



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, February 4, 2015 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit**

1. **Call to Order and Roll Call**
2. **Approval of the Minutes of the January 21, 2015 Meeting**
3. **Conditional Use Permit – 412 Liberty Avenue – Liberty Mart**
Public hearing, review and consideration of Conditional Use Permit to allow indoor alcohol sales in a C-2, Neighborhood Commercial District, for the property located at 412 Liberty Avenue
4. **Relocation Order for Easements – Milwaukee Road Corridor Improvements**
Review and consideration of a Relocation Order for a variety of permanent and temporary easements to be established throughout the Milwaukee Road Corridor
5. **Status Report on Prior Plan Commission Items**
6. **Adjournment**

If you are unable to attend this meeting, please contact Gail Riddle in the Planning Office at 364-6700 **no later than 4:00 PM the day before the meeting.**

Notice Mailed: January 30, 2015

Approved: Julie Christensen, Community
Development Director

**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



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, January 21, 2015
The Forum, Beloit City Hall
100 State Street, Beloit

1. **Call to Order and Roll Call**

Commissioner Faragher called the meeting to order at 7:03 PM. Gail Riddle called the roll. Present was Commissioners Ruster, Finnegan, Tinder, Johnson, Mathis, and Kincaid. Commissioners Moore arrived at 7:06 PM.

2. **Approval of the Minutes of the December 17, 2014 Meeting**

Commissioner Tinder moved and Commissioner Finnegan seconded a motion to approve the December 17, 2014 minutes. The minutes were approved. (6-0)

3. **Extraterritorial Certified Survey Map – Butterfly Lane and Hart Road**

Review and consideration two-lot extraterritorial Certified Survey Map for the unplatted land located at Butterfly Lane and Hart Road in the Town of Turtle

Julie Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Tinder moved to approve the Extraterritorial Certified Survey Map and Commissioner Johnson seconded the motion. The motion carried. (6-0)

4. **Comprehensive Plan Amendment – 1401 Townhall Road**

Public hearing, review and consideration of an amendment to the Future Land Use Map of the City of Beloit Comprehensive Plan from Institutional and Community Services to Planned Neighborhood for the property located at 1401 Townhall Road

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Johnson moved to approve the Conditional Use Permit and Commissioner Tinder seconded the motion. The motion approved. (7-0)

5. **Zoning Map Amendment – 1401 Townhall Road**

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning from PLI, Public Lands and Institutions District, to DH, Development Holding District, for the property located at 1401 Townhall Road

Ms. Christensen summarized the Staff Report and Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Tinder made a motion to approve the Zoning Map Amendment. Commissioner Ruster seconded the motion. The motion carried (7-0).

6. **Status Report on Prior Plan Commission Items**

The Planned Unit Development for the assisted living facility on W. Hart Road was approved and a Certified Survey Map to divide that land off will be coming forward in the next few months.

The Conditional Use for the daycare use on 819 Clary Street was approved.

The Bike Path Expansion for the Stateline Restoration Prairie Park was approved.

7. **Adjournment**

The meeting adjourned at 7:12 PM.

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: February 4, 2015

Agenda Item: 3

File Number: CU-2015-01

Applicant: Lutfi Qutoum

Owner: Emad Qutoum

Location: 412 Liberty Avenue

Existing Zoning: C-2, Neighborhood Commercial District

Existing Land Use: Convenience Store

Parcel Size: 0.0800 Acre

Request Overview/Background Information:

Lutfi Qutoum, the operator of Liberty Mart, has filed an application for a Conditional Use Permit to allow indoor alcohol sales in a C-2, Neighborhood Commercial District, for the property located at 412 Liberty Avenue. The attached **Location and Zoning Map** shows the location of the parcel involved in this application. The adjacent zoning and land uses are as follows:

- North: C-1, Office District; Office & C-2, Neighborhood Commercial District; Retail Store
- South: R-1B, Single-Family Residential District; Single-Family Residence
- East: R-1B, Single-Family Residential District; Two-Family Duplex
- West: R-1B, Single-Family Residential District; Single-Family Residence

Indoor alcohol sales are a conditional use in the C-2 District. If the Conditional Use Permit is approved, the City Council is authorized to impose conditions it deems necessary to reduce or minimize any potential adverse effects on surrounding properties.

Key Issues:

- An alcohol license was held by the property owner from July 2000 until January 2010. In May of 2009, the owner was warned concerning his first offense of sales to a minor. The license was revoked January 25, 2010 due to sales to a minor (2nd time in one year).
- The property owner applied for and was denied a Conditional Use Permit on May 16, 2011 due to concerns of the negative impact alcohol sales would have on the surrounding neighborhood.
- Store operations have since been transferred to the applicant, son of the property owner. He is proposing the sale of liquor, beer, and wine at the subject property.
- Indoor alcohol sales are a conditional use in the C-2 District.
- On-street parking on Liberty Avenue is the primary parking available for this property. There is a small driveway on site. This can accommodate 2 cars, but is not ideal for customer parking as it backs directly onto Liberty Avenue.
- This store is currently a neighborhood convenience store with household and grocery items. It is open for business every day from 9AM to 9PM. Due to limited parking and to avoid this becoming solely a liquor store, Staff has added a condition of approval that would limit the amount of floor space used to sell alcohol.
- If a Conditional Use Permit is granted, the applicant must also obtain an Alcohol Beverage License before alcoholic beverages may be legally sold on the subject property.
- The City's Review Agents have reviewed this application and have submitted the following comments or concerns:
 - **Police Department** – A survey of 24 neighbors was conducted on January 13, 2015. Of the homes surveyed, 14 were supportive of the alcohol license and 10 were opposed.
- The attached Public Notice was sent to fifteen nearby property owners. As of this writing, Planning Staff has received comments from two neighbors. The first is not opposed to the alcohol license itself, but has concerns that allowing alcohol at this location may increase undesirable behavior. He has noticed a decrease in littering and loitering since the alcohol license was revoked from the property. He also noted that the property itself is in need of repair and a higher standard of cleanliness. The second neighbor is opposed to the alcohol license, stating that littering is a big issue for the property and that previous sales to minors shouldn't be overlooked.

▪ **Findings of Fact**

Based on Section 2-504 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

- a. *Whether the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
 - The current use (a convenience store) supports the neighborhood by offering a range of products that meet the needs of the neighborhood. While this property has had problems surrounding alcohol sales in the past, Planning Staff feels that general public health and safety will not be negatively impacted by resuming alcohol sales.
- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
 - The conditional use will not injure the use and enjoyment of nearby properties.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - The conditional use is not expected to diminish or impair property values in the neighborhood.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
 - Not Applicable.
- e. *Whether the exterior architectural design or site layout of the proposed conditional use is so dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;*
 - Not Applicable.
- f. *Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
 - Adequate facilities and infrastructure are available to serve the conditional use.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
 - The subject property does not have off-street parking. While the establishment of the conditional use is not expected to generate a significant increase in traffic, Planning Staff believes that limiting the amount of alcohol sales (Condition #2) will alleviate the minimal traffic increases.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
 - The conditional use will comply with all other applicable regulations of the Zoning Ordinance.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends Neighborhood Commercial uses and a zoning district classification of C-2 for the subject property. The underlying zoning district classification is consistent with the Comprehensive Plan, as required by Section 66.1001(3) of Wisconsin Statutes. Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability: (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Staff Recommendation:

The Planning and Building Services Division recommends **approval** of a Conditional Use Permit to allow indoor alcohol sales in a C-2, Neighborhood Commercial District, for the property located at 412 Liberty Avenue, based on the above Findings of Fact, under the following conditions of approval:

1. This Conditional Use Permit authorizes indoor alcohol sales within the existing building located at 412 Liberty Avenue.
2. Alcohol sales shall remain secondary to the sale of convenience items. The floor area (including coolers) used to store and display alcohol shall not exceed twenty-five (25) percent of the building's (including coolers) floor area.
3. The applicant shall obtain and retain all applicable liquor licenses while the conditional use is established and maintained.

4. 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 Conditional Use Permit. The Planning and Building Services Director may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

Fiscal Note/Budget Impact: N/A

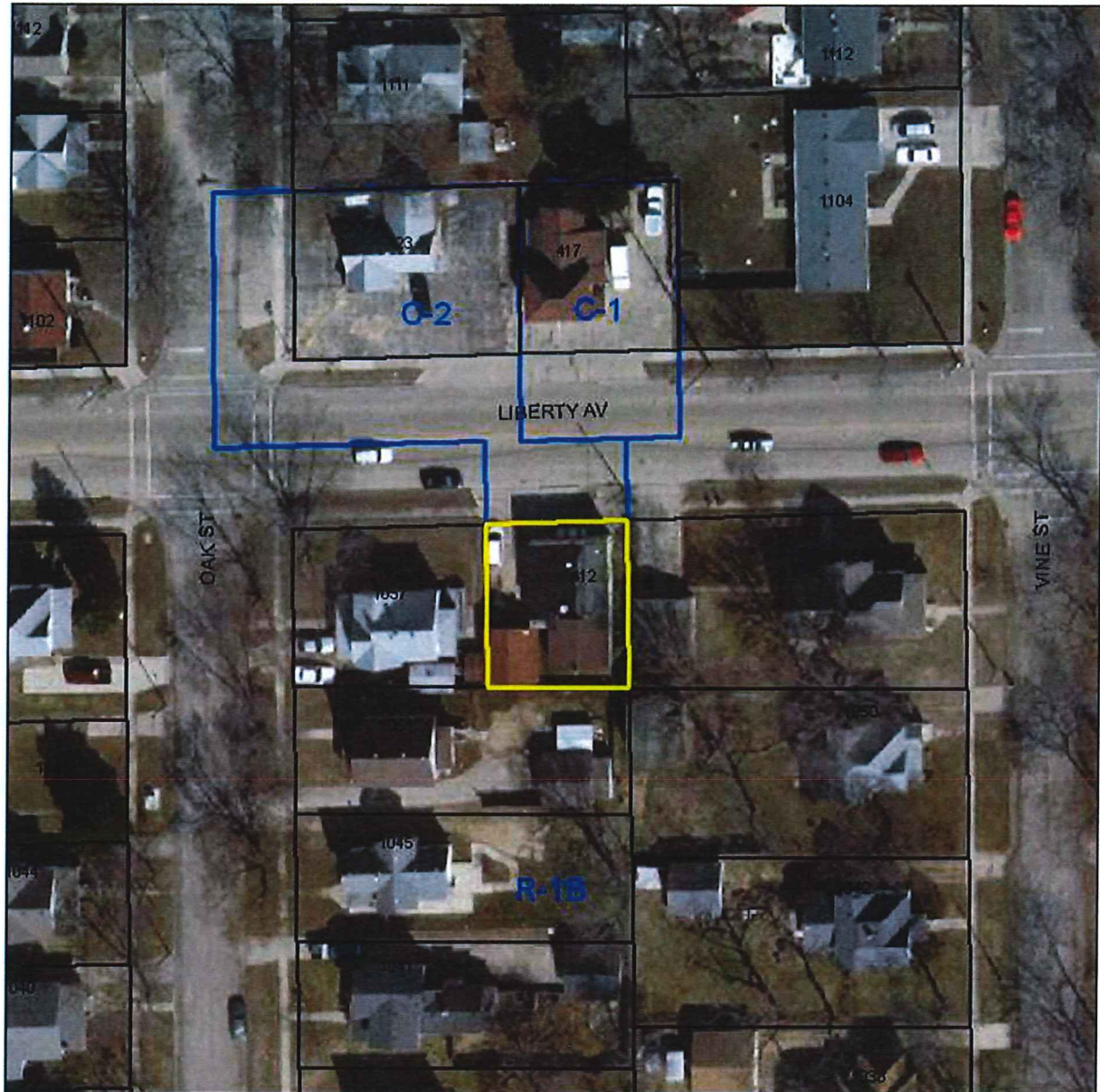
Attachments: Photograph, Location & Zoning Map, Application, Public Notice, and Mailing List.



Location & Zoning Map

412 Liberty Avenue

CU-2015-01



1 inch = 56 feet



Legend

- COB Parcels
- 120 Zoning District

Map prepared by: Stephanie Hummel
Date: January 2015
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

CITY of BELOIT

Planning and Building Services Division

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

Conditional Use Permit Application

(Please Type or Print)

File Number: CU-2015-01

1. Address of subject property: 412 Liberty Ave

2. Legal description: _____

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

Property dimensions are: 60 feet by 60 feet = 3,600 square feet.

If more than two acres, give area in acres: _____ acres.

3. Tax Parcel Number(s): 13 581655

4. Owner of record: EMAD Qutoum Phone: 608-365-1723

1997 Lane Dr. Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Lutfi Qutoum

1038 Vine St. Beloit WI 53511
(Address) (City) (State) (Zip)

(Office Phone #) 1 608-436-3703 (Cell Phone #) 1qutoum16@gmail.com (E-mail Address)

6. All existing use(s) on this property are: Small Convenience Store
(Commercial)

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

A Conditional Use Permit for: 412 Liberty Ave. For Alcohol Use
in a(n) C-2 Zoning District.

8. All the proposed use(s) for this property will be:

Principal use: Convenience store.

Secondary use: Liquor, Beer, and wine

Accessory use: Retail and miscellaneous.


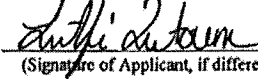
9. Project timetable: Start date: _____ Completion date: _____

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

- () Owner
- Leasehold, length of lease: 5 years
- () Contractual, nature of contract: _____
- () 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.

	<u>EMAD OUTOURM</u>	<u>12-10-14</u>
(Signature of Owner)	(Print name)	(Date)
	<u>LUTEI OUTOURM</u>	<u>12-10-2014</u>
(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 one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant and these costs are typically between \$5.00 and \$15.00.

To be completed by Planning Staff	
Filing fee: \$275.00	Amount paid: <u>275.00</u> Meeting date: <u>12/10/14</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <u>S. Hammel</u>	Date: <u>12/10/14-APP</u>



NOTICE TO THE PUBLIC

January 22, 2015

To Whom It May Concern:

Lutfi Qutoum, the operator of Liberty Mart, has filed an application for a Conditional Use Permit to allow indoor alcohol sales in a C-2, Neighborhood Commercial District, for the property located at:

412 Liberty Avenue.

Indoor alcohol sales are a conditional use in the C-2 District. The following public hearings will be held regarding this proposed Conditional Use Permit:

City Plan Commission: Wednesday, February 4, 2015, 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, February 16, 2015, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

We are interested in your opinion.

Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins. Staff is unable to leave the meeting area to make copies.

For additional information, please contact Stephanie Hummel in the Planning Division at (608) 364-6708 or hummels@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

Rock County Properties Inc
1975 Country Air Drive
Rice Lake, WI 54868

Bertrum Berg
1038 Vine Street
Beloit, WI 53511

Fred Backhaus
1042 Vine Street
Beloit, WI 53511

Billy Wilmer
1050 Vine Street
Beloit, WI 53511

WEP Enterprises LLC
1313 Eleventh Street
Beloit, WI 53511

Emad Qutoum
Lutfi Qutoum
412 Liberty Avenue
Beloit, WI 53511

Leroy Seehaver
1057 Oak Street
Beloit, WI 53511

Bryan Jones & Victoria Byers-Jones
1051 Oak Street
Beloit, WI 53511

Douglas Bach
11808 County H Road
Beloit, WI 53511

Jose Ramirez Ramos
125 ½ E. Main Street
Evansville, WI 53536

Diane & Michael Ryan
400 E. Grand Avenue, Ste. 312
Beloit, WI 53511

Josefina Fosados-Larios
1056 Oak Street
Beloit, WI 53511

Rodney & Tari Bach
1223 W. Big Hill Road
Beloit, WI 53511

Kitelinger Properties LLC
1244 Hinsdale Avenue
Beloit, WI 53511

Joan Rice
923 William Street
Beloit, WI 53511

Donna Grover
1237 Tenth Street
Beloit, WI 53511

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: February 4, 2015

Agenda Item: 4

File Number: RPB-2015-03

Applicant: Engineering Department

Current Owner: Various

Location: Milwaukee Road Corridor

Existing Zoning: C-2, Neighborhood Commercial District; & C-3, Community Commercial District

Existing Land Use: Retail, Restaurant, and Other Commercial Uses

Parcel Size:

Request Overview/Background Information:

The Engineering Department has requested a relocation order for a variety of permanent and temporary easements to be established throughout the Milwaukee Road Corridor.

Key Issues:

- The full-scope of this project in the Milwaukee Road corridor will include crosswalks, lighting, sidewalks, and drainage.
- The proposed easements will be part of Phase I of the project to further pedestrian connectivity within the Milwaukee Road corridor.
- A relocation order for permanent and temporary easements is required for Phase I to allow for sidewalk installation.
- Easements are needed for the installation of sidewalks along the west side of Cranston Road, a portion near the entry of Wal-Mart, and the sidewalk along Branigan Road.
- The attached Location & Zoning Map and Easement Exhibits show the locations of the proposed easement areas.

Consistency with Strategic Plan:

- Consideration of this request supports Strategic Goal #5.

Sustainability: (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- Reduce dependence upon fossil fuels – N/A
- Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A
- Reduce dependence on activities that harm life sustaining eco-systems – N/A
- Meet the hierarchy of present and future human needs fairly and efficiently – N/A

Staff Recommendation:

The Planning and Building Services Division recommends **approval** of the requested relocation order for a variety of permanent and temporary easements for be established throughout the Milwaukee Road Corridor.

Fiscal Note/Budget Impact: N/A

Attachments:

Location and Zoning Map, Easement Exhibit, and Legal Descriptions.

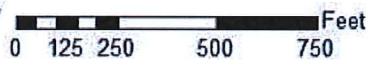
Location & Zoning Map

Milwaukee Road Corridor

RPB-2015-03



1 inch = 417 feet

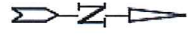
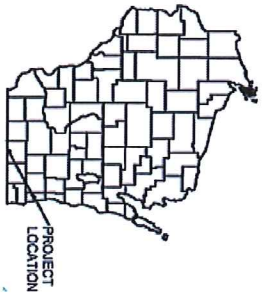
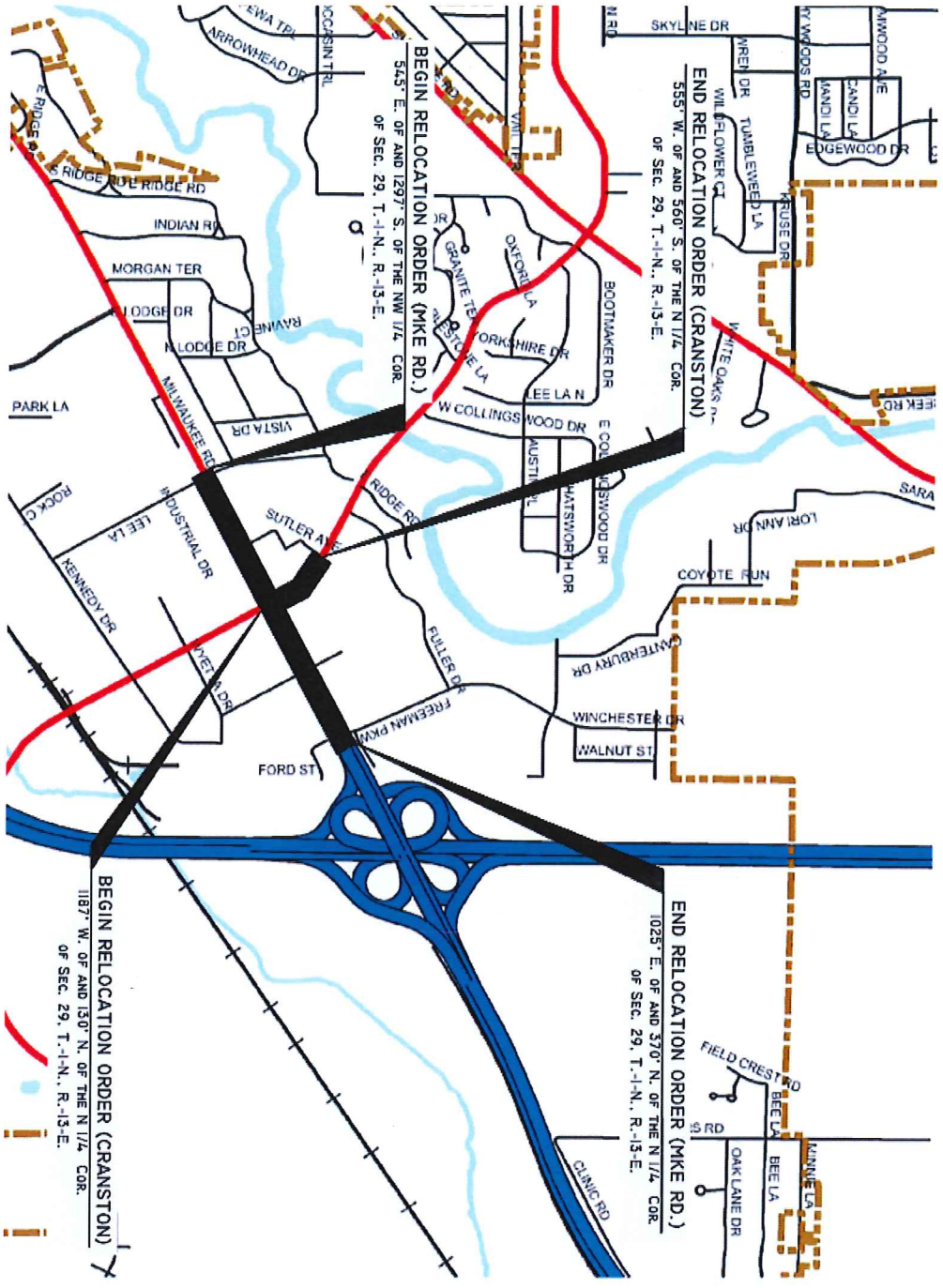


Legend

- Zoning District
- City Limits
- COB Parcels

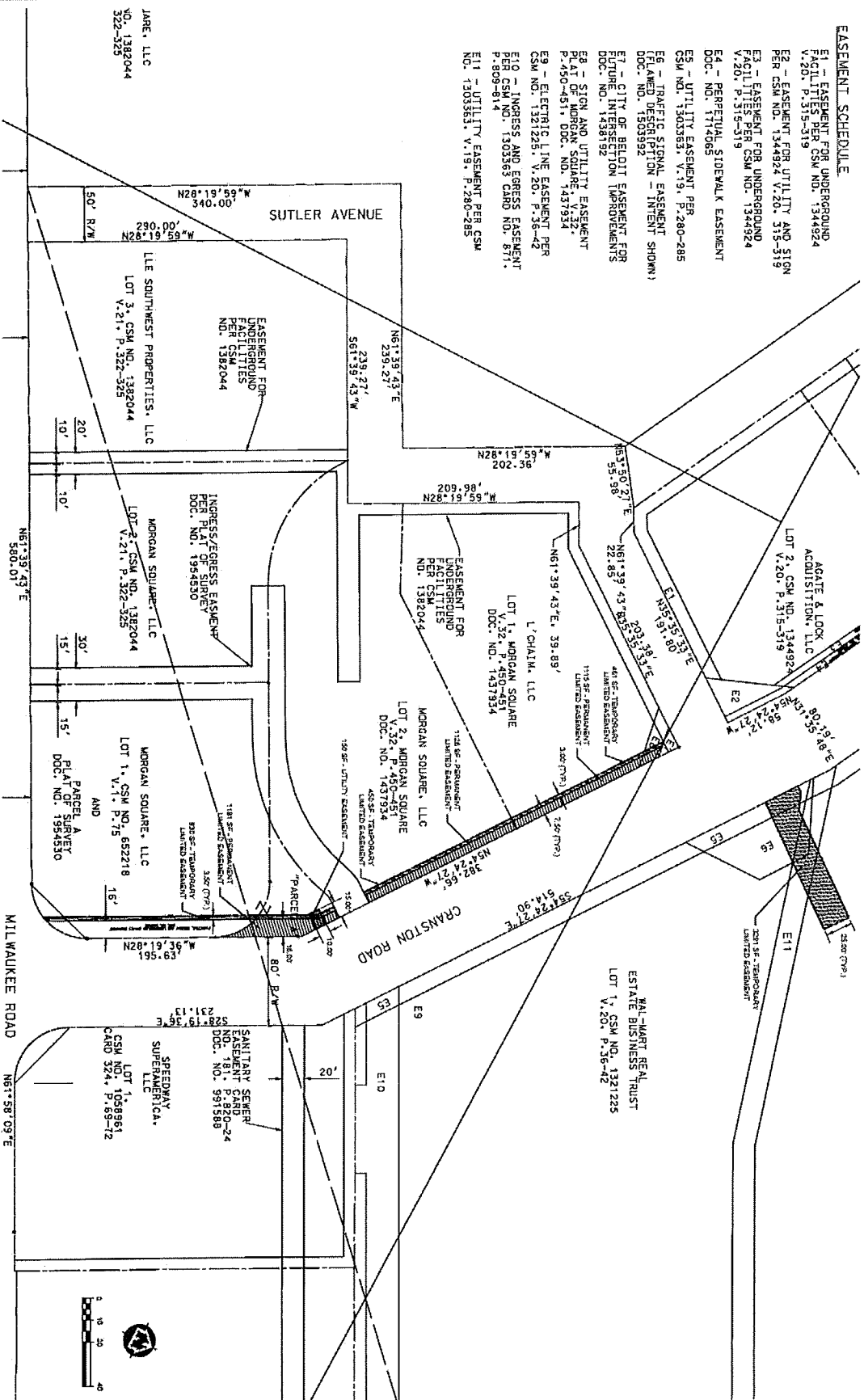
Map prepared by: Stephanie Hummel
Date: January 2015
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

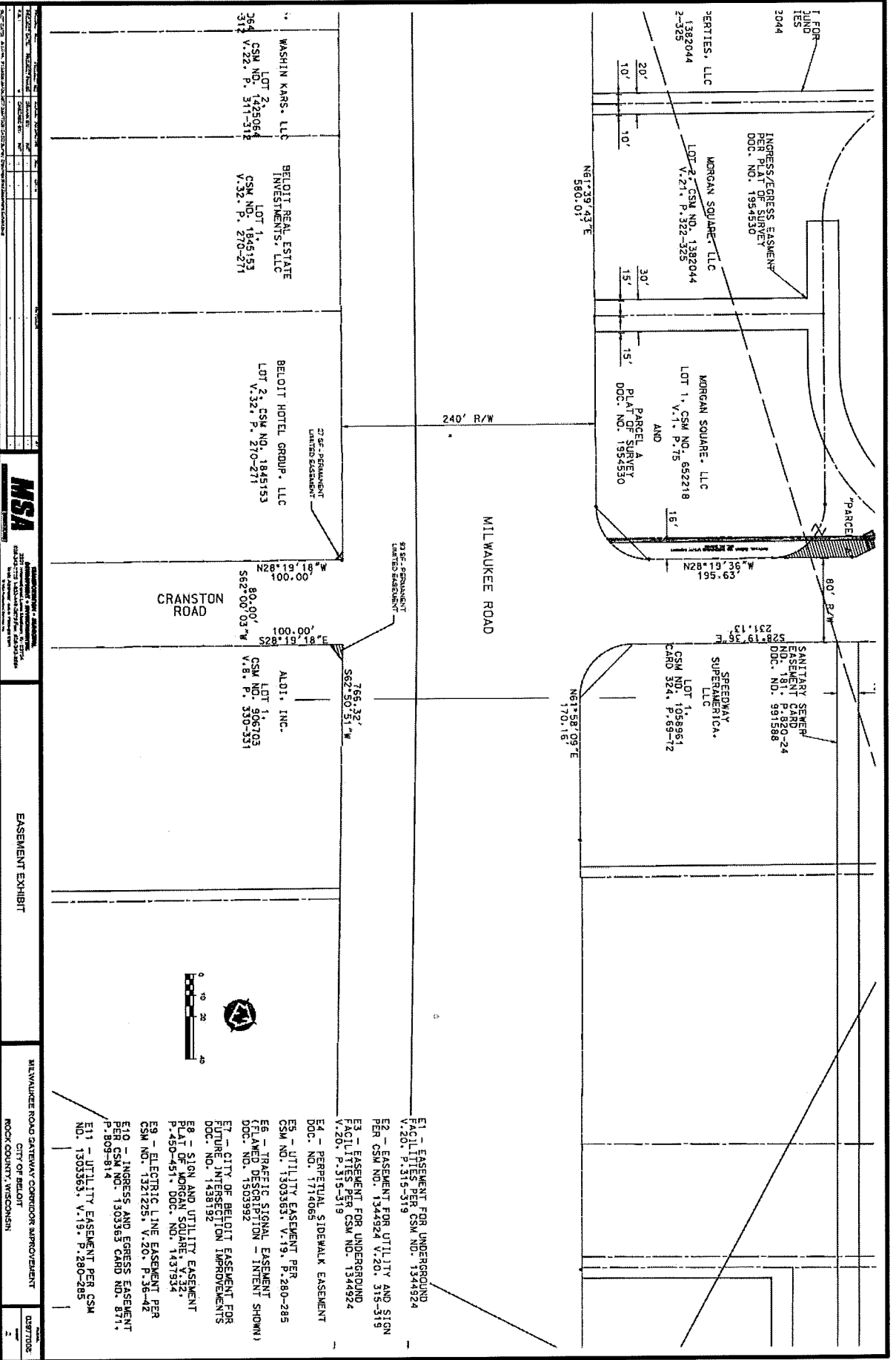


EASEMENT SCHEDULE

- E1 - EASEMENT FOR UNDERGROUND FACILITIES PER CSM NO. 1344924 V.20, P.315-319
- E2 - EASEMENT FOR UTILITY AND SIGN PER CSM NO. 1344924 V.20, P.315-319
- E3 - EASEMENT FOR UNDERGROUND FACILITIES PER CSM NO. 1344924 V.20, P.315-319
- E4 - RECREATIONAL SIDEWALK EASEMENT DOC. NO. 1144063
- E5 - UTILITY EASEMENT PER CSM NO. 1303363, V.19, P.280-285
- E6 - TRAFFIC SIGNAL EASEMENT (DETAILED DESCRIPTION - INTENT SHOWN) DOC. NO. 1503592
- E7 - CITY OF BELLVILLE EASEMENT FOR FUTURE INTERSECTION IMPROVEMENTS DOC. NO. 1438192
- E8 - SIGN AND UTILITY EASEMENT PLAT OF MORGAN SQUARE V.20, P.450-451, DOC. NO. 1437934
- E9 - ELECTRIC LINE EASEMENT PER CSM NO. 1321225, V.20, P.36-42
- E10 - INGRESS AND EGRESS EASEMENT PER CSM NO. 1303363, CARD NO. 871, P.809-814
- E11 - UTILITY EASEMENT PER CSM NO. 1303363, V.19, P.280-285



EASEMENT EXHIBIT	
MILWAUKEE ROAD EXTENSIVE CORRIDOR IMPROVEMENT CITY OF BELLVILLE ROCK COUNTY, WISCONSIN	
DATE: 11/15/2024	DRAWN BY: J. [Name]
SCALE: AS SHOWN	SHEET NO. 1



NO.	DESCRIPTION	DATE	RECORDING
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

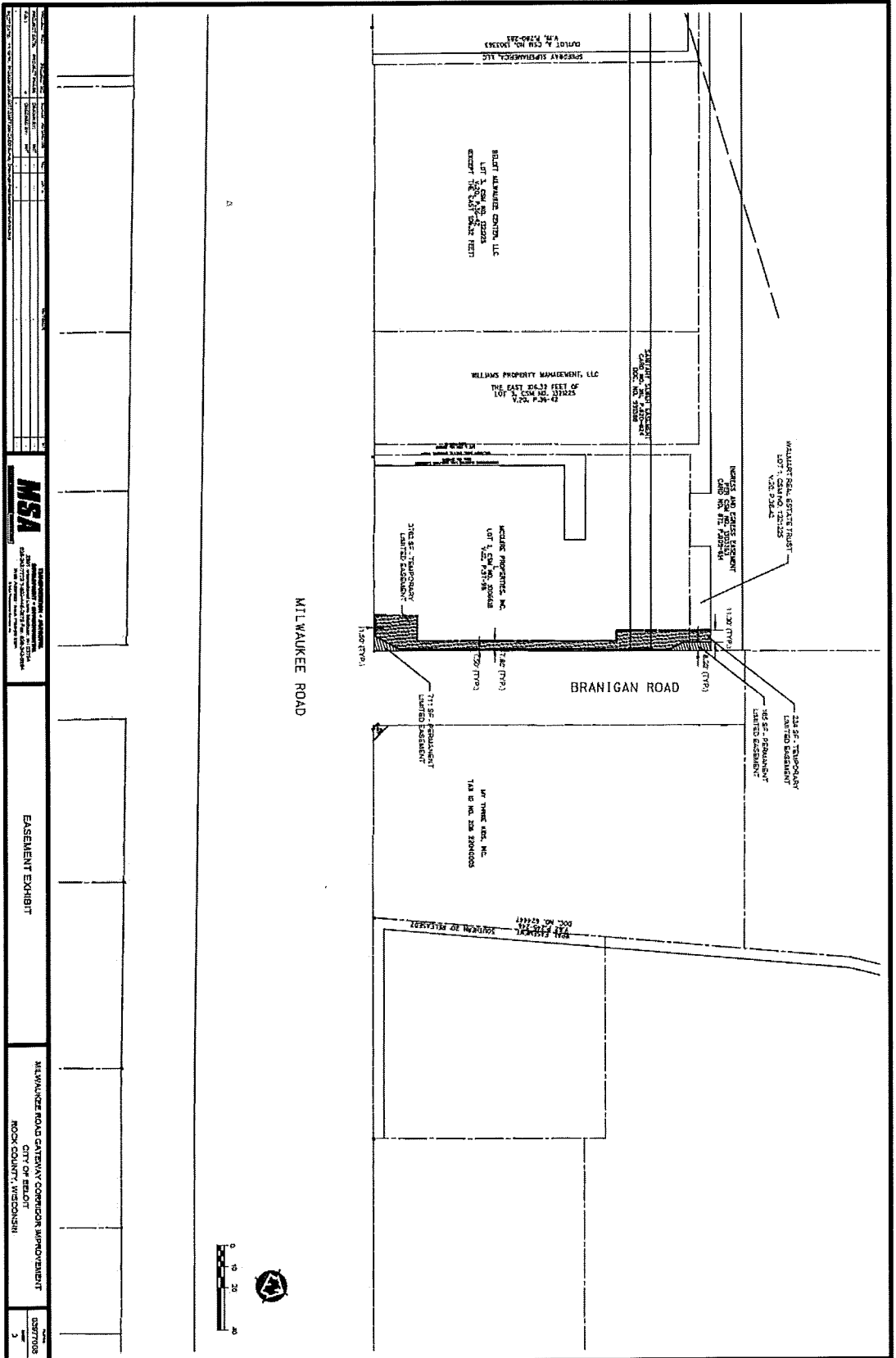


EASEMENT EXHIBIT

MILWAUKEE ROAD GATEWAY CORRIDOR IMPROVEMENT
CITY OF BELLOIT
ROCK COUNTY, WISCONSIN

DISTRICT
2

- E1 - EASEMENT FOR UNDERGROUND FACILITIES PER CSM NO. 1344924 V.20, P.315-319
- E2 - EASEMENT FOR UTILITY AND SIGN PER CSM NO. 1344924 V.20, P.315-319
- E3 - EASEMENT FOR UNDERGROUND FACILITIES PER CSM NO. 1344924 V.20, P.315-319
- E4 - PERPETUAL SIDEWALK EASEMENT DOC. NO. 1714065
- E5 - UTILITY EASEMENT PER CSM NO. 1303363, V.19, P.280-285
- E6 - TRAFFIC SIGNAL EASEMENT (FLAWED DESCRIPTION - INTENT SHOWN) DOC. NO. 1503992
- E7 - CITY OF BELLOIT EASEMENT FOR FUTURE INTERSECTION IMPROVEMENTS DOC. NO. 1438192
- E8 - SIGN AND UTILITY EASEMENT PER MORGAN SQUARE V.20, P.450-451, DOC. NO. 1437934
- E9 - ELECTRIC LINE EASEMENT PER CSM NO. 1321225, V.20, P.38-42
- E10 - INGRESS AND EGRESS EASEMENT PER CSM NO. 1303363 CARD NO. 871, P.809-814
- E11 - UTILITY EASEMENT PER CSM NO. 1303363, V.19, P.280-285



PROJECT NAME	MILWAUKEE ROAD GATEWAY CORRIDOR IMPROVEMENT
CLIENT	CITY OF ELLIOT
DATE	10/20/2023
DRAWN BY	...
CHECKED BY	...
DATE	...



EASEMENT EXHIBIT

MILWAUKEE ROAD GATEWAY CORRIDOR IMPROVEMENT
 CITY OF ELLIOT
 MOCK COUNTY, WISCONSIN

Beloit Hotel Group, LLC – Permanent Limited Easement

A part of Lot 2 of Certified Survey Map recorded in Vol. 32, Pages 270-271 as Document No. 1845153 located in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 1 North, Range 13 East in the City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Beginning at the northeasterly corner of said Lot 2; thence South 28°19'18" East along the easterly line of said Lot 2 also being the westerly right-of-way of Cranston Road, a distance of 7.07 feet; thence North 75°47'56" West, a distance of 10.45 feet to a point on the northerly line of said Lot 2; thence North 61°39'43" East along the said northerly line, a distance of 7.70 feet to the Point of Beginning. Said parcel contains 27 square feet more or less.

Aldi, Inc. – Permanent Limited Easement

A part of Lot 1 of Certified Survey Map recorded in Vol. 8, Pages 330-331 as Document No. 906703 located in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 1 North, Range 13 East in the City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Beginning at the Northwest corner of said Lot 1; thence North 62°50'51" East along the northerly line of said Lot 1, a distance of 15.42 feet; thence South 24°24'23" West, a distance of 19.38 feet to a point on the westerly line of said Lot 1 also being the easterly right-of-way of Cranston Road; thence North 28°19'18" West along the said westerly line, a distance of 12.05 feet to the Point of Beginning. Said parcel contains 93 square feet more or less.

McGuire Properties, Inc. – Permanent Limited Easement

A part of Lot 1 of Certified Survey Map recorded in Vol. 12, Pages 97-98 as Document No. 1006618 located in the North $\frac{1}{2}$ of Section 29 and the South $\frac{1}{2}$ of Section 20, Township 1 North, Range 13 East in the City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Beginning at the southeasterly corner of said Lot 1; thence South 62°08'47" West along the southerly line of said Lot 1 also being the northerly right-of-way of Milwaukee Road (STH 81), a distance of 30.30 feet; thence North 27°49'00" West, a distance of 1.48 feet; thence North 61°55'22" East, a distance of 16.93 feet; thence North 00°01'17" West, a distance of 25.51 feet to a point on a line 1.50 feet westerly of and parallel with the easterly line of said Lot 1; thence North 27°45'03" West along said parallel line, a distance of 257.19 feet; thence North 55°54'01" West, a distance of 14.42 feet; thence North 27°18'26" West, a distance of 5.98 feet to a point on the northerly line of said Lot 1; thence North 62°08'47" East along the said northerly line, a distance of 8.26 feet to the northeasterly corner of said Lot 1; thence South 27°45'03" East along the said easterly line, a distance of 300.00 feet to the Point of Beginning. Said parcel contains 711 square feet more or less.

McGuire Properties, Inc. – Temporary Limited Easement

A part of Lot 1 of Certified Survey Map recorded in Vol. 12, Pages 97-98 as Document No. 1006618 located in the North ½ of Section 29 and the South ½ of Section 20, Township 1 North, Range 13 East in the City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Commencing at the southeasterly corner of said Lot 1; thence South 62°08'47" West along the southerly line of said Lot 1 also being the northerly right-of-way of Milwaukee Road (STH 81), a distance of 30.30 feet to the Point of Beginning; thence continuing South 62°08'47" West along the said southerly line of said Lot 1, a distance of 3.68 feet; thence North 26°21'28" West, a distance of 40.98 feet; thence North 62°14'57" East, a distance of 23.66 feet to a point on a line 9.32 feet westerly of and parallel with the easterly line of said Lot 1; thence North 27°45'03" West along the said parallel line, a distance of 189.00 feet; thence South 62°06'45" West, a distance of 9.66 feet; thence North 28°00'47" West, a distance of 70.08 feet to a point on the northerly line of said Lot 1; thence North 62°08'47" East along the said northerly line, a distance of 11.04 feet; thence South 27°18'26" East, a distance of 5.98 feet; thence South 55°54'01" East, a distance of 14.42 feet to a point on a line 1.50 feet westerly of and parallel with the easterly line of said Lot 1; thence South 27°45'03" East along said parallel line, a distance of 257.19 feet; thence South 00°01'17" East, a distance of 25.51 feet; thence South 61°55'22" West, a distance of 16.93 feet; thence South 27°49'00" East, a distance of 1.48 feet to the Point of Beginning. Said parcel contains 3,762 square feet more or less.

Wal-Mart Real Estate Business Trust – Permanent Limited Easement

A part of Lot 1 of Certified Survey Map recorded in Vol. 20, Pages 36-42 as Document No. 1321225 located in the Southeast ¼ of the Southwest ¼ of Section 20, Township 1 North, Range 13 East in the City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Beginning at the southeasterly corner of said Lot 1; thence South 62°08'47" West along the southerly line of said Lot 1, a distance of 8.26 feet; thence North 27°18'26" West, a distance of 20.09 feet; thence North 61°58'21" East, a distance of 8.10 feet to a point on the easterly line of said Lot 1 also being the westerly right-of-way of Branigan Road; thence South 27°45'03" East along said easterly line of Lot 1, a distance of 20.11 feet to the Point of Beginning. Said parcel contains 165 square feet more or less.

Wal-Mart Real Estate Business Trust – Temporary Limited Easement

A part of Lot 1 of Certified Survey Map recorded in Vol. 20, Pages 36-42 as Document No. 1321225 located in the Southeast ¼ of the Southwest ¼ of Section 20, Township 1 North, Range 13 East in the City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Commencing at the southeasterly corner of said Lot 1; thence South 62°08'47" West along the southerly line of said Lot 1, a distance of 8.26 feet to the Point of Beginning; thence continuing South 62°08'47" West along the said southerly line, a distance of 11.04 feet; thence North 28°00'47" West, a distance of 20.05 feet; thence North 61°58'21" East, a distance of 11.29 feet; thence South 27°18'26" East, a distance of 20.09 feet to the Point of Beginning. Said parcel contains 224 square feet more or less.

AND ALSO;

Commencing at the southwesterly corner of said Lot 1; thence North 54°24'27" West along the westerly line of said Lot 1 also being the easterly right-of-way of Cranston Road, a distance of 416.72 feet to the Point of Beginning; thence continuing North 54°24'27" West along the said westerly line of Lot 1, a distance of 33.12 feet; thence North 34°59'09" East, a distance of 6.66 feet; thence North 68°40'17" East, a distance of 16.02 feet; thence North 37°12'54" East, a distance of 107.45 feet; thence South 52°47'06" East, a distance of 25.00 feet; thence South 37°12'54" West, a distance of 126.83 feet to the Point of Beginning. Said parcel contains 3,291 square feet more or less.

L'Chaim, LLC – Permanent Limited Easement

A part of Lot 1 of Morgan Square Plat recorded in Vol. 32, Pages 450-451 as Document No. 1437934 located in the Southeast ¼ of the Southwest ¼ of Section 20 and the Northeast ¼ of the Northwest ¼ of Section 29, Township 1 North, Range 13 East in the City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Beginning at the southeasterly corner of said Lot 1; thence South 35°37'20" West along the southerly line of said Lot 1, a distance of 7.50 feet; thence North 54°25'08" West, a distance of 152.20 feet; thence North 80°35'28" East, a distance of 10.65 feet to a point on the easterly line of said Lot 1 also being the westerly right-of-way of Cranston Road; thence South 54°24'27" East along the said easterly line, a distance of 144.67 feet to the Point of Beginning. Said parcel contains 1,115 square feet more or less.

L'Chaim, LLC – Temporary Limited Easement

A part of Lot 1 of Morgan Square Plat recorded in Vol. 32, Pages 450-451 as Document No. 1437934 located in the Southeast ¼ of the Southwest ¼ of Section 20 and the Northeast ¼ of the Northwest ¼ of Section 29, Township 1 North, Range 13 East in the City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Commencing at the southeasterly corner of said Lot 1; thence South 35°37'20" West along the southerly line of said Lot 1, a distance of 7.50 feet to the Point of Beginning; thence continuing South 35°37'20" West along the said southerly line, a distance of 3.00 feet; thence North 54°25'08" West, a distance of 155.19 feet; thence North 80°35'28" East, a distance of 4.24 feet; thence South 54°25'08" East, a distance of 152.20 feet to the Point of Beginning. Said parcel contains 461 square feet more or less.

Terry McGuire Morgan Square, LLC – Permanent Limited Easement

A part of Lot 2 of Morgan Square Plat recorded in Vol. 32, Pages 450-451 as Document No. 1437934 located in the Northeast ¼ of the Northwest ¼ of Section 29, Township 1 North, Range 13 East in the City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Beginning at the northeasterly corner of said Lot 2; thence South 54°24'27" East along the easterly line of said Lot 2 also being the westerly right-of-way of Cranston Road, a distance of 149.88 feet; thence South 35°36'07" West, a distance of 7.52 feet; thence North 54°23'50" West, a distance of 149.88 feet to a point on the northerly line of said Lot 2; thence North 35°37'20" East along the said northerly line, a distance of 7.50 feet to the Point of Beginning. Said parcel contains 1,126 square feet more or less.

Terry McGuire Morgan Square, LLC – Temporary Limited Easement

A part of Lot 2 of Morgan Square Plat recorded in Vol. 32, Pages 450-451 as Document No. 1437934 located in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 1 North, Range 13 East in the City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Commencing at the northeasterly corner of said Lot 2; thence South $35^{\circ}37'20''$ West along the northerly line of said Lot 2, a distance of 7.50 feet to the Point of Beginning; thence South $54^{\circ}23'50''$ East, a distance of 149.88 feet; thence South $35^{\circ}36'07''$ West, a distance of 3.00 feet; thence North $54^{\circ}23'50''$ West, a distance of 149.88 feet to a point on the northerly line of said Lot 2; thence North $35^{\circ}37'20''$ East along the said northerly line, a distance of 3.00 feet to the Point of Beginning. Said parcel contains 450 square feet more or less.

PH Beloit, LLC – Permanent Limited Easement

A part of Parcel A of the Plat of Survey recorded as Document No. 1954530 located in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 1 North, Range 13 East in the City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Beginning at the most northerly corner of said Parcel A; thence South $54^{\circ}24'27''$ East along the northeasterly line of said Parcel A also being the westerly right-of-way of Cranston Road, a distance of 38.11 feet to an angle point; thence South $28^{\circ}19'36''$ East along the easterly line of said Parcel A also being the westerly right-of-way of Cranston Road, a distance of 78.66 feet to the southeasterly corner of said Parcel A; thence northwesterly 41.08 feet along a curve to the left having a radius of 50.00 feet also being along the southerly line of said Parcel A, the chord of said curve bears North $51^{\circ}51'52''$ West a distance of 39.94 feet; thence North $28^{\circ}18'37''$ West, a distance of 56.91 feet; thence North $52^{\circ}32'43''$ West, a distance of 17.76 feet to a point on the northerly line of said Parcel A; thence North $35^{\circ}36'07''$ East along the said northerly line, a distance of 7.20 feet to the Point of Beginning. Said parcel contains 1,181 square feet more or less.

PH Beloit, LLC – Utility Easement

A part of Parcel A of the Plat of Survey recorded as Document No. 1954530 located in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 1 North, Range 13 East in the City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Commencing at the most northerly corner of said Parcel A; thence South $54^{\circ}24'27''$ East along the northeasterly line of said Parcel A also being the westerly right-of-way of Cranston Road, a distance of 13.13 feet to the Point of Beginning; thence continuing South $54^{\circ}24'27''$ East along the said northeasterly line, a distance of 10.00 feet; thence South $35^{\circ}35'33''$ West, a distance of 15.00 feet; thence North $54^{\circ}24'27''$ West, a distance of 10.00 feet; thence North $35^{\circ}35'33''$ East, a distance of 15.00 feet to the Point of Beginning. Said parcel contains 150 square feet more or less.

PH Beloit, LLC – Temporary Limited Easement

A part of Lot 1 of Certified Survey Map recorded in Vol. 1, Page 75 as Document No. 652218 and Parcel of the Plat of Survey recorded as Document No. 1954530 all located in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 1 North, Range 13 East in the City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Commencing at the most northerly corner of said Parcel A; thence South $35^{\circ}36'07''$ West along the northerly line of said Parcel A, a distance of 7.20 feet to the Point of Beginning; thence South $52^{\circ}32'43''$ East, a distance of 17.76 feet; thence South $28^{\circ}18'37''$ East, a distance of 247.16 feet to a point on the southeasterly curve of said Lot 1 of CSM recorded as Document No. 652218; thence southwesterly 4.59 feet along a curve to the right being along the said southeasterly curve of said Lot 1 having a radius of 50.00 feet, the chord of said curve bears South $21^{\circ}27'42''$ West a distance of 4.58 feet; thence North $28^{\circ}18'37''$ West, a distance of 249.37 feet; thence North $52^{\circ}32'37''$ West, a distance of 16.90 feet to a point on the northwesterly line of said Parcel A; thence North $35^{\circ}36'07''$ East along the said northwesterly line, a distance of 3.50 feet to the Point of Beginning. Said parcel contains 930 square feet more or less.