I believe will also be increased crime. I've lived there for nine years and not once have I seen a squad car patrol through our quiet neighborhood. thank you for taking the time to read my email and hopefully taking it into consideration.
Sent from my iPhone

From: [Joel Otto](#)
To: [Pennington, Drew](#); [COBCAMA](#); [Christensen, Julie](#); [Downing, Teri](#); [Nee, T.J.](#); [Rottmann, Hilary](#)
Subject: Subsidized housing on Eagles Ridge
Date: Wednesday, September 11, 2024 2:41:01 PM

To Drew, Julie, Terri, TJ, Hillary, and the interim city assessor,

I wanted to email and voice my concerns over the proposed subsidized housing apartments going in on Gateway and Eagles Ridge Dr.

As a homeowner at 3529 Eagles Ridge, directly across the street from this development, I have multiple concerns that I wanted to voice in this way to start. I plan on attending all future meetings on this subject as well.

I first heard of the plan at the breakfast sponsored by the chamber on development in the city last month. Drew was one of the speakers at this event. To hear that the city thinks this plan to put subsidized housing in the middle and next door to one of the best housing developments in the city is a great idea and a great place to put such a development really surprised me. I understand the need for affordable housing, lower cost rental housing. But I really don't think it's good planning to put that kind of housing right in the middle of a development that has shown the kind of growth that the Eagles Ridge development has in ownership of homes that are considerably above even the median home price for the Beloit market.

To add such a development there does require rezoning to go forward. I think this move is really inconsiderate and short sighted for all who have built and now own homes in our neighborhood.

We bought and built in that area precisely because we were told there couldn't be anything commercial there, and there couldn't be anything apartments there.

If that land you will be using would have been zoned for low income subsidized housing, many of us never would have chosen to buy or build there. Bringing this development to this location WILL slow down development in Eagles Ridge because people considering moving in or buying one of the new houses there will think twice or probably not purchase or choose to build there. For the developer, I can't believe they would be happy about it either for their plans going forward. And the timing of this coming out when it sounds like it is all arranged for and already a done deal is really poor leadership in my opinion.

After just slapping us with a huge assessment increase and a new one this year, are you prepared to lower the assessments of properties there in the future, to reflect the impact on our property values this development will cause?

There are many other potential locations for a development like this that fit better than putting it in one of the prime home ownership developments in the city.

I would like to ask that the city reevaluate and reconsider the decision to put this property in this location. Why not put it down gateway next to all the other apartments, on the big hill of a lot that nobody else seems to want to develop?

The land you are taking away from its zoning also fits for potential starter home level of

pricing, if you keep it zoned for condo's and maybe at most a duplex or 4 unit here or there.

I also happened to have lunch with a friend of mine who is a business owner and on the beloit development advisory board. When I brought up the project, he hadn't heard anything about it and he agreed with me that it was a short sighted and horrible location and idea for a project like this.

Finally, I will be reaching out to the builder who is continuing to develop Eagles Ridge, and I will be reaching out to our HOA to discuss seeking legal counsel and representation of our development in this matter.

Please take some steps to reconsider the location of this development, and reconsider the plan. Please take into account and look at ALL available locations for this development (of which I believe there are many).

Think about the implications on tax revenues. You are giving up a potential property taxes a good number of home owners in the area you are putting this apartment complex. You also will be lowering the tax revenues from existing Eagles Ridge homes and future homes by decreasing their value.

I have thoroughly enjoyed my 20 years here in Beloit, in our dream house we built from the ground up on Eagles Ridge Drive. To have something like this happen at this point is pretty devastating for us. Other than high property taxes, we have enjoyed our time in Beloit. But decisions like this make us question wanting to stay here and continue to be a part of Beloit.

Sincerely,

Joel and Jeanne Otto
3529 Eagles Ridge Dr.
Beloit, WI 53511
608-449-3321 is my cell if you would like to discuss any of this with me.

From: [Katherine Geiger](#)
To: [Christensen, Julie](#)
Subject: Concerned Resident
Date: Sunday, August 25, 2024 3:53:49 PM

Dear Julie,

I am writing to you as a resident of Eagle's Ridge subdivision. I am aware that there is discussion about the possible re-zoning of land that abuts our subdivision (3500 Eagles Ridge Drive) with a proposal to rezone from current zoning of R3 (low density residential) to PUD zoning (Planned Unit Development). I understand that the Alexander Company, Inc. has requested \$3 million in TIF funds to support the development of 94 apartments targeted for affordable housing (and a possible addition of 18 further single homes or duplexes) on this property.

I want to convey that I am NOT in support of this re-zoning. I understand there is a need for more housing in Beloit, but I feel the location is not ideal for affordable housing. In my career, I have personally worked with individuals who lived in affordable housing and can tell you location is crucial especially for individuals who don't own/cannot afford a vehicle. While I am aware that city transit runs through the area, it is not always conveniently accessible for when someone needs to go clear across town for their necessities. Even though there are restaurants and shops close, they may not have all necessities a person needs that may be located further away. There are better locations within Beloit that are much more accessible for those who would rely on public transit.

Likewise, when we purchased our home, we bought with the understanding that the subject parcel would someday be developed into low density residential homes. The value and desirability of our home is influenced by what surrounds us. Developing this parcel as affordable income housing would detract from the desirability of the area and our home values. Therefore, many Eagles Ridge residents feel they will have to put up their home for sale to find an area they feel is safer for their families.

Changing the zoning of this land is a "bait and switch" for us existing homeowners who had no expectation that this was a possibility. Our home buying decision may have been different had this possibility been known at the time. Our family may have no choice but to leave the area if this proposal is to move forward as we originally moved here to get away from the noise, traffic, and crime where we were previously living.

Beyond the expected erosion of our property value and quality of life we also object to this development for the following reasons:

- There is a proposed new road that would come into the subdivision on Eagle Ridge. This would dramatically increase traffic in our subdivision. Our subdivision has many children and walkers/bikers/runners that this would endanger.
- After reviewing the proposed plan by the Alexander Company, there appears to be woefully insufficient planned parking for the proposal.
- We enjoy the beauty of the greenspace that is present today. While we understand

that development will come, we expected low density residential development, which by its nature would preserve yards and more greenspace versus apartment complexes.

-There are other areas in Beloit that could be developed for low-income housing that would not have such an impact on an existing residential area.

-As taxpayers, we also object to using \$3 million of taxpayer monies that potentially erode our existing property values.

Please consider this input as the City of Beloit reviews this proposal and I request that the City of Beloit decline this zoning change and decline this proposed development.

Best Regards,

Katherine

From: [Kristin Robertson](#)
To: [Christensen, Julie](#)
Subject: Proposed multi family housing in Eagles Ridge Subdivision
Date: Friday, August 16, 2024 10:29:18 AM

Hi Julie,

I live in Eagles Ridge Subdivision and have concerns over the proposed multi family housing at 3500 Eagles Ridge Drive.

I object to the rezoning of the land from Low Density Multi-family to PUD Multi-family. This goes against why we purchased a home in this Subdivision and will impact the future value of the homes here. Other major impacts and concerns are the increased traffic in our neighborhood with only one entrance in and out of the subdivision. Overflow parking that could occur from the apartments on to the road and the new cut in road that is being proposed off of Eagles Ridge Dr.

The property should remain zoned as low density multi-family as that is better suited housing for this neighborhood and the homes currently here.

Thank you for your time,
Kristin Robertson

From: [Lori Sciamé](#)
To: [Christensen, Julie](#)
Subject: Proposed Construction in Eagle's Ridge
Date: Tuesday, August 20, 2024 6:03:39 AM

Hello, Ms. Christensen.

Please DO NOT rezone the land by the water tower in Eagle's Ridge.

I bought my home in this lovely subdivision one year ago. One of the reasons I chose Eagle's Ridge concerned the peaceful vibe of the neighborhood. I actually decided to spend more money on a home to be away from a densely populated area.

I have talked to many of my neighbors, and ALL of them oppose the addition of a PUD. Condos are fine, but bringing a huge number of people into this area will lower our property values, as well as cause safety concerns.

My husband, a long time COB Police Department employee, has reached out several times to City Council members to discuss his concerns. None of his attempts to reach the members has been successful. It is my understanding that Council members should respond to the community?

I understand that economic development is necessary, as is affordable housing; however, this is NOT the area to bring many low income families. These families/parents/singles need to be CLOSE to shopping, health care, schools, and the like. High density housing needs to be in town, so that services can be accessed easily.

Thank you for all you do to improve the lives of residents, and for reading my email. Please reconsider rezoning Eagle's Ridge.

Sincerely,
Lori A. Sciamé
3660 Eagle's Ride Drive
Beloit

From: [Marc Anderson](#)
To: [Christensen, Julie](#)
Cc: [Tim Gagliano-Anderson](#)
Subject: Eagles Ridge Development
Date: Tuesday, September 3, 2024 5:10:37 PM

Dear Julie,

I am a resident of Eagle's Ridge subdivision and am aware that there is discussion about the possible re-zoning of land that abuts our subdivision (3500 Eagles Ridge Drive) with a proposal to rezone from current zoning of R3 (low density residential) to PUD zoning (Planned Unit Development). I further understand that the Alexander Company, Inc. has requested \$3 million in TIF funds to support the development of 94 apartments targeted for low-income housing (and a possible addition of 18 further single homes or duplexes) on this property.

I want to convey that I am absolutely NOT in support of this re-zoning. When we purchased our home, we bought so with the understanding that the subject parcel would someday be developed into low density residential homes. The value and desirability of our home is influenced by what surrounds us. Developing this parcel as low-income housing would detract for the desirability of the area and our home values.

Changing the zoning of this land is a "bait and switch" for us existing homeowners who had no expectation that this was a possibility. Our home buying decision may have been different had this possibility been known at the time.

Beyond the expected erosion of our property value and quality of life we also object to this development for the following reasons:

- There is a proposed new road that would come into the subdivision on Eagle Ridge. This would dramatically increase traffic in our subdivision. Our subdivision has many children and walkers/bikers/runner that this would endanger.
- After reviewing the proposed plan by the Alexander Company, there appears to be woefully insufficient planned parking for the proposal.
- We enjoy the beauty of the greenspace that is present today. While we understand that development will come, we expected low density residential development, which by its nature would preserve yards and more greenspace versus apartment complexes.
- There are other areas in Beloit that could be developed for low-income housing that would not have such an impact on an existing residential area.
- As taxpayers, we also object to using \$3 million of taxpayer monies that potentially erode our existing property values.

Please consider this input as the City of Beloit reviews this proposal and I request that the City of Beloit decline this zoning change and decline this proposed development.

Thank you.

--

Marc and Tim Anderson
marc.a.anderson@gmail.com

emailfortim08@gmail.com

From: [Nathan Bulger](#)
To: [Christensen, Julie](#); [Honey](#)
Subject: Rezoning concerns
Date: Sunday, August 25, 2024 6:39:43 PM

Julie,

My name is Nathan Bulger along with my wife Maricel Bulger and we live at 3700 Eagles Ridge Dr, Beloit, WI 53511.

We wanted to express our concern about the proposed zoning changes for the land at the intersection of Gateway Boulevard and Eagles Ridge Drive in Beloit that we believe will greatly affect our neighborhood. As we understand it, that area is currently zoned Low Density Multi-family and the desire is for it to change to Planned Unit Development.

We previously lived in the 2600 Block of Colley Road and moved away from there to get away from some of the issues that are now being proposed to bring to our new neighborhood.

Here are some of the concerns that we do have.

Increased traffic to our neighborhood.

Increased noise and safety concerns.

Need for a stronger police presence in our neighborhood in one of the few neighborhoods in Beloit where it is not currently an issue and given this area's distance from any of the fire stations in Beloit we do not believe is a wise decision.

The proposed units that we did see do not have enough parking to accommodate a realistic amount of vehicles for that large of community so where will those vehicles end up.

Please let us know if there anything that we can do to prevent these changes to the zoning from happening.

Thank you for considering our concerns.

Sincerely,
Nathan and Maricel Bulger
Nathan:608-436-7217
ndb.natbu@gmail.com
Maricel: 608-201-7686
mariceld03@yahoo.com

From: [Ann Van Fleet](#)
To: [Christensen, Julie](#)
Subject: Rezoning Eagles Ridge
Date: Monday, August 19, 2024 12:51:32 PM

Julie,
I'm very concerned about the rezoning of Eagles Ridge Subdivision.

The impact on my property value and that of my neighbors is very concerning. We are trying to maintain a great neighborhood where people can have the home they have dreamed about and have worked hard for.

Low-income housing and larger developments are a big concern as it will drive our value down.

The new road proposed off of Eagles Ridge would be a big concern as well. Higher traffic and noise is a big issue. Right now we have a quiet neighborhood and I would like to keep it that way. It is what has attracted buyers to the houses that are being built. If that changes then so do the dynamics that would attract future buyers

I stand with my neighbors and am against this proposed zoning for a Planned Unit development.

Priscilla Burk
3680 Golden Eagle Dr.
Beloit, WI

Sent from my iPad

From: [Rob Horn](#)
To: [Christensen, Julie](#)
Subject: Multi Family Housing at 3500 Eagles Ridge Drive
Date: Friday, September 6, 2024 9:56:47 AM

Hi Julie,

I live in Eagles Ridge Subdivision and have concerns over the proposed multi family housing at 3500 Eagles Ridge Drive.

I object to the rezoning of the land from Low Density Multi-family to PUD Multi-family. This goes against why we purchased a home in this Subdivision and will impact the future value of the homes here. Other major impacts and concerns are the increased traffic in our neighborhood with only one entrance in and out of the subdivision. Overflow parking that could occur from the apartments onto the road and the new cut in road that is being proposed off of Eagles Ridge Dr.

The property should remain zoned as low density multi-family as that is better suited housing for this neighborhood and the homes currently here.

Thank you for your time,

Rob

From: [Robert Derrick](#)
To: [Christensen, Julie](#)
Subject: Objection to re-zoning of land by Gateway Blvd and Eagles Ridge Drive
Date: Wednesday, August 21, 2024 10:41:20 AM

Hello,

I am writing to object to the re-zoning of the land by Gateway Blvd and Eagles Ridge Drive from Low Density Multi-family to Planned Unit Development.

I own a home and live in the Eagles Ridge Drive neighborhood and I have concerns about the re-zoning to accommodate a higher number of apartment units.

These safety concerns include increased traffic and noise in the neighborhood, overflow of parking from the apartments to Eagles Ridge Drive, and the addition of the proposed road off of Eagles Ridge Drive.

I am also concerned about our property values decreasing because of added apartments.

Thanks for your time and consideration,

Robert W. Derrick
3690 Eagles Ridge Drive
Beloit, WI 53511
414-467-5580

From: [Ryan Koehn](#)
To: [Christensen, Julie](#)
Subject: Eagle's Ridge Development - Opposition to Rezoning
Date: Monday, August 19, 2024 9:11:30 AM

To whom it may concern -

I am a resident of Eagle's Ridge subdivision and am aware that there is discussion about the possible re-zoning of land that abuts our subdivision (3500 Eagles Ridge Drive) with a proposal to rezone from current zoning of R3 (low density residential) to PUD zoning (Planned Unit Development). I further understand that the Alexander Company, Inc. has requested \$3 million in TIF funds to support the development of 94 apartments targeted for low-income housing (and a possible addition of 18 further single homes or duplexes) on this property.

I want to convey that I am absolutely **NOT** in support of this re-zoning. When we purchased our home, we bought so with the understanding that the subject parcel could someday be developed into low density residential homes. The value and desirability of our home is influenced by what surrounds us. Developing this parcel as low-income housing would detract for the desirability of the area and our home values.

Changing the zoning of this land is a deceptive plan in bad faith for all of us existing homeowners who had no expectation that this was a possibility. Our home buying decision may have been different had this possibility been known at the time.

Beyond the expected erosion of our property value and quality of life we also object to this development for the following reasons:

- There is a proposed new road that would come into the subdivision on Eagle Ridge. This would dramatically increase traffic in our subdivision. Our subdivision has many children and walkers/bikers/runner that this would endanger.
- The city still has **yet to complete** the sidewalks required for the housing built over 8 years ago, which is already an accessibility **liability for the city**. There is little confidence the city will carry through in the support required for additional development.
- After reviewing the proposed plan by the Alexander Company, there appears to be woefully insufficient planned parking for the proposal.
- We enjoy the beauty of the greenspace that is present today. While we understand that development will come, we expected low density residential development, which by its nature would preserve yards and more greenspace versus apartment complexes.
- There are other areas in Beloit that could be developed for low-income housing that would not have such an impact on an existing residential area.
- As taxpayers, we also object to using \$3 million of taxpayer monies that potentially erode our existing property values.

Please consider this input as the City of Beloit reviews this proposal and I request that the City of Beloit decline this zoning change and decline this proposed development.

Thanks -

Ryan Koehn

rykoehn@msn.com

Nee, T.J.

From: Terri Rousseau <terrirousseau@yahoo.com>
Sent: Wednesday, August 21, 2024 5:28 PM
To: Planning (WebPage); Christensen, Julie; Leavy, Kevin; Adama, Yusuf; Blakeley, Sharon; Densch, Marty; Forbeck, Nancy
Subject: 3500 Eagles Ridge Drive

Dear Julie/To whom else it may concern,

I am a resident of Eagle's Ridge subdivision and am aware that there is discussion about the possible re-zoning of land that abuts our subdivision (3500 Eagles Ridge Drive) with a proposal to rezone from current zoning of R3 (low density residential) to PUD zoning (Planned Unit Development). I further understand that the Alexander Company, Inc. has requested \$3 million in TIF funds to support the development of 94 apartments targeted for low-income housing (and a possible addition of 18 further single homes or duplexes) on this property.

I want to convey that I am absolutely NOT in support of this re-zoning. When we purchased our home, we bought so with the understanding that the subject parcel would someday be developed into low density residential homes. The value and desirability of our home is influenced by what surrounds us. Developing this parcel as low-income housing would detract for the desirability of the area and our home values.

Changing the zoning of this land is a "bait and switch" for us existing homeowners who had no expectation that this was a possibility. Our home buying decision may have been different had this possibility been known at the time.

Beyond the expected erosion of our property value and quality of life we also object to this development for the following reasons:

- There is a proposed new road that would come into the subdivision on Eagle Ridge. This would dramatically increase traffic in our subdivision. Our subdivision has many children and walkers/bikers/runner that this would endanger.
- After reviewing the proposed plan by the Alexander Company, there appears to be woefully insufficient planned parking for the proposal.
- We enjoy the beauty of the greenspace that is present today. While we understand that development will come, we expected low density residential development, which by its nature would preserve yards and more greenspace versus apartment complexes.
- There are other areas in Beloit that could be developed for low-income housing that would not have such an impact on an existing residential area.
- As taxpayers, we also object to using \$3 million of taxpayer monies that potentially erode our existing property values.

Please consider this input as the City of Beloit reviews this proposal and I request that the City of Beloit decline this zoning change and decline this proposed development.

Thank you.
Terri Rousseau

From: [Terri Rousseau](#)
To: [Planning \(WebPage\)](#); [Christensen, Julie](#); [Leavy, Kevin](#); [Adama, Yusuf](#); [Blakeley, Sharon](#); [Densch, Marty](#); [Forbeck, Nancy](#)
Cc: [Gabrielatos, Jerry](#)
Subject: Re: 3500 Eagles Ridge Drive
Date: Thursday, September 12, 2024 6:42:11 PM

To Whom It May Concern,

Wanted to voice more opinion after the G5 meeting last night with the developer regarding the proposed development at 3500 Eagles Ridge Drive. First let me start by saying the that the meeting was very disappointing. They presented the same information that was supplied on their letter of notice of the meeting with no new information and they did not have a representee onsite that could actually answer any questions. If a question was even attempted to be answered it was nothing but smoke and mirrors. They were there to "sell" a product not because they were concerned with how current residents feel or our concerns. I also got the same feeling from the city employees that were there. We as residents have valid concerns that we need a true ear to listen to. Maybe city council, planning commission, city leaders should consider a meeting with the residents outside of the two council meetings that are on the schedule. More of a one on one so to speak.

WE are your residents. WE are your tax payers.

I have significant concerns regarding both the development itself and its potential impact on on the well-being and amenity of the surrounding area, including my own home and those of other residents. I have outlined just some of those in the following objection letter.

1. Increased noise from increased vehicle traffic, car doors and increased pedestrian traffic in and out of the parking lot of all hours. Gatherings in the outdoor common areas. Increased noise from proposed dog area.
2. The privacy of existing properties as the development will overshadow and overlook existing properties and obstruct views particularly residents on Hawks Pass.
3. Hawks Pass residents will have a barrel view of the parking lot from properties and backs of homes, including their backyards and decks/patios.
4. This does not ascetically keep up with the single family homes of the subdivision HOA.
5. Traffic and congestion are already a concern in the area. Our subdivision is growing and will continue to grow and will be 2-3 times if not bigger than it already is. Has that been taken into consideration? Has where those residents will park when the parking lot needs to be plowed been taken into consideration? Will it be on Eagles Ridge causing even more congestion? Has where the guest of the tenants are going to park been taken into consideration? Will that also be on Eagles Ridge causing even more congestion? All of this will cause significant congestion, compromising

both the amenity and safety of current and future subdivision vehicle and pedestrian traffic.

7. Our home values will decrease. Will the city then decrease our taxes? We live and are willing to pay the taxes we do to have the peace and well-being that we are accustomed to. If this development is put in place, our home values drop, current residents will sell out at lower prices, the builder of the subdivision will ultimately need to drop new build prices and then maybe stop the build altogether because the neighborhood would then not justify the prices nor the taxes. Doesn't help the city more to keep up with current trend in single family homeownership? Or is it just about the government funds?

8. We pay HOA fees there should be no entrance or exit on Eagles Ridge Drive.

We pay HOA fees we moved to this neighborhood for a reason. We would not have bought if we knew that this kind of development was basically being thrown in our backyards. The residents in the neighborhood pay roughly an average of \$4000.00 to \$6000.00 yearly in property taxes and now well we are paying those rates others will live in the same neighborhood and not have the same burden.

We would like a question answered, why this lot of land? There are other areas well more suited for this type of development including several right on Gateway and even as close as next to the apartment buildings that are already there. Why not develop on a lot that does not have current HOA subdivision homeowners? Build on empty lot and then if someone wants to build single family homes around that at least those home owners would know this exists and would make the choice to buy or not instead of insisting on putting this here and forcing this onto the established neighborhood and homeowners?

Has the stress that this would put on our already and understaffed schools and bussing company for the schools been taken into consideration? How about the overuse of our one small park in the neighborhood? Which also goes along with the amount of residents just the subdivision alone will have once completed.

After researching other properties of The Alexander Company there is a consistency of comments/reviews from current and passed tenants of poor communication from management, poor management, poor maintenance and unkempt grounds, parties and crime.

Some as simple as management does not show up for a scheduled appointment to show an apartment. How can a complex like this be properly maintained when they don't even manage the simple things. Leases and rules only matter if they are enforced and followed.

I will close by expressing that this development will bring a myriad of negative impacts that will undoubtedly affect our peace, well-being, and potentially safety.

Thank you
Terri Rousseau

From: [Terry Gerrits](#)
To: [Christensen, Julie](#)
Cc: [Leavy, Kevin](#); [Day, Kevin](#); [Adama, Yusuf](#); [Densch, Marty](#); [Forbeck, Nancy](#); blakelys@beloitwi.gov
Subject: Proposed Rezoning of a Property at 3500 Eagles Ridge Drive
Date: Wednesday, August 21, 2024 3:45:53 PM

Dear Ms. Christensen,

My wife and I are residents of Eagles Ridge subdivision. We have been made aware of a request for rezoning of land that abuts our subdivision, that property being at 3500 Eagles Ridge Drive, from its current zoning of R3 (low density residential) to PUD zoning (Planned Unit Development). We further understand that the purpose for the change in zoning is to facilitate the development of an apartment complex consisting of 94 units, targeted for low-income housing.

When we purchased our home, we bought it with the understanding that the subject parcel would someday be developed into low density multi-family residential homes. We understand that the proposed plan does call for as many as 18 duplexes, or other low density multi-family properties to be constructed, which we take no issue with.

What is of concern to us is that 94 apartments, consisting of 1, 2 and 3 bedroom units, would mean somewhere in the neighborhood of (pun intended) 150 to 250 additional vehicles travelling the neighborhood via Eagles Ridge Drive once the apartment building was at full capacity. We see no access to this development off of Gateway Boulevard on the drawings we have been privy to, which would make much more sense. We also see no underground parking referenced in the plan. The parking indicated on these same drawings seems extremely deficient for that vehicle count. So exactly where are the cars, and the boats and trailers that always seem to come along with them, supposed to park? Our fear is that it will be on the streets of the surrounding neighborhoods.

There is, we are told, a proposed new road that would enter into this new complex off of Eagle Ridge Drive. This too would dramatically increase traffic into our subdivision. And not just in the vicinity of the development. There is a city park tucked into the Northeast corner of the current neighborhood off of Golden Eagle Drive, which already sees significant vehicle traffic from parents bringing their families in by car from the apartments off of Gateway Boulevard. This park has no parking lot, so all of these vehicles now park on Golden Eagle Drive. This parking issue would only be exacerbated by the absence of any planned play areas in the new apartment complex.

We enjoy the beauty of the green-space that is present in our community today. While we understand that development will come, we expected low density residential development, which by its very nature would provide yards for children to play in. If this complex is to be approved, consideration for parking and play areas must be planned as well.

Please consider this input as the City of Beloit reviews this proposal. Absent appropriate revisions to the plan to account for parking and recreation, I would request that the City of Beloit decline this zoning change and decline this proposed development.

Thank you for your time and attention to our concerns.

Terry L. Gerrits
3675 Golden Eagle Drive
(608) 444-6107

From: [LEWANDOWSKI, Tom](#)
To: [Christensen, Julie](#)
Subject: Eagle's Ridge - Planned unit Development
Date: Tuesday, August 20, 2024 9:04:05 AM

Dear Julie,

I am a resident of Eagle's Ridge subdivision and am aware that there is discussion about the possible re-zoning of land that abuts our subdivision (3500 Eagles Ridge Drive) with a proposal to rezone from current zoning of R3 (low density residential) to PUD zoning (Planned Unit Development). I further understand that the Alexander Company, Inc. has requested \$3 million in TIF funds to support the development of 94 apartments targeted for low-income housing (and a possible addition of 18 further single homes or duplexes) on this property.

I want to convey that I am absolutely NOT in support of this re-zoning. When we purchased our home, we bought so with the understanding that the subject parcel would someday be developed into low density residential homes. The value and desirability of our home is influenced by what surrounds us. Developing this parcel as low-income housing would detract for the desirability of the area and our home values.

Changing the zoning of this land is a **"bait and switch"** for us existing homeowners who had no expectation that this was a possibility. Our home buying decision may have been different had this possibility been known at the time.

Beyond the expected erosion of our property value and quality of life we also object to this development for the following reasons:

- There is a proposed new road that would come into the subdivision on Eagle Ridge. This would dramatically increase traffic in our subdivision. Our subdivision has many children and walkers/bikers/runner that this would endanger.
- After reviewing the proposed plan by the Alexander Company, there appears to be woefully insufficient planned parking for the proposal.
- We enjoy the beauty of the greenspace that is present today. While we understand that development will come, we expected low density residential development, which by its nature would preserve yards and more greenspace versus apartment complexes.
- There are other areas in Beloit that could be developed for low-income housing that would not have such an impact on an existing residential area.
- As taxpayers, we also object to using \$3 million of taxpayer monies that potentially erode our existing property values.

Please consider this input as the City of Beloit reviews this proposal and I request that the City of Beloit decline this zoning change and decline this proposed development.

Thank you.



Tom LEWANDOWSKI
Site Buyer

Business Unit - Americas Engine Components

100 Wisconsin Street | Walworth, WI 53184 | UNITED-STATES

tlewandowski@novaresteam.com | Phone +1 262-275-5791 x5012 | Mobile +1 414-581-9476

www.novaresteam.com

From: [Tyler Stanek](#)
To: [Christensen, Julie](#)
Subject: Low income housing project eagles ridge
Date: Tuesday, September 17, 2024 5:14:07 PM

Hi my names Tyler Stanek and i recently bought a house in eagles ridge subdivision. I 100% oppose the building of low income housing across the street from my house. We bought the house in hopes of paying higher taxes to stay away from the ghetto we moved out of. If low income is put up all it will do is make more traffic in a small subdivision at higher speeds, more problems, and higher noise levels.

The entrance is being planned to be built across the street from my driveway and thats the main sidewalk path that the community uses over here. With the low income housing i will not be paying the 4-6k a year in taxes if thats the case. If im back near the ghetto i will pay the 2200 a year i did on 9th street.

I get semis dropping off packages for work daily and dont want to have porch thefts and higher crime like i had on 9th street. We had car thefts and break ins because of section 8 applicants there. If this is getting pushed through then i would prefer it down in the vacant lots by the highschool and not near the nice neighborhoods. Think of the community at some point and not just what tax write off the city can get the most from.

Sent from my iPhone

From: [Jensen, Brenda](#)
To: [Planning \(WebPage\)](#)
Subject: RE: The Alexander Company Planned Unit Development at 3500 Eagles Ridge Drive - Comments
Date: Wednesday, September 18, 2024 2:59:25 PM

Hello,

I received a Notice to the Public handout at my front door concerning the planned development that is being considered for 3500 Eagles Ridge Drive. I have a few questions:

- The notice to the public indicated a comment “see the attached concept plan for details”. There was no attachment. I would like to see a map of the planned development and how close it is in conjunction with the Eagles Ridge subdivision, an HOA neighborhood. Could you please send it to me?
- What plans are in place for the increase in environmental noise that will undoubtedly occur due to a large project such as this? I expect there to be an increase in noise from vehicles and from neighbors.
- One of the fliers from The Alexander Company noted there would be 100+ parking lot spaces for all of the planned housing. What are the city’s plans to handle the increased traffic counts that will undoubtedly occur from the additional cars/traffic in the area?
- The Alexander Company has completed other projects in Wisconsin – one such project is the Artisan Village. A google search of this project provided a few concerns/google reviews:
 - In one post (3 months ago) it was noted “the material they used to build the project was cheap”.
 - Another post mentioned “I had the unfortunate experience of living in this complex and I can’t stress enough how terrible it was. Property management was not just unresponsive, they were dismissive of concerns...people smoking outside of units, lighting fireworks near cars, other safety concerns which management showed no interest in addressing these issues...dirty common areas and obnoxious parties occurring every weekend making it impossible to find any peace and quiet”.
 - Another google review – “parking is a mess; multiple instances of garbage being blocked by another vehicle and management doing absolutely nothing. Office was constantly closed when they said it would be open”.
 - And yet another review – “vising family and the first night at this place I heard gunshots at least 13-15 somewhere. Anyone shouldn’t be living there especially with kids.”

I realize that the city needs additional housing. I also realize that we need affordable housing. But I think there are other areas where that housing could be sourced in the city. It is my opinion that the way the property is currently zoned, as R-3 (low density multi-family housing) is correct. With the businesses located on this road, having a low-density area for planned housing units is ideal. If this is changed to high density, the overcrowding in the area, noise issues, traffic congestion and possible parking issues all could have a detrimental effect to the area. I would ask the City of Beloit Planning Commission to reconsider.

Regards,
Brenda Jensen

Ian Owen
1725 Raven Dr
Beloit
WI 53511

Note to Beloit Planning Commission- Submitted September 18th Meeting
Regarding Proposed Development at 3500 Eagles Ridge Drive Beloit

I would like to express concerns over the proposed Planned Unit Development for the property at 3500 Eagles Ridge Drive.

The current proposal is to add up to 94 one two and 3 bedrooms home, that's 148 Bedrooms in the new development and I see several areas of the plan that need further consideration.

1. The increased number of residents and their cars will create safety issues at the intersection of Eagles Ridge drive and Gateway Blvd where visibility is challenged due to the elevation and despite speed limits the traffic still moves at high speed. I request that the city initiates a traffic study to ensure public safety as this is already a particularly congested area. (Dwg 1)

DWG.1



2. The new proposed Water Tower road as part of the development will increase traffic and noise on Eagles Ridge Drive and combined with the limited parking planned on 3500 property will mean that 3500 residents will inevitably park on Eagles Ridge Drive and this will be made worse especially during winter snow ploughing season and during any driveway maintenance both at 3500 at Hawks Ridge Apartments, making the Eagles Ridge Drive congested and creating a road safety issue. (Dwg 2 attached)

I would ask that the City recommend the following as a countermeasure:

- a. Increasing parking available on 3500 property allowing for any overflow.
- b. Access to and from the 3500 property be only from Gateway Blvd
- c. That that parking restrictions are considered on Eagles Ridge Drive that's adjacent to the 3500 development so as not to impact the residents on Eagles Ridge Drive with non resident parking.

DWG.2



3. Environmental impacts- There is an inadequate buffer between the new 3500 and existing Eagles Ridge Development from noise and light pollution and line of sight impacts from the new development that will affect residents that overlook Hawks Pass and Eagles Ridge Drive and request that additional and substantial landscaping to block new construction is added and increased setbacks are needed particularly on Eagles Ridge Drive (Dwg 3 Attached)

DWG.3



Stormwater runoff- The 3500 Property is at elevation compared to the adjacent property and there are concerns around increased risk due to flooding and erosion of adjacent land and we request a full stormwater runoff study be completed

4. Planning- From the City of Beloit Zoning map if the application is approved this area of gateway blvd in the future will have the highest square footage of PUD zoning in the city, I ask that the City respectfully reconsiders the overall impact of this development on the area surrounding Eagles Ridge and Hawks Ridge residences, and how this increase in future population density will affect the safety and wellbeing of its current residents.

From: [Ryan Koehn](#)
To: [Christensen, Julie](#)
Subject: Plan Commission Meeting 9/18/2024- 3500 Eagles Ridge Drive Proposed Development
Date: Friday, September 20, 2024 9:26:09 AM
Attachments: [Eagles Ridge - missing walkways.pdf](#)

Hi Julie -

First, I'd like to thank you for inviting the neighbors of Eagles Ridge to the Plan Commission meeting the other night. It was my first time attending anything government related and I was surprised at what a positive experience it was. I was impressed with the way you ran things and overall happy with the way arguments were brought and addressed.

I am glad some additional information will be researched such as the traffic and outdoor space which were some of my (and my neighbors) main concerns. I think this is going in a good direction. Overall, I do hope for an effective affordable housing solution for the city. And when considering the current zoning of R3, I am starting to see that the Alexander development is likely a better outcome than other plausible options that would require less city oversight.

Additionally, some of my concerns include current maintenance and services that should have been provided by the city for the previous Eagles Ridge developments. I am primarily referring to walkways that are not yet complete from the first development probably over 10 years ago. See attached for a plan noting the missing segments. If you could forward this plan along to the appropriate city department or share their email with me, that would be greatly appreciated.

Thanks, and I appreciate your help!

Ryan Koehn
rykoehn@msn.com



NO BIKE PATH...

NO SIDEWALK...

NO BIKE PATH...

NO SIDEWALK...

FORTHCOMING
CONNECTION AT LATEST
CONSTRUCTION?

Image © 2024 Airbus

Google Earth



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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.

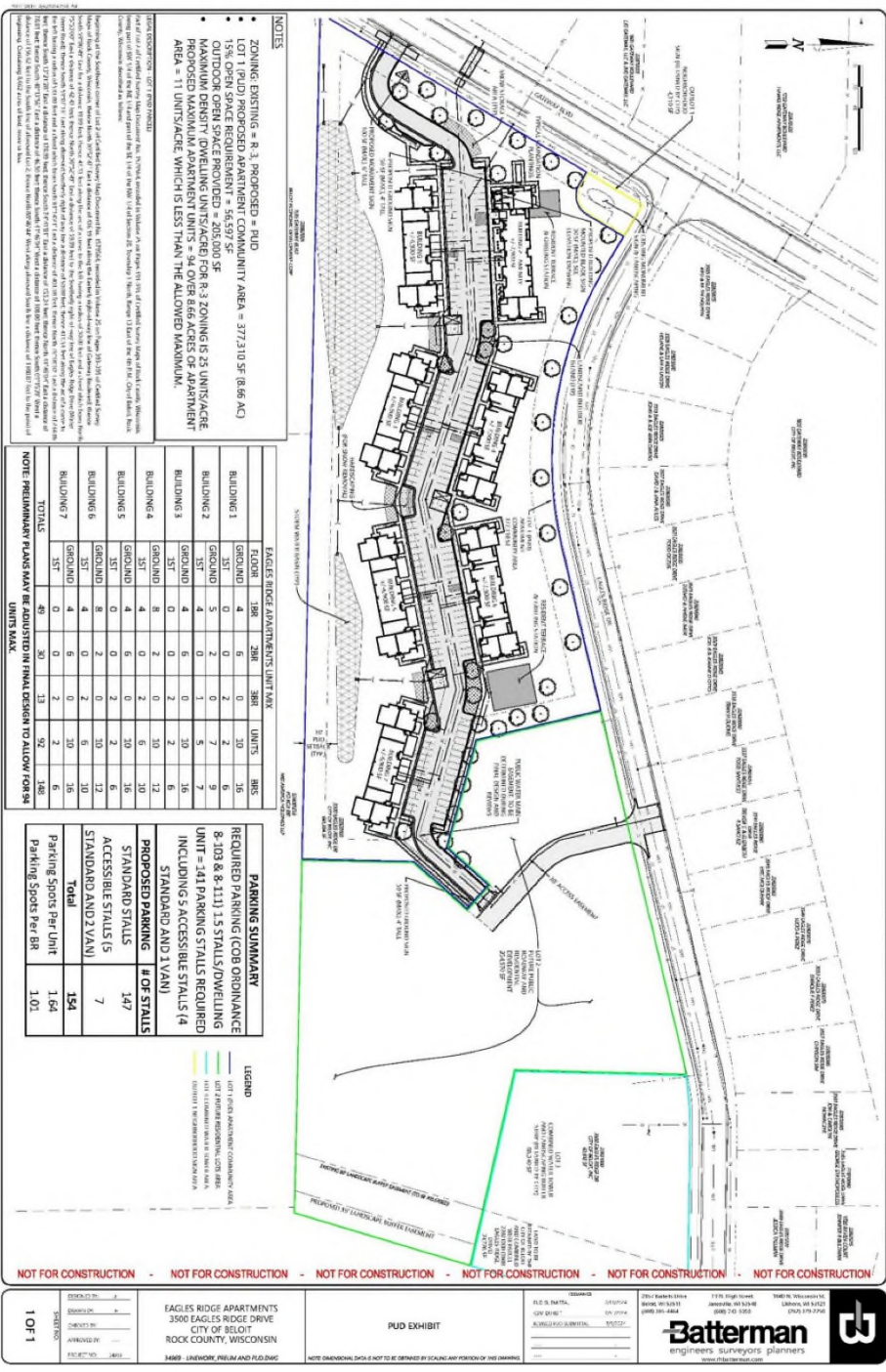
The following public hearings will be held regarding these applications:

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.



- NOTES**
- ZONING EXISTING = R-3, PROPOSED = HUD
 - LOT 1 (PUD) PROPOSED APARTMENT COMMUNITY AREA = 377,210 SF (8.66 AC)
 - OUTDOOR OPEN SPACE PROVIDED = 208,000 SF
 - MAXIMUM DENSITY (DWELLING UNITS/ACRE) FOR R-3 ZONING IS 25 UNITS/ACRE
 - PROPOSED MAXIMUM APARTMENT UNITS = 94 OVER 8.66 ACRES OF APARTMENT AREA = 11 UNITS/ACRE WHICH IS LESS THAN THE ALLOWED MAXIMUM.

TABLE 1: EAGLES RIDGE APARTMENTS UNIT MAX

FLOOR	1BR	2BR	3BR	UNITS	BRS
BUILDING 1	4	0	0	2	16
BUILDING 2	0	0	1	5	2
BUILDING 3	4	0	0	2	16
BUILDING 4	4	0	0	2	16
BUILDING 5	4	0	0	2	16
BUILDING 6	4	0	0	2	16
BUILDING 7	4	0	0	2	16
TOTAL	28	0	1	20	166

TABLE 2: 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 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 1 (PUD) APARTMENT COMMUNITY AREA
- LOT 1 (PUD) APARTMENT COMMUNITY AREA
- LOT 1 (PUD) APARTMENT COMMUNITY AREA

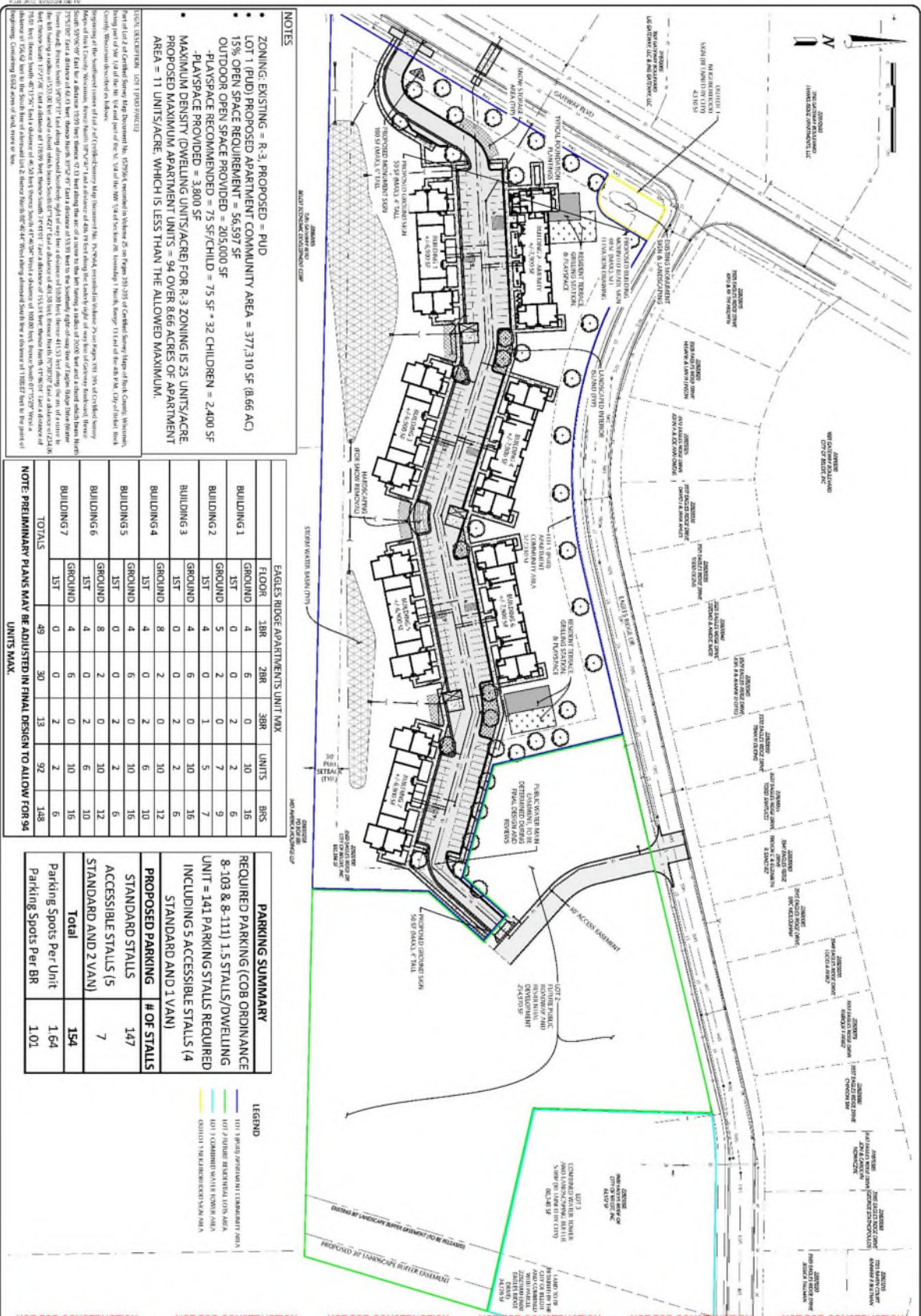
EAGLES RIDGE APARTMENTS
 3500 EAGLES RIDGE DRIVE
 CITY OF BELLEVILLE
 ROCK COUNTY, WISCONSIN

PUD EXHIBIT

DATE: 11/11/2014
 DRAWN BY: J. BATTENMAN
 CHECKED BY: J. BATTENMAN
 APPROVED BY: J. BATTENMAN

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1 OF 1



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
- PUD/SPR OPEN SPACE PROVIDED = 205,000 SF
- PLAYSACE RECOMMENDED = 75 SF/CHILD = 75 SF * 32 CHILDREN = 2,400 SF
- PLAYSACE PROVIDED = 3,800 SF
- MAXIMUM DENSITY (DWELLING UNITS/ACRE) FOR R-3 ZONING IS 25 UNITS/ACRE
- PROPOSED MAXIMUM APARTMENT UNITS = 94 OVER 8.66 ACRES OF APARTMENT AREA = 11 UNITS/ACRE, WHICH IS LESS THAN THE ALLOWED MAXIMUM.

LEGEND

- LOT 1 (PUD) PROPOSED APARTMENT COMMUNITY AREA
- LOT 2 (FUTURE REDEVELOPED LOTS AREA)
- LOT 3 (COMBINED WITH LOT 2)
- LOT 4 (COMBINED WITH LOT 2)
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EAGLES RIDGE APARTMENTS UNIT MIX					
FLOOR	2BR	3BR	3BR	UNITS	BRG
BUILDING 1	4	6	0	10	16
BUILDING 2	0	0	2	2	6
BUILDING 3	5	2	0	7	9
BUILDING 4	0	0	1	5	7
BUILDING 5	4	6	0	10	16
BUILDING 6	8	2	0	10	12
BUILDING 7	4	6	0	10	16
TOTALS	49	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)	# OF STALLS
STANDARD STALLS	147
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NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION

1 OF 1

DATE: 11/15/24
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 PROJECT NO: [Number]

EAGLES RIDGE APARTMENTS
 3500 EAGLES RIDGE DRIVE
 CITY OF BELT
 ROCK COUNTY, WISCONSIN

3489 - LINENWORK, PRELIM AND PUD.DWG

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1000 W. Main Street
 Janesville, WI 53408
 (608) 742-9950

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TECHNICAL MEMORANDUM

Date: October 1, 2024

For: Alex J. Feuling, P.E.
R H Batterman & Co., Inc.

From: Tammi Czewski, P.E., PTOE
Traffic Analysis & Design, Inc.

Subject: **Trip Generation Comparison & Sight Distance Evaluation for the Proposed Multi-Family Development at 3500 Eagles Ridge Drive**

PURPOSE

This technical memorandum was prepared to show the number of trips expected to be generated by different multi-family land uses on the same development site. The memo also includes an estimate of future roadway capacity on Gateway Boulevard with the proposed PUD zoning use on site, and an evaluation of sight distance at the Gateway Boulevard intersection with Eagles Ridge Drive.

TRIP GENERATION COMPARISON

The property at 3500 Eagles Ridge Drive is an 8.66-acre parcel that is currently zoned R-3, which has a maximum dwelling density of 25 units/acre (216 residential units). The zoning is proposed to be changed to a PUD with a maximum of 94 dwelling units (11 units/acre) across seven two-story buildings (see site plan in [Appendix A](#)). Trip generation for these uses are shown in [Table 1](#).

Note that the trip generation for each land use type was evaluated based on the trip rates or fitted curve equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 11th Edition*. The use of trip rates or fitted curve equations is based on the procedures set forth in the *ITE Trip Generation Handbook, 3rd Edition*.

Table 1. Comparison Trip Generation Table

Land Use	ITE Code	Size	Weekday Daily	AM Peak			PM Peak		
				In	Out	Total	In	Out	Total
Affordable Housing (Income Limits)	223	94 Units	450 (4.81)	15 (29%)	30 (71%)	45 (0.50)	25 (59%)	20 (41%)	45 (0.46)
Multifamily Housing (Low-Rise) Existing R-3 Zoning (Max 25u/acre)	220	216 Units	1,460 FCE	20 (24%)	70 (76%)	90 FCE	70 (63%)	45 (37%)	115 FCE

Based on national trip data published by ITE, the PUD zoning plan (94 affordable housing units) for the development site generates 450 trips during a typical weekday, with 45 trips in the AM peak hour and 45 trips in the PM peak hour. The R-3 zoning plan (216 maximum multi-family units) generates 1,460 daily trips (224% more), 90 AM peak hour trips (100% more), and 115 PM peak hour trips (156% more) than the PUD zoning plan.

FUTURE ROAD CAPACITY

The Wisconsin Department of Transportation’s (WisDOT) TCMAP online shows a 2023 annual average daily traffic (AADT) volume of 4,100 vehicles per day (vpd) on Gateway Boulevard, between Cranston Road and Apex Drive. Assuming the new daily trips from the PUD zoning are split evenly to the north and south, the development would increase trips on Gateway Boulevard to about 4,325 vpd.

Gateway Boulevard has a 4-lane cross-section (19,300 daily traffic capacity) north of Eagles Ridge Drive and a 2-lane cross-section (12,400 daily traffic capacity) south of Eagles Ridge Drive. As shown in Table 2, the additional daily traffic from the PUD development has a minimal (1-2%) impact to the traffic capacity on Gateway Boulevard.

Table 2. Gateway Boulevard Traffic Capacity

	Gateway Boulevard	
	North (4-Lane)	South (2-Lane)
Capacity	19,300	12,400
Existing Traffic	4,100	4,100
% of Capacity	21%	33%
PUD New Trips	225	225
Future Traffic	4,325	4,325
% of Capacity	22%	35%
PUD Impact to Capacity	1%	2%

SIGHT DISTANCE EVALUATION

Both intersection and stopping sight distance was evaluated at the Gateway Boulevard intersection with Eagles Ridge Drive. Sight distances were calculated in accordance with the latest edition of the American Association of State Highway Transportation Officials (AASHTO) *A Policy on Geometric Design of Highways and Streets* and with the latest WisDOT FDM design guidelines (Procedure 11-10-5). Sight distance compliance was evaluated using on-line aerial and street-view photography, as well as road profiles from Google Earth.

Sight distance requirements for were calculated based on the roadway design speed (45 mph), geometry (one through lane in each direction and a ~16-foot striped median), and design vehicle (passenger car and single-unit truck). Using Google Earth, plan view/street view and profile view evaluations of sight distance were completed.

The sight distance calculation worksheet and evaluation exhibits for the Gateway Boulevard/Eagles Ridge Drive intersection are in [Appendix B](#). From the plan-view evaluation ([Exhibit B1](#)), a vehicle positioned on Eagles Ridge Drive, 14.5 feet from the edge of Gateway Boulevard has an unobstructed vision triangle to the limits required for both a passenger car and a single-unit truck.

[Exhibit B1](#) also shows street-view photographs of Gateway Boulevard as seen from Eagles Ridge Drive. Looking north, Gateway Boulevard has a downgrade resulting in clear visibility for drivers. Looking south, Gateway Boulevard has a hill which blocks visibility of approaching vehicles.

The profile views of Gateway Boulevard as provided within Google Earth were used to evaluate intersection sight distance ([Exhibit B2](#)) and stopping sight distance ([Exhibit B3](#)) for Eagles Ridge Drive. As shown, design vehicles have clear visibility to the respective targets when traveling through the intersection.

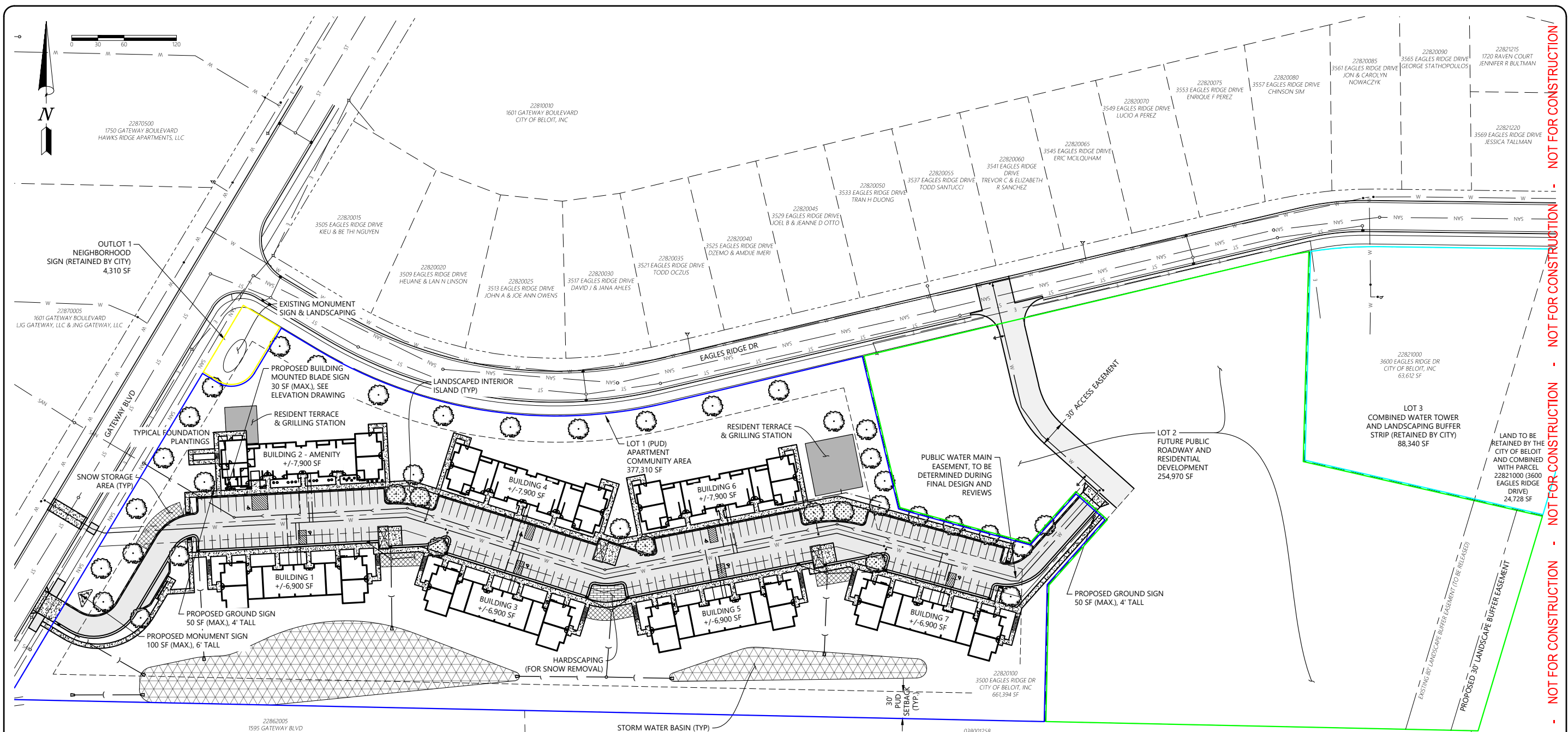
CONCLUSION

Based on national trip data, a 94-unit multi-family development at 3500 Eagles Ridge Drive generates daily trips that result in future volumes that are well below the capacity of Gateway Boulevard. The design of the Eagles Ridge Drive/Gateway Boulevard intersection meets intersection sight distance requirements for vehicles exiting from Eagles Ridge Drive and stopping sight distance requirements for vehicles traveling through on Gateway Boulevard.

APPENDIX A

PUD SITE PLAN

3500 EAGLES RIDGE DRIVE



- 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 OVER 8.66 ACRES OF APARTMENT AREA = 11 UNITS/ACRE, WHICH IS LESS THAN THE ALLOWED MAXIMUM.

LEGAL DESCRIPTION - LOT 1 (PUD PARCEL)
 Part of Lot 2 of Certified Survey Map Document No. 1579564, recorded in Volume 25 on Pages 393-395 of Certified Survey Maps of Rock County, 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 28, Township 1 North, Range 13 East of the 4th P.M., City of Beloit, Rock County, Wisconsin described as follows:

Beginning at the Southwest corner of Lot 2 of Certified Survey Map Document No. 1579564, recorded in Volume 25 on Pages 393-395 of Certified Survey Maps of Rock County, Wisconsin, thence North 30°52'47" East a distance of 436.19 feet along the Easterly right-of-way line of Gateway Boulevard; thence South 59°06'49" East for a distance 19.99 feet; thence 47.13 feet along the arc of a curve to the left having a radius of 30.00 feet and a chord which bears North 75°53'00" East a distance of 42.43 feet; thence North 30°52'49" East a distance of 59.99 feet to the Southerly right-of-way line of Eagles Ridge Drive (Water Tower Road); thence South 59°07'13" East along aforesaid Southerly right of way line a distance of 50.00 feet; thence 411.53 feet along the arc of a curve to the left having a radius of 533.00 feet and a chord which bears South 81°14'21" East a distance of 401.38 feet; thence North 76°38'30" East a distance of 234.06 feet; thence South 13°21'28" East a distance of 178.99 feet; thence South 74°41'01" East a distance of 155.34 feet; thence North 41°46'04" East a distance of 78.81 feet; thence South 48°13'56" East a distance of 46.50 feet; thence South 41°46'04" West a distance of 100.00 feet; thence South 01°15'29" West a distance of 156.62 feet to the South line of aforesaid Lot 2; thence North 88°46'44" West along aforesaid South line a distance of 1188.87 feet to the point of beginning. Containing 8.662 acres of land, more or less.

EAGLES RIDGE APARTMENTS UNIT MIX						
	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	0	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		49	30	13	92	148

NOTE: PRELIMINARY PLANS MAY BE ADJUSTED IN FINAL DESIGN TO ALLOW FOR 94 UNITS MAX.

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 FUTURE RESIDENTIAL LOTS AREA
 - LOT 3 COMBINED WATER TOWER AREA
 - OUTLOT 1 NEIGHBORHOOD SIGN AREA

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

ISSUANCE: 7/19/2024
 PUD SUBMITTAL: 7/31/2024
 CSM EXHIBIT: 8/6/2024
 REVISED PUD SUBMITTAL: 8/6/2024

DESIGNED BY: LH
 DRAWN BY: LH
 CHECKED BY: ...
 APPROVED BY: ...
 PROJECT NO.: 34889

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING

PUD EXHIBIT

EAGLES RIDGE APARTMENTS
 3500 EAGLES RIDGE DRIVE
 CITY OF БЕЛОИТ
 ROCK COUNTY, WISCONSIN

34909 - LINEWORK, PRELIM AND PUD.DWG

SHEET NO. **1 OF 1**

Batterman
 engineers, surveyors, planners
 www.batterman.com

1040 N. Wisconsin St.
 Elkhorn, WI 53121
 (262) 379-2250

19 N. High Street
 Janesville, WI 53548
 (608) 743-9350

2857 Barellis Drive
 Beloit, WI 53511
 (608) 365-4464

APPENDIX B

SIGHT DISTANCE EVALUATION

**GATEWAY BOULEVARD & EAGLES
RIDGE DRIVE**

ISD CALCULATIONS (TWSC)

Performed by: TADI - TSC Date: 9/29/2024
 Intersection: Eagles Ridge Drive & Gateway Boulevard
 Community: Beloit, Wisconsin

Mainline Name: Gateway Boulevard
 Sidestreet Name: Eagles Ridge Drive

Left-In Allowed?	Yes	P-vehicle Design Length:	19.0	feet (P = 19.0. Overwrite if other design veh)
Left-Out Allowed?	Yes	SU-vehicle Design Length:	39.5	feet (SU-40 = 39.5. Overwrite if other design veh)
Right-In Allowed?	Yes	WB-vehicle Design Length:	73.5	feet (WB-67 = 73.5. Overwrite if other design veh)
Right-Out Allowed?	Yes			
Through-Out Allowed?	No			
Design Speed from Left:	45	mph		
Design Speed from Right:	45	mph		
Median Width:	16	feet		
Minor Street Approach Grade:	0.0%	If a minor street vehicle approaches the major street at greater than 3%, enter grade.		
Number of Near Side Right & Bike:	0.00	equivalent 12-ft lanes. Include tapers, auxiliary lanes, parking lanes, and bicycle accommodations.		
Number of Near Side Thru:	1.00	equivalent 12-ft lanes.		
Number of Far Side Thru:	1.00	equivalent 12-ft lanes.		
Number of Far Side Right & Bike:	0.00	equivalent 12-ft lanes. Include tapers, auxiliary lanes, parking lanes, and bicycle accommodations.		
AASHTO or WisDOT:	AASHTO			

	P	SU	WB	
Design Vehicles:	x	x		(place an "X")

ISD CASE B1: Left Turn from Minor Street or Median (driver looking right)

	AASHTO MINIMUM ISD			WISDOT UPPER MINIMUM ISD		
	P	SU	WB	P	SU	WB
Base Time Gap, sec:	7.50	9.50	11.50	10.00	12.00	13.00
Additional Time Gap 1, sec:	0.67	0.93	0.93	0.67	0.93	0.93
Additional Time Gap 2, sec:	0.00	0.00	0.00	0.00	0.00	0.00
Total Time Gap, sec:	8.17	10.43	12.43	10.67	12.93	13.93
Case B1 ISD, feet:	539.0	688.6	820.6	704.0	853.6	919.6
Rounded Case B1 ISD, feet:	540	690	825	705	855	920

ISD CASE B2: Right Turn from Minor Street (driver looking left)

	AASHTO MINIMUM ISD			WISDOT UPPER MINIMUM ISD		
	P	SU	WB	P	SU	WB
Base Time Gap, sec:	6.50	8.50	10.50	8.00	10.00	12.00
Additional Time Gap 1, sec:	0.00	0.00	0.00	0.00	0.00	0.00
Additional Time Gap 2, sec:	0.00	0.00	0.00	0.00	0.00	0.00
Total Time Gap, sec:	6.50	8.50	10.50	8.00	10.00	12.00
Case B2 ISD, feet:	429.0	561.0	693.0	528.0	660.0	792.0
Rounded Case B2 ISD, feet:	430	565	695	530	665	795

ISD CASE B3a: Crossing from Minor Street Traffic from Left (driver looking left)

	AASHTO MINIMUM ISD			WISDOT UPPER MINIMUM ISD		
	P	SU	WB	P	SU	WB
Base Time Gap, sec:	6.50	8.50	10.50	7.00	10.00	13.00
Additional Time Gap 1, sec:	0.00	0.00	0.00	0.00	0.00	0.00
Additional Time Gap 2, sec:	0.00	0.00	0.00	0.00	0.00	0.00
Total Time Gap, sec:	6.50	8.50	10.50	7.00	10.00	13.00
Case B3a ISD, feet:	429.0	561.0	693.0	462.0	660.0	858.0
Rounded Case B3a ISD, feet:	430	565	695	465	665	860

ISD CASE B3b: Crossing from Minor Street or Median (driver looking right)

	AASHTO MINIMUM ISD			WISDOT UPPER MINIMUM ISD		
	P	SU	WB	P	SU	WB
Base Time Gap, sec:	6.50	8.50	10.50	7.00	10.00	13.00
Additional Time Gap 1, sec:	-6.50	-8.50	-10.50	-7.00	-10.00	-13.00
Additional Time Gap 2, sec:	0.00	0.00	0.00	0.00	0.00	0.00
Total Time Gap, sec:	0.00	0.00	0.00	0.00	0.00	0.00
Case B3b ISD, feet:	0.0	0.0	0.0	0.0	0.0	0.0
Rounded Case B3b ISD, feet:	0	0	0	0	0	0

ISD CASE F: Left from Major to Minor (driver looking to left of access towards oncoming traffic)

	AASHTO MINIMUM ISD			WISDOT UPPER MINIMUM ISD		
	P	SU	WB	P	SU	WB
Base Time Gap, sec:	5.50	6.50	7.50	8.00	8.00	8.00
Additional Time Gap 1, sec:	0.00	0.00	0.00	0.00	0.00	0.00
Additional Time Gap 2, sec:	N/A	N/A	N/A	N/A	N/A	N/A
Total Time Gap, sec:	5.50	6.50	7.50	8.00	8.00	8.00
Case F ISD, feet:	363.0	429.0	495.0	528.0	528.0	528.0
Rounded Case F ISD, feet:	365	430	500	530	530	530

ISD CONTROLLING DISTANCES:

	AASHTO MINIMUM ISD			WISDOT UPPER MINIMUM ISD		
	P	SU	WB	P	SU	WB
To Left of Access:	430'	565'	695'	530'	665'	860'
To Right of Access:	540'	690'	825'	705'	855'	920'
Left-Turn from Mainline:	365'	430'	500'	530'	530'	530'

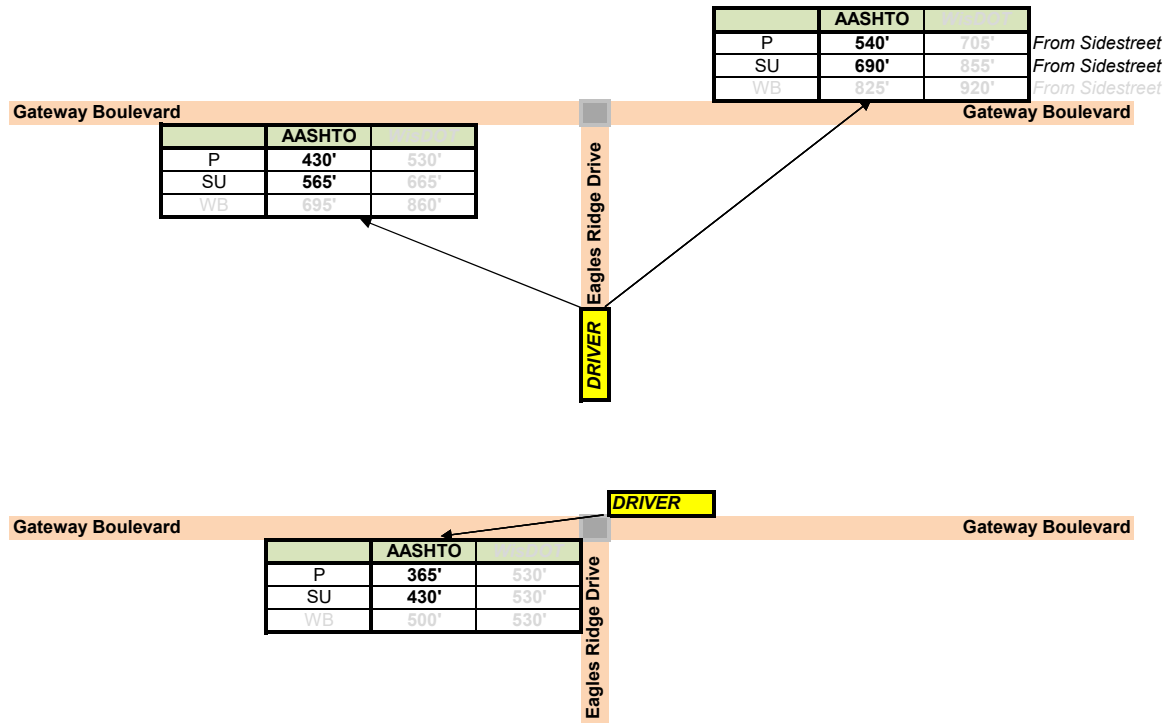
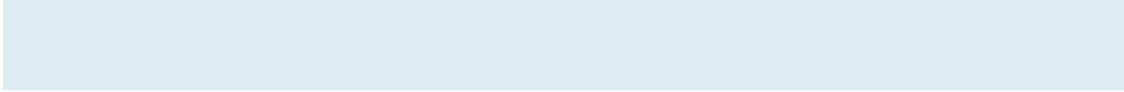
ISD CALCULATIONS (TWSC)

Performed by: TADI - TSC Date: 9/29/2024
 Intersection: Eagles Ridge Drive & Gateway Boulevard
 Community: Beloit, Wisconsin



Eye Height (start of Arrows): 3.5-ft for P, 7.6-ft for SU & WB
 Object Height (head of Arrows): 3.5-ft
 Eye Location: 14.5-ft from edge of traveled way

Special Instructions



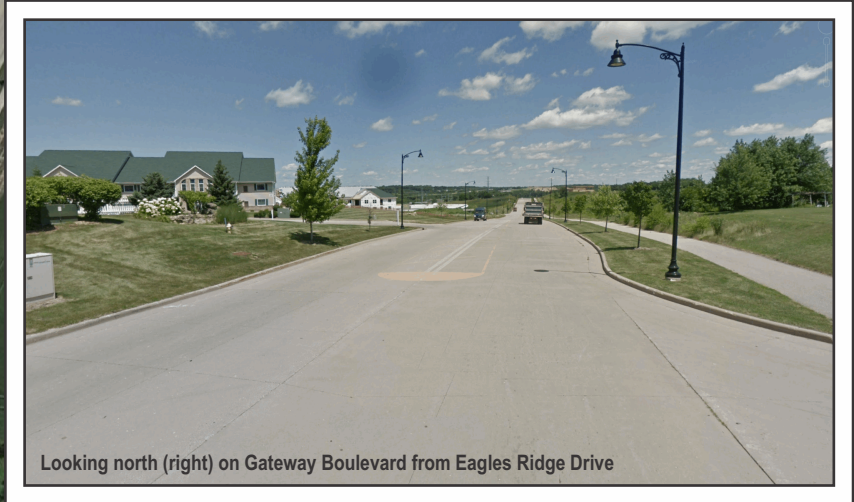
SSD CALCULATIONS

	<u>EB</u>	<u>WB</u>	<u>NB</u>	<u>SB</u>	
Design Speed:			45	45	
Deceleration (ft/s ²):	11.2	11.2	11.2	11.2	Default rate is 11.2 ft/s ² per AASHTO GDHS
Estimated Grade (%):	0.0%	0.0%	0.0%	0.0%	Positive is uphill, negative is downhill
Brake Reaction Time (s):	2.5	2.5	2.5	2.5	Default rate is 2.5s per AASHTO GDHS
Brake Reaction (ft):	0.0	0.0	165.0	165.0	
Braking Distance (ft):	0.0	0.0	194.1	194.1	
Calculated SSD (ft):	0.0	0.0	359.1	359.1	
Rounded SSD (ft):	0	0	360	360	

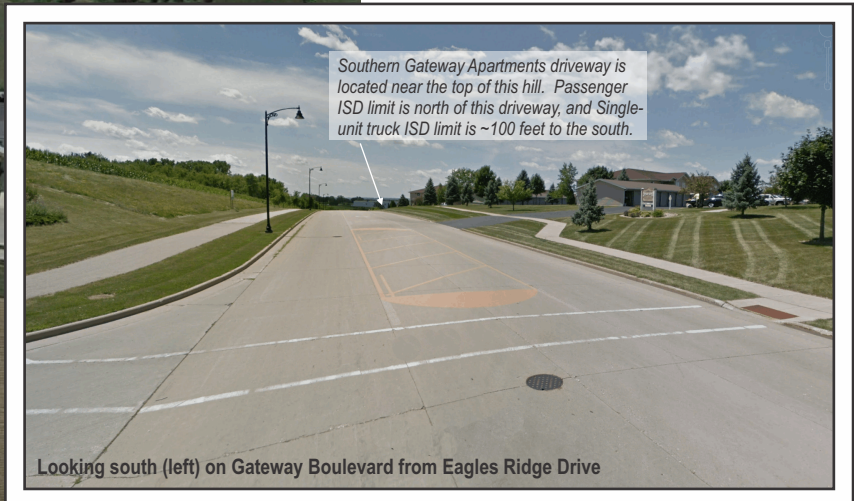
Eye Height (upstream of object to be seen): 3.5-ft
 Object Height (downstream of motorist): 2.0-ft

Special Instructions

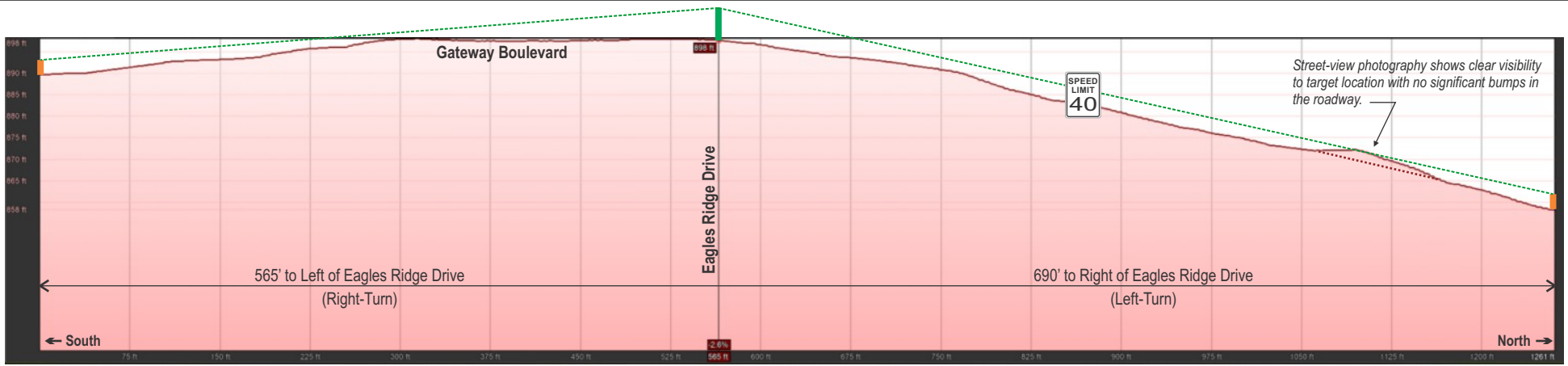




Looking north (right) on Gateway Boulevard from Eagles Ridge Drive

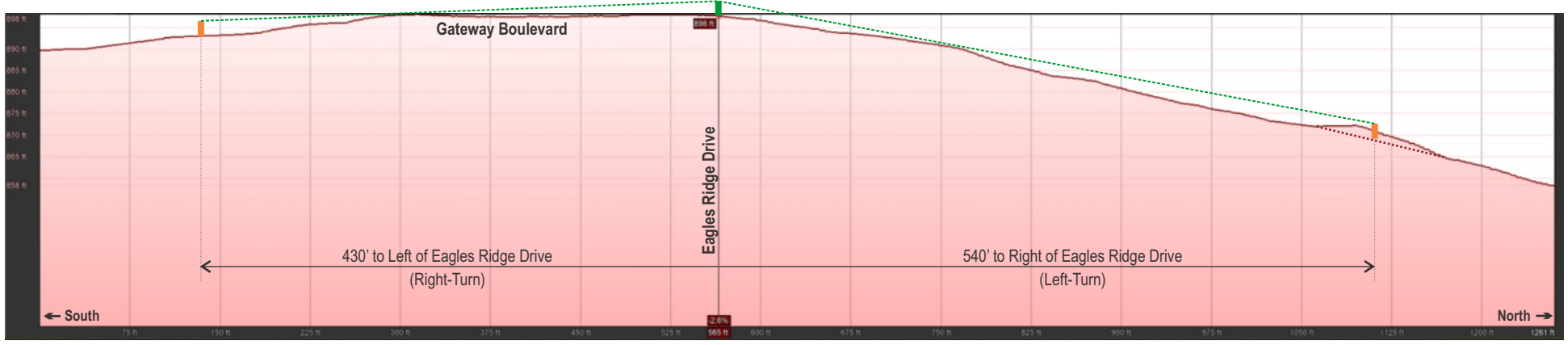


Looking south (left) on Gateway Boulevard from Eagles Ridge Drive



Road profiles from Google Earth

SU Truck Intersection Sight Distance



Passenger Car Intersection Sight Distance

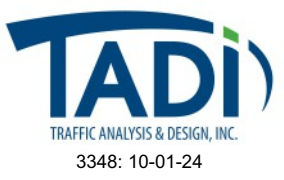
ISD Parameters:
 Design Speed: 45 mph
 Through Lanes: 1 NB/1 SB
 Right Turn Lanes: None
 Left Turn Lane: None, ~16 feet Striped Median

ISD CONTROLLING DISTANCES:

AASHTO MINIMUM ISD			
	P	SU	
To Left of Access:	430'	565'	695'
To Right of Access:	540'	690'	825'
Left-Turn from Mainline:	365'	430'	500'

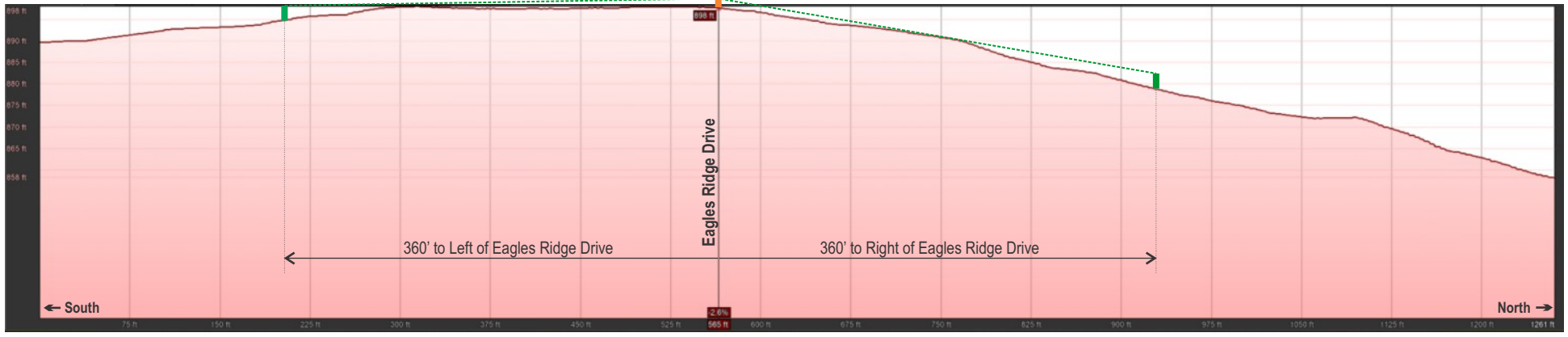
LEGEND

- Turning Vehicle - SU Truck (7.6' Eye Height)
- Turning Vehicle - Passenger Car (3.6' Eye Height)
- Object - 3.5' Height
- - - Sight Line (Vehicle to Object)



**EXHIBIT B2
 INTERSECTION SIGHT DISTANCE (PROFILE VIEW)
 EAGLES RIDGE DRIVE & GATEWAY BOULEVARD**

BELOIT, WISCONSIN



Stopping Sight Distance

LEGEND

- █ Approaching Vehicle (3.6' Eye Height)
- █ Object - 2.0' Height
- ⋯ Sight Line (Vehicle to Object)



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: October 9, 2024

Agenda Item: 4.a.

File Number: CSM-2024-17

General Information

Applicant R.H. Batterman & Co., Inc.

Owner: City of Beloit

Address/Location: 3500 Eagles Ridge Drive and 3600 Eagles Ridge Drive

Jurisdiction: City of Beloit

Applicant's Request: Approval of a Three-lot Plus One Outlot Certified Survey Map (CSM)

Staff Analysis

Proposed Land Division: The purpose of the proposed CSM is to subdivide City-owned parcels located at 3500 Eagles Ridge Drive (vacant lot) and 3600 Eagles Ridge Drive (the water tower parcel) into three lots plus one outlot totaling 16.642 acres. The Alexander Company has proposed a multi-family development for the proposed 8.662-acre Lot 1, and if approved, the CSM will create the lot for the PUD development and rezoning to PUD. Lot 2, which is 5.853 acres, creates a future development parcel that will likely be used for residential uses. Lot 3 reconfigures and enlarges the existing water tower parcel to 2.028 acres in order to combine a strip of land between the water tower parcel and Eagles Ridge subdivision, as opposed to it being made part of the proposed Lot 2. Outlot 1, which is 0.099 acres is for the existing Eagles Ridge sign on the southeast corner of Eagles Ridge Drive and Gateway Boulevard. The proposed Lot 3 and Outlot 1 will be retained by the City of Beloit, although Outlot 1 may be conveyed at some point to a homeowner's association responsible for maintaining Eagles Ridge entry signage and landscaping.

The proposed CSM also creates a public access easement over Lot 2, which serves as a proposed second point of access for Lot 1 (the PUD parcel). The primary access for Lot 1 is proposed to be a private drive off Gateway Boulevard. The Zoning Ordinance requires two access points because the proposed PUD is greater than 25 dwelling units.

The proposed 16.642-acre CSM releases an 80-foot landscape buffer easement along the east edge of the property. That easement was included in the 2002 CSM that created a 1.460-acre water tower parcel and a 15.182-acre parcel totaling the 16.642 acres. The 2002 CSM also dedicated the Gateway Boulevard extension and dedicated Water Tower Road (renamed in 2003 to be Eagles Ridge Drive). The landscape buffer easement was created prior to platting Eagles Ridge Plat No. 1 in 2002, because the 16.642-acre subject parcel was zoned M-2, General Manufacturing District, not R-3, Low-Density Multi-Family Residential District as it is currently. In order to allow more buildable area and flexibility in the design of Lot 2 in the future, the applicant, on behalf of The Alexander Company has requested the 80-foot landscape buffer be reduced to 30 feet as shown on the proposed CSM. While a landscape buffer would be required between

manufacturing and residential zoning districts when development occurs on a manufacturing parcel(s), no landscape buffer is required between R-3, Low-Density Multi-Family Residential District and R-1A, Single Family Residential District, which is directly adjacent to the east of the proposed CSM.

Plan Commission generally takes action on proposed CSMs; however, this proposed CSM is being referred to Plan Commission to make a recommendation to City Council. This is because the CSM includes a proposed public access easement and proposed release and creation of a landscape buffer easement over City property. State law requires that City Council refer matters that involve the location or acceptance of public ways and public grounds, which the access easement and landscape buffer easement could be considered while under City ownership.

Surrounding Land Use and Zoning: There are residential properties to the north and east of the subject property zoned R-1A, Single Family Residential District, and multifamily residential uses to the west zoned PUD, Planned Unit Development. To the south is a vacant parcel zoned M-2, General Manufacturing District in the City of Beloit and agricultural land zoned A-E, Exclusive Agricultural District in the Town of Turtle.

Review Agent Comments: The proposed CSM was distributed to the Review Agents. The review agents had the following comments:

- AT&T noted that there is cabling along the north edge of the property.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the attached three-lot plus one-lot CSM located at 3500 Eagles Ridge Drive and 3600 Eagles Ridge Drive in the City of Beloit, subject to the following conditions:

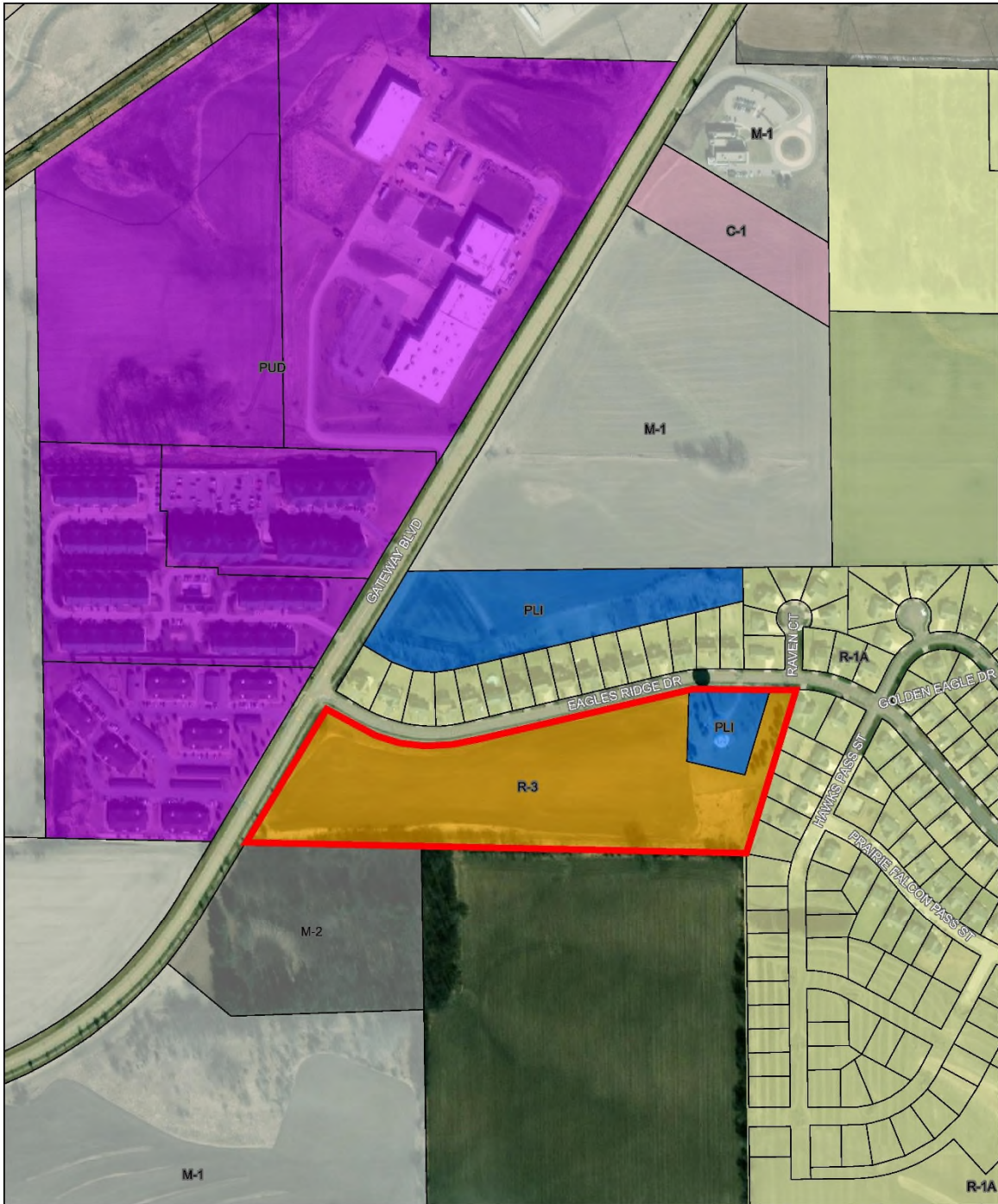
1. The final CSM shall update the label for Water Tower Road to Eagles Ridge Drive.
2. The 80-foot Landscape Easement is released and replaced with a 30-foot Landscape Easement.
3. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

ATTACHMENTS: Location Map, Zoning Map, Certified Survey Map, Application and 2002 CSM.

LOCATION MAP



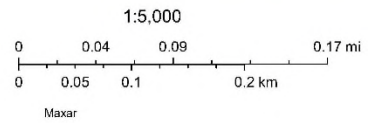
ZONING MAP



9/5/2024

Zoning Districts	PLI
C-1	PUD
DH	R-1A
M-1	R-3
M-2	World Imagery

Low Resolution 15m Imagery
 High Resolution 60cm Imagery
 High Resolution 30cm Imagery
 Citations
 1.2m Resolution Metadata

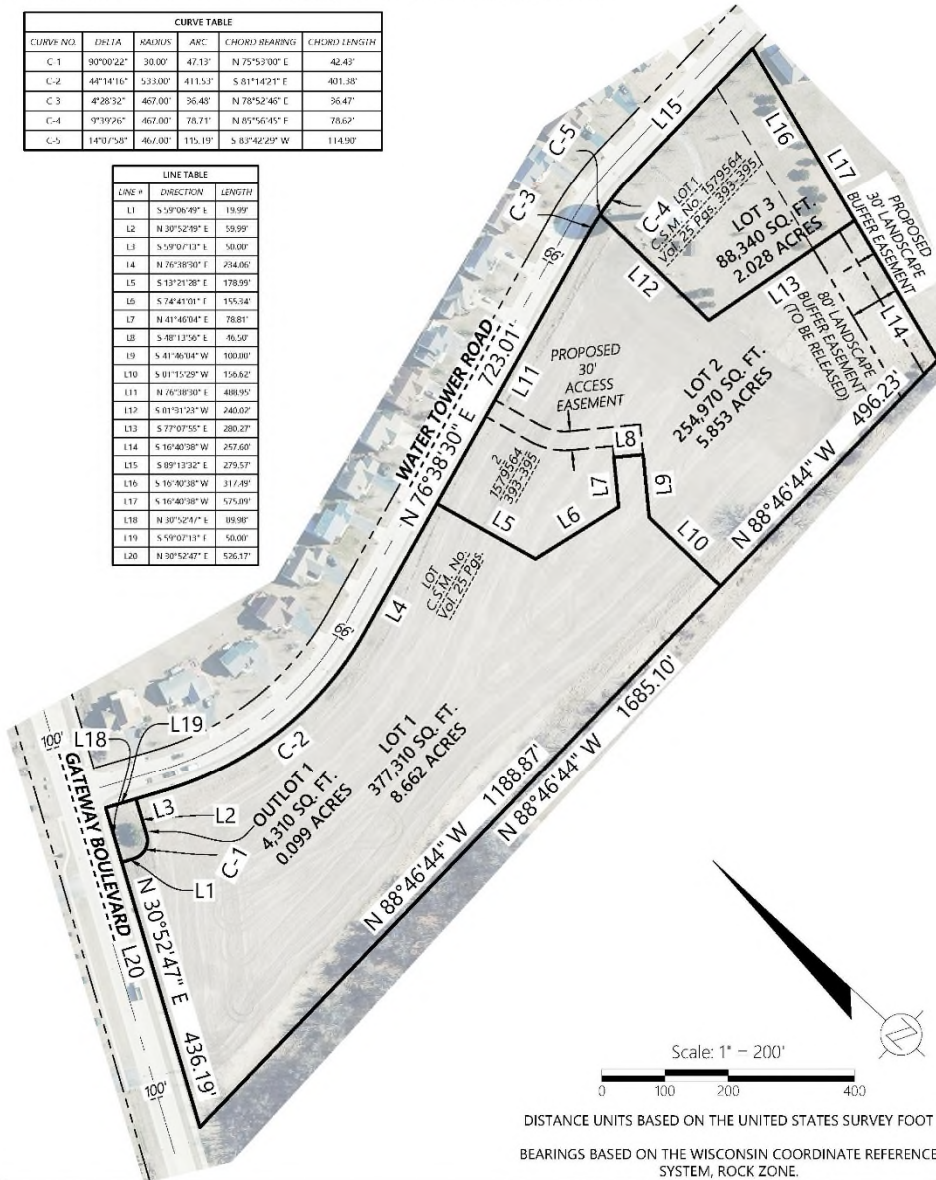


PRELIMINARY CERTIFIED SURVEY MAP

OF LOTS 1 & 2 OF CERTIFIED SURVEY MAP Doc. No. 1579564
 RECORDED IN VOLUME 25 ON PAGES 393-395, BEING PART OF
 THE SW 1/4 OF THE NE 1/4 AND PART OF THE SE 1/4 OF THE
 NW 1/4 OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 13 EAST,
 OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN

CURVE TABLE					
CURVE NO.	DIR. TA.	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C-1	90°00'22"	30.00'	47.13'	N 75°53'00" E	42.43'
C-2	44°14'16"	533.00'	411.53'	S 81°14'23" E	401.38'
C-3	4°28'32"	467.00'	36.48'	N 78°52'46" E	36.47'
C-4	9°39'26"	467.00'	78.71'	N 85°56'45" E	78.62'
C-5	14°0'50"	467.00'	175.19'	S 83°42'29" W	114.90'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 50°08'49" E	19.99'
L2	N 30°52'47" E	59.99'
L3	S 59°07'17" E	50.00'
L4	N 76°38'30" E	723.01'
L5	S 13°21'28" E	178.99'
L6	S 74°41'01" E	155.34'
L7	N 41°46'04" E	78.81'
L8	S 48°13'56" E	46.50'
L9	S 41°46'04" W	100.00'
L10	S 81°15'29" W	156.62'
L11	N 76°38'30" E	488.95'
L12	S 81°31'23" W	240.02'
L13	S 77°07'55" E	280.29'
L14	S 16°40'38" W	257.60'
L15	S 89°13'32" E	279.53'
L16	S 16°40'38" W	317.49'
L17	S 16°40'38" W	575.09'
L18	N 30°52'47" E	189.98'
L19	S 59°07'13" E	50.00'
L20	N 30°52'47" E	526.17'



ORDER NO: 34969S

DRAWN BY: 3MR
 SHEET 1 OF 1

FOR THE EXCLUSIVE USE OF:

City of Beloit
 100 State Street
 Beloit, WI 53511

Batterman

engineers surveyors planners
 БЕЛОIT | ELKHORN | JANESVILLE
 2857 S. Bartels Dr., Beloit, WI 53511
 608.365.4464 | www.batterman.com



File Name: I:\34900_3\955\34959_3500 Tags Riege Drive Apartments\SURV\14118 DRAWING P1.DS

CITY of BELOIT
Neighborhood Planning Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

Application for Review of a Minor Subdivision

(Please Type or Print) File Number: _____

1. Address of property: 3500 & 3600 Eagles Ridge Drive
2. Tax Parcel Number(s): 22820100 & 22821000
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
 In the ^{SW-NE}SE-NW Quarter of Section 28, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: City of Beloit Phone: (608) 364-6600
100 State Street Beloit WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: RH Batterman (Kristin J. Belongia) Phone: (608) 365 - 4464
2857 Bartells Drive Beloit WI 53511
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 4 lot(s).
7. Total area of land included in this map: 724,930± Sq. Ft. (16.642 Acres)
8. Total area of land remaining in parent parcel: 0 Sq. Ft.
9. Is there a proposed dedication of any land to the City of Beloit? Yes
10. The present zoning classification of this property is: R-3 (Rezzone Lot 1 to PUD)
11. Is the proposed use permitted in this zoning district: Yes

12. THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:

- Site Assessment Checklist; is required if the total area of CSM is over 5 acres.
- Pre-application meeting; a pre-application meeting was held on _____ with City of Beloit Staff.
- Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance.
- Phase One Environmental Assessment; as per section 12.05(1)(c) of the Subdivision Ordinance.
- Certified Survey Map; one copy as required by section 12.05(1) of the Subdivision Ordinance.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. The undersigned does hereby respectfully make application for and petition the City Plan Commission or City Council for approval of this Certified Survey Map for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

[Signature], Jerry Gabrielatos, 8.14.24
(Signature of applicant) (Name of applicant) (Date)

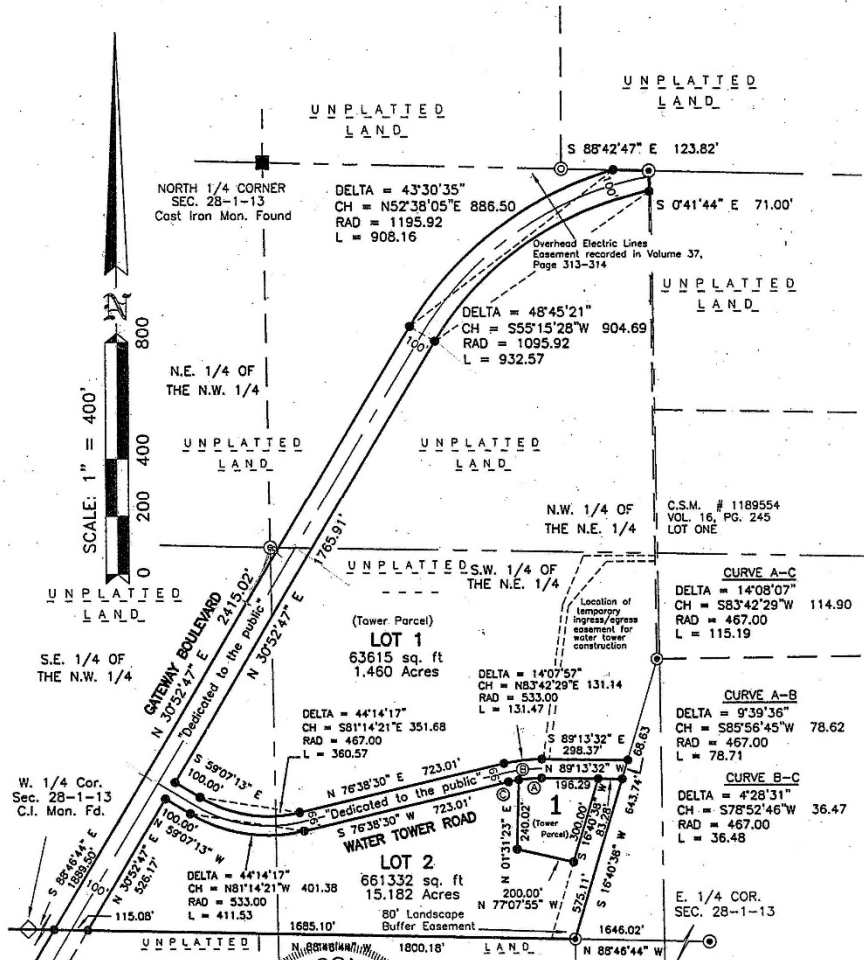
This application must be submitted at least 21 days prior to the Plan Commission meeting date.

Review fee: \$150 plus \$10 per lot Amount paid: _____
 Scheduled meeting date: _____
 Application accepted by: _____ Date: _____

2002 CSM

CERTIFIED SURVEY MAP OF

PART OF THE S.E. 1/4 OF THE N.W. 1/4 AND N.W. 1/4 AND S.W. 1/4 OF THE N.E. 1/4 OF SECTION 28,
T. 1 N., R. 13 E. OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN



SCALE
1" = 400 FEET
SEE GATEWAY FILES
File Name: J:\GATEWAY 2002\CSM2002\CSM.dwg
Plotted on 11/08/02 at 13:21:22.



LEGEND:
 ● Iron Rebar Set 3/4" x 24"(1.5 Lbs./Ft.)
 ○ Iron Rebar Found
 ◊ Alum. Mon. Found
 ◊ C. I. Mon. Found
 -X-X- Fences

R.H. BATTERMAN & CO. INC.
 LAND SURVEYORS - ENGINEERS - PLANNERS
 2857 BARTELLS DR, БЕЛОIT, WISCONSIN 53511
 (608) 365-4464 FAX (608) 365-1850
 E-MAIL: SURVEYOR@INWAVE.COM

ORDER NO. 26931-B
 DATE: NOVEMBER 8, 2002
 FOR: CITY OF БЕЛОIT (1)
 SHEET 1 OF 3

393



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: October 9, 2024

Agenda Item: 4.b.

File Number: RPB-2024-07

General Information

Applicant: City of Beloit Parks and Recreation Division

Owner: City of Beloit

Address/Location: 1312 E. Grand Avenue

Applicant's Request: The Parks and Recreation Division has requested the approval of Phase Two Improvements for Turtle Creek Park located 1312 E. Grand Avenue.

Staff Analysis

Overview: Between March and June 2024, an ad-hoc committee of stakeholders who frequently used Turtle Creek Park pool reconvened to discuss Phase Two of the Turtle Creek Master Plan. The primary topic of discussion was the future of the park's bathhouse, which has been closed for decades. Built in 1938 in the Art Modern Architectural style, the bathhouse once stood alongside a community pool, providing an essential gathering place for Beloit's African American community during a time when public amenities were not equally accessible.

In 1998, Turtle Creek Park was designated as a local landmark, recognized for its cultural significance. Although a 2016 architectural survey identified 1312 E. Grand Ave as a historic recreation site, it was deemed ineligible for the National Register of Historic Places.

After reviewing potential cost and challenges associated with renovating the bathhouse, the committee concluded that demolition was the best option. However, to preserve the park's historic significance, they proposed several commemorative installations designed to honor the parks' role in the community and ensure the narrative remains a vital part of the park's future.

Phase Two of the project also includes the construction of new restrooms and the installation of a bike maintenance station, in addition to the commemorative elements. To support this phase, the city allocated \$1 million dollars from the American Rescue Plan Act (ARPA) funds.

On August 14, 2024, the Park, Recreation, and Conservation Advisory Committee reviewed and approved Phase 2 of the Turtle Creek Master Plan.

Since this is a locally landmarked site, this project also requires approval from the Landmarks Commission. The Commission reviewed this project on September 17, 2024 and gave its approval.

Wisconsin Statutes 62.23(5) requires Plan Commission to make a recommendation to City Council for any new structures on public lands. Once the Plan Commission recommendation is made, it will be forwarded to City Council for its approval.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of Phase Two Improvements for Turtle Creek Park for the property located at 1312 E. Grand Avenue subject to the following condition:

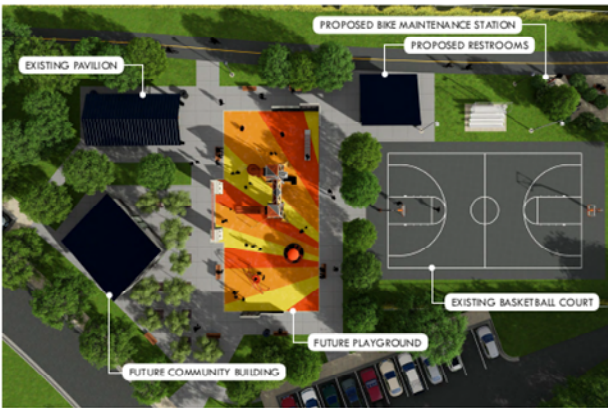
1. Prior to issuance of a Building Permit for this project, the applicant shall submit detailed site and architectural plans for Planning staff review and approval. Following approval of these plans, a Certificate of Zoning Compliance and an Architectural Review Certificate will be issued.

ATTACHMENTS: Location Map, Site Plan, and Renderings

Location Map



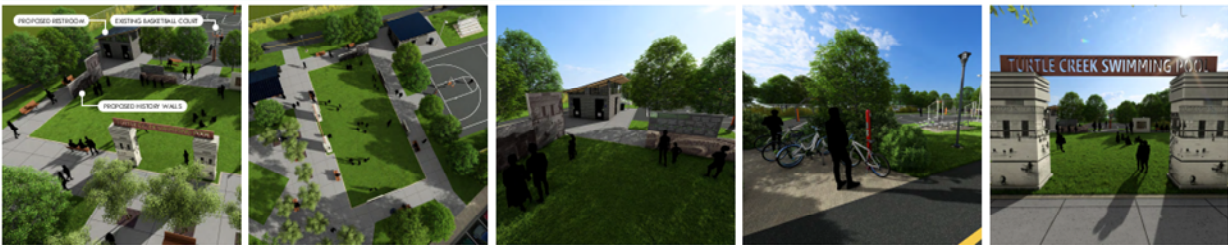
CONCEPT DESIGN AFTER ALL PHASES ARE COMPLETE



CONCEPT DESIGN FOR CURRENT PROJECT PHASE



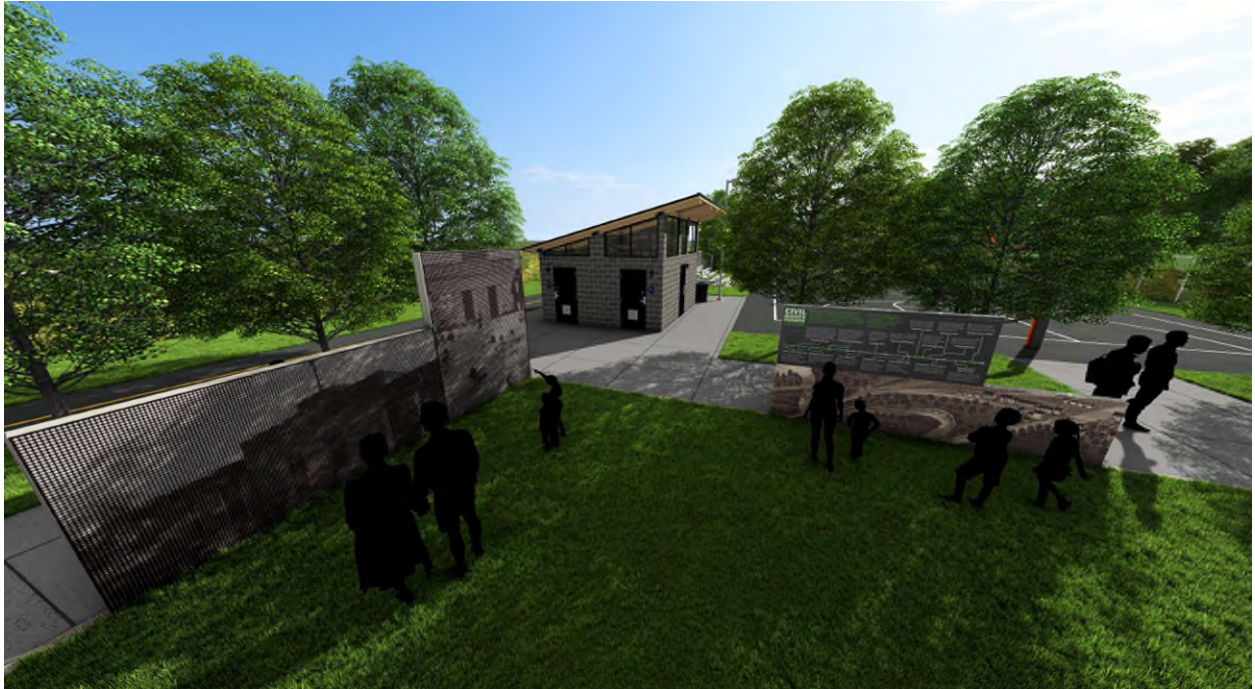
CURRENT PROJECT PHASE PERSPECTIVE IMAGES

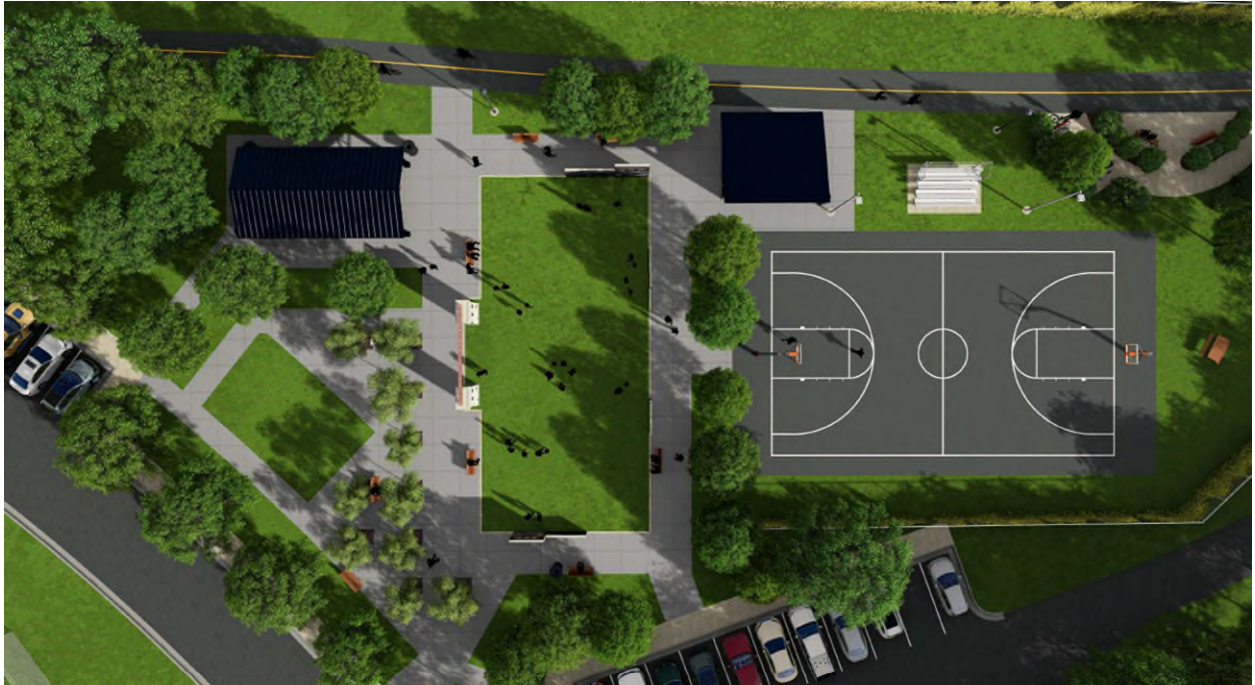


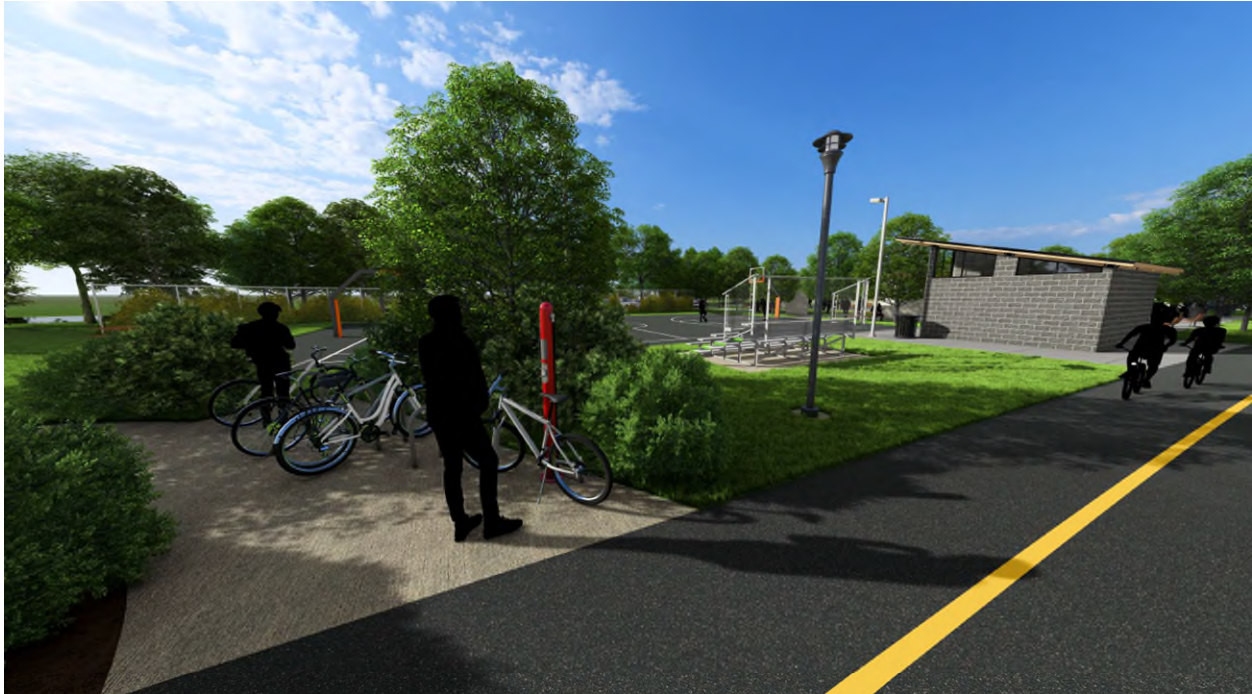
TURTLE CREEK PARK | PREFERRED CONCEPT

Ayres Associates Inc | 3433 Oakwood Hills Pkwy, Eau Claire, WI 54701 | 715.834.3161 | www.ayresassociates.com | # 52-091.1.01

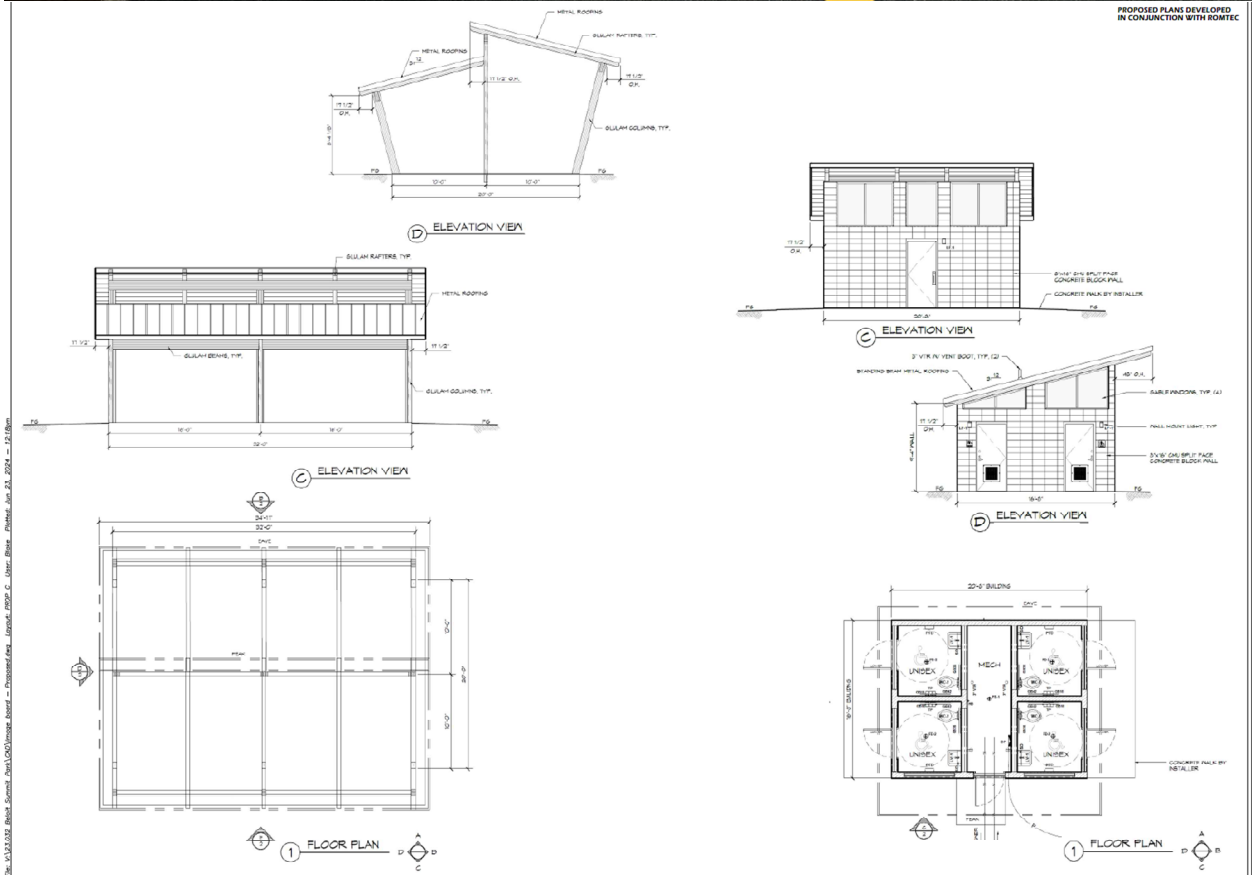








PROPOSED PLANS DEVELOPED IN CONJUNCTION WITH ROTEC



P:\1303103 - Block Station - 3D\1303103.dwg - Thursday, June 23, 2022 - 12:18pm
 User: jh1011
 Layer: 3DWORKSPACE