

Batterman

engineers surveyors planners

January 25, 2024

Town of Beloit
Plan Commission
2445 S Afton Road
Beloit, WI 53511

Attn: Tim Kienbaum – Community Development Director

Re: Zoning Code Change Residential Front Setbacks

Dear Mr. Kienbaum,

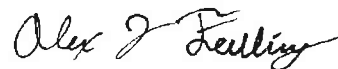
Batterman is requesting a discussion to consider a change to the current Town of Beloit Zoning Code for residential district front setbacks. Currently R-R, R-1, R-2, R-3, R-3E, and R-4 zoning districts require a minimum front yard setback of 30 feet. Batterman would like the Plan Commission to consider additional language in the code that would allow reduction of the minimum front yard setback, possibly on a case-by-case basis.

Developers have voiced concerns in recent subdivision developments, lots requiring a rear drainage/utility easement are left with small backyard space once a patio or deck is added. A 5-to-10-foot decrease to the front yard setback would provide some relief and provide a more desirable backyard. Front setback relief also provides more options for house layouts.

The included exhibit demonstrates the impact of 30-foot, 25-foot, and 20-foot front yard setbacks on a typical lot. Please include a discussion item regarding this request on the agenda for the February 14, 2024, Plan Commission Meeting. Batterman will attend to answer questions and facilitate discussion.

Kind Regards,

R. H. BATTERMAN & CO., INC.
Engineers - Surveyors – Planners

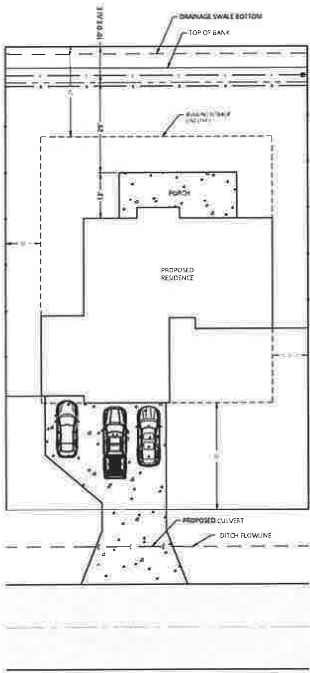


Alex J. Feuling, P.E.
Project Manager

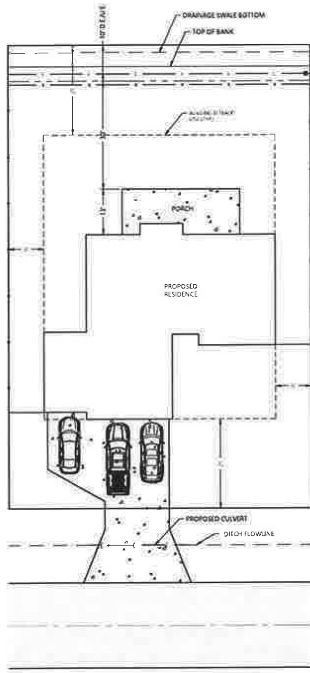
Enc.

C.c. Frank McKearn – R.H. Batterman and Co., Inc.
Karry Devault – Town of Beloit

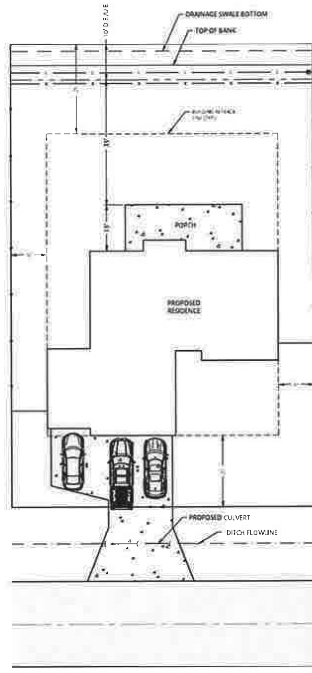
PLAN SET



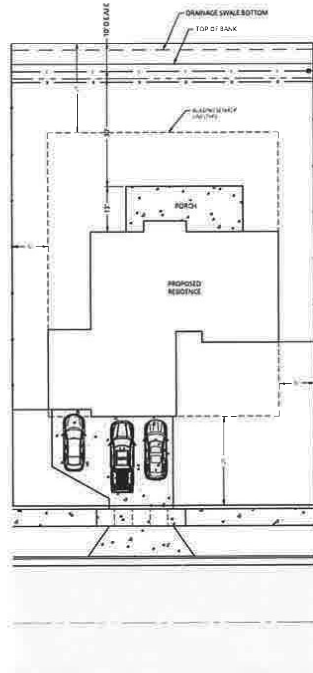
TYPICAL 85x110' LOT WITH 10' SETBACK (RURAL)



TYPICAL 85x110' LOT WITH 20' SETBACK (RURAL)



TYPICAL 85x110' LOT WITH 30' SETBACK (RURAL)



TYPICAL 85x110' LOT WITH 25' SETBACK (URBAN)

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

SETBACK ZONING CHANGE REQUEST
 TOWN OF BELLOTT
 ROCK COUNTY, WISCONSIN

DATE: 10/20/2014
 DRAWN BY: J. BATTENMAN
 CHECKED BY: J. BATTENMAN
 SCALE: AS SHOWN

PROJECT: SETBACKS EXHIBIT

DATE: 10/20/2014
 DRAWN BY: J. BATTENMAN
 CHECKED BY: J. BATTENMAN
 SCALE: AS SHOWN

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