

Memo

To: Town of Beloit

From: Fehr Graham

cc: NG Prairie Corner Land, LLC

Date: February 7, 2024

Re: Prairie Corners PUD-GDP

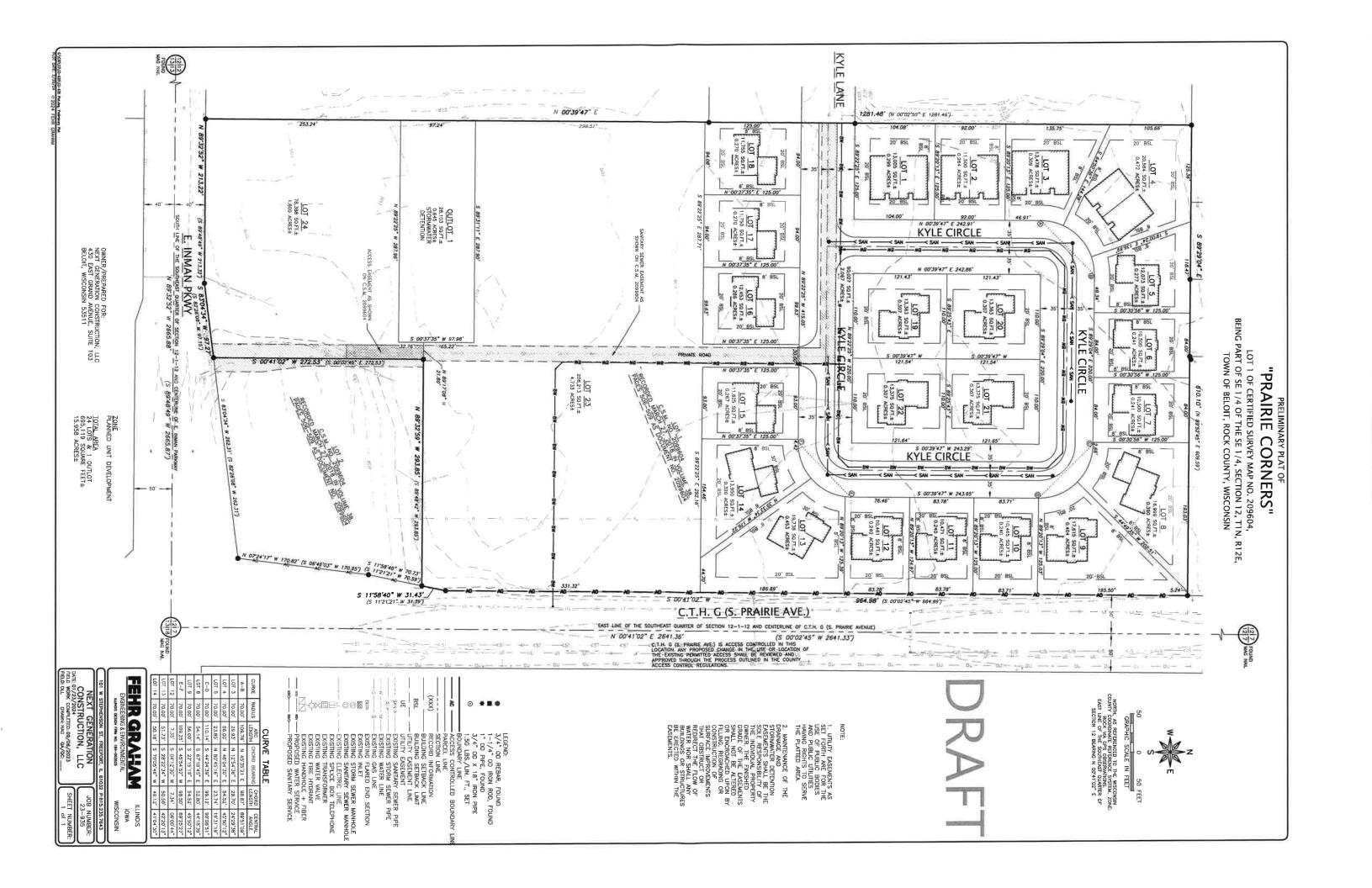
The proposed Planned Unit Development (PUD) District is being requested by NG Prairie Corner Land, LLC construction in efforts to construct residential, multi-family and commercial properties within the existing parcel with a Tax ID of 004 012007. The proposed configuration of this PUD development is necessary to allow the developer to appropriately diversify their portfolio of product to push into the market for use. Without this diversification, the development has been identified as unfeasible and the property will likely remain undeveloped thereby reducing the potential tax base for the Town of Beloit. It is essential for the below listed variances to be provided in order to allow for the construction of this PUD as proposed.

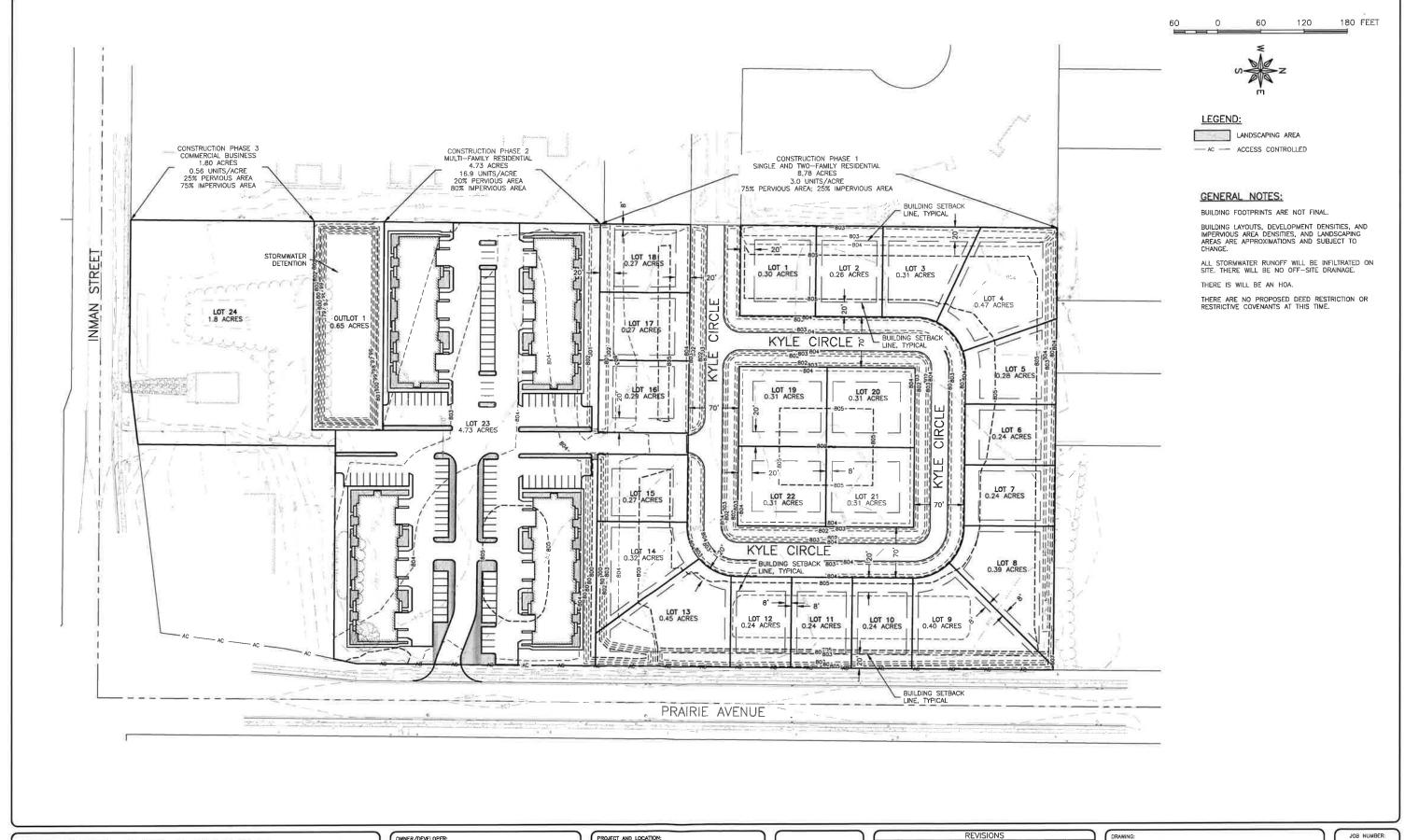
The following variances are requested:

	Code Requirement	Design Value
Road radii for Kyle Circle	200′	35′*
Front Yard Setback	30'	20′
Side Yard Setback	10'	8'
Minimum yard exterior boundary setback	40'	20'
along county highway		
Maximum development densities for low-	8 units per acre	16.9 units per acre
low rise developments (1-2 stories)		
Number of Parking Spaces	2.0 spaces per	1.5 spaces per
	dwelling	dwelling ⁺

^{*} Emergency vehicle turning movements will still be adhered to for accessibility purposes.

[†]Multi-family residential lot is not finalized yet. The proposed parking lot is subject to change.





FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

ILLINOIS IOWA WISCONSIN OWNER/DEVELOPER:

NEXT GENERATION CONSTRUCTION, LLC

430 EAST GRAND AVENUE

BELOIT, WISCONSIN 53511

PROJECT AND LOCATION:
INMAN RESIDENTIAL DEVELOPMENT
BELOIT, WISCONSIN

DRAWN BY: JMP
APPROVED BY: SWG
DATE: 01/31/24
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
PUD - GDP

SET TYPE: PRELIMINARY

23-935 SHEET NUMBER: 1 of 1

PLOT DATE: 1/31/24 © 2024 FEHR GRAHAM