



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA  
Beloit City Plan Commission  
Tuesday, December 22, 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 December 9, 2015 Meeting**
3. **Certified Survey Map – 2001 and 3620 Gateway Boulevard**  
Review and consideration of a four-lot Certified Survey Map for the properties located at 2001 & 3620 Gateway Boulevard
4. **Relocation Order for Easements – Fourth Street Bridge Project**  
Review and consideration of a Relocation Order for a variety of permanent and temporary easements to be established for the Fourth Street Bridge Project
5. **Status Report on Prior Plan Commission Items**
6. **Adjournment**

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

Notice Mailed: December 18, 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

**MEETING MINUTES**  
**Beloit City Plan Commission**  
**Wednesday, December 9, 2015 at 7:00 PM**  
**The Forum**  
**Beloit City Hall, First Floor**  
**100 State Street, Beloit**

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

Chairperson Faragher called the meeting to order at 7:02pm. Commissioners Moore, Johnson, Faragher, Ruster, Finnegan, Tinder, and Councilor Kincaid were present. Commissioner Mathis was absent.

**2. Approval of the Minutes of the November 18, 2015 Meeting**

Commissioner Moore moved to approve the minutes. Commissioner Tinder seconded the motion. The motion passed, voice vote.

**3. Certified Survey Map – 1345 Ritsher Street**

Review and consideration of a two-lot Certified Survey Map for the property located at 1345 Ritsher Street.

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

Commissioner Johnson moved to approve the motion. Commissioner Ruster seconded the motion. The motion passed, voice vote.

**4. Installation of a Memorial Garden in Horace White Park**

Review and consideration of a request by Family Services to construct a memorial garden in Horace White Park located at 825 E. Grand Avenue.

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

John Pfeleiderer, Family Services Executive Director, explained the project to the Commission. Chairperson Faragher inquired into which proposal Family Services would be constructing. Mr. Pfeleiderer stated that the final design would be largely dependent upon the donations and funding received.

Commissioner Ruster moved to approve the motion. Commissioner Moore seconded the motion. The motion passed, voice vote.

**5. Sign Ordinance Exception – Pratt Industries – 1405 Gateway Boulevard**

Public hearing, review and consideration of an exception to Section 30.40(2)(c) of the Outdoor Sign Regulations to allow a secondary, on-premises wall sign to be larger than 30 square feet in

area in an M-2, General Manufacturing District, for the property located at 1405 Gateway Boulevard

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

Commissioner Ruster inquired into why the lack of the sign would create an economic hardship for the company. Ms. Christensen stated that the company desired to advertise to both North and Southbound traffic on I-90.

Chuck Gregg, 1405 Gateway (with Pratt Industries), addressed the Commission regarding the signs. He explained that Pratt Industries wanted to advertise so that traffic from the North and South bound interstate would be able to see the sign. He also stated that a 30 square foot sign would not be visible considering the size of the existing Pratt building.

Commissioner Tinder stated that the sign would not be flashing or lit and therefore would not distract drivers. He also said that considering the size of the building, the proposed sign would be proportional.

Councilor Kincaid inquired into how the upcoming changes to the existing Sign Ordinance would affect this proposed sign. Ms. Christensen explained that the proposed changes to the sign ordinance would not have required the exception because there is an overall sign allowance per site.

Commissioner Ruster stated that she was not in favor of the exception due to the size of the sign. She was concerned that it would set a precedent for other companies and industries to apply for larger signs.

Chairperson Faragher stated that existing and past sign ordinances have not grown with the City of Beloit. He believes that the proposed sign is appropriate.

Chairperson Faragher asked Mr. Gregg if Pratt Industries intended to apply for any Sign Ordinance Exceptions in the future. Mr. Gregg stated that they were not intending to apply.

Commissioner Finnegan moved to approve the motion. Commissioner Moore seconded the motion. The motion passed, voice vote. Commissioner Ruster voted to deny the motion.

Due to conflict of interest, Commissioner Finnegan left the meeting in order to abstain on the rest of the items.

**6. Alley Vacation –900 Blocks of Johnson Street and Townline Avenue**

Review and consideration of the vacation of an unnamed east-west alley located between the 900 blocks of Johnson Street and Townline Avenue

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

Commissioner Johnson moved to approve the motion. Commissioner Tinder seconded the motion. The motion passed, voice vote, with Commissioner Finnegan abstaining.

7. **Comprehensive Plan Amendment – 1633 Keeler Avenue – Commonwealth Development**  
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 Mixed Residential for the property located at 1633 Keeler Avenue (Kolak Education Center)

Ms. Julie Christensen, Director of Community Development, presented the staff reports and recommendations for items 7, 8 and 9.

Robert Ames, 1365 Central Ave, stated that he is still strongly against the proposal.

Carol Allen, 1230 Partridge Ave, thanked the Commission for listening to the neighborhood's concerns and wishes. She also reiterated her concerns with the proposed plans for 1633 Keeler Avenue

Michael Kearney, 1226 Evergreen Ave, said that he truly desired to ask the Developer why all of the changes have been made to the proposals. His main concern was that the latest proposal was deemed undoable by the Developer when this entire project was first presented to the City, yet now the Developer has reduced the number of apartments twice.

Commissioner Johnson expressed his concern with the building sitting vacant and lowering property values in the nearby neighborhoods. He also suggested that perhaps the neighborhood would be more comfortable with a 55+ senior living center.

Commissioner Tinder stated that he has done additional research on Commonwealth Development. According to Commissioner Tinder's research, they have developed good projects in other cities; however, they did not propose the project to the neighborhood in an effective manner.

Chairperson Faragher suggested that the neighborhood residents follow-up with the school district's future movements.

Commissioner Johnson moved to deny the motion. Commissioner Tinder seconded the motion. The motion to deny the proposal passed, voice vote, with Commissioner Finnegan abstaining.

8. **Planned Unit Development – 1633 Keeler Avenue – Commonwealth Development**  
Public hearing, review and consideration of Planned Unit Development – Master Land Use Plan for the property located at 1633 Keeler Avenue (Kolak Education Center)

Robert Ames, 1365 Central Ave, stated that he is strongly against the proposal.

Commissioner Ruster moved to deny the motion. Commissioner Johnson seconded the motion. The motion to deny the motion passed, voice vote, with Commissioner Finnegan abstaining.

9. **Zoning Map Amendment – 1633 Keeler Avenue – Commonwealth Development** Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from PLI, Public Lands and Institutions District, to PUD, Planned Unit Development District, for the property located at 1633 Keeler Avenue (Kolak Education Center).

Robert Ames, 1365 Central Ave, stated that he is strongly against the proposal.

Commissioner Johnson asked that the neighborhood work together with the City of Beloit and the School District of Beloit to determine an appropriate and acceptable use for the property.

Chairperson Faragher encouraged the residents to submit comments and concerns through the City website.

Ms. Christensen stated that residents should stay up to date with the School District's agendas.

Commissioner Tinder moved to deny the motion. Commissioner Johnson seconded the motion. The motion to deny the motion passed, voice vote, with Commissioner Finnegan abstaining.

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

The Conditional Use Permit for 1230 House Street was approved by Council on Monday. The next Plan Commission meeting will be on Tuesday, December 22, 2015.

**11. Adjournment**

The meeting adjourned at 7:45 pm.

Minutes respectfully submitted by Ashley Rosenbaum.

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

---



**Meeting Date:** December 22, 2015

**Agenda Item:** 3

**File Number:** CSM-2015-14

**Applicant:** Andrew Janke (COB)

**Owner:** City of Beloit

**Location:** 2001 and 3620 Gateway Boulevard

**Existing Zoning:** M-1, Limited Manufacturing District

**Existing Land Use:** Undeveloped open space

**Total Area:** 52.86 Acres

---

### Request Overview/Background Information:

Andrew Janke, on behalf of the City of Beloit, has submitted an Application for the Review of a four-lot Certified Survey Map (CSM) for the properties located at 2001 and 3620 Gateway Blvd. According to Section 12.05(1)(c) of the Subdivision Ordinance, the Plan Commission may make a recommendation to the City Council to approve, conditionally approve, or deny any minor subdivision that involves the dedication of public lands within the City.

---

### Key Issues:

- The intent of the proposed CSM is to divide the existing lots at 2001 and 3620 Gateway Blvd in order to isolate an out-lot containing wetlands/floodway and create three buildable parcels that will be more desirable to developers.
- Proposed Lot 1 is approximately 30.49 acres and has frontage on Gateway Blvd and Turtle Town Hall Road. Proposed Lot 2 is approximately 1.85 acres and has frontage on Turtle Town Hall Road. Proposed Lot 3 is approximately 4.09 acres and has frontage on Gateway Blvd. Out-lot 1 is approximately 15.88 acres and contains wetlands and floodway.
- Proposed Lot 1 will have limited access onto Gateway Boulevard Drive and no access near the intersection of Gateway Blvd and Turtle Town Hall Road. Proposed Lot 2 and Proposed Lot 3 will have full access to Turtle Town Hall Road and Gateway Blvd, respectively.
- The smaller existing property at 3620 Gateway Blvd, to become a part of Proposed Lot 1, contains a billboard.
- The proposed lots will be addressed as follows:
  - Proposed Lot 1 – 2001 Gateway Blvd
  - Proposed Lot 2 – 2000 Turtle Town Hall Road
  - Proposed Lot 3 – 1955 Gateway Blvd
  - Out-lot 1 – 1975 Gateway Blvd
- A representative from Alliant Energy submitted a request for utility easements along the south side of Gateway Blvd in order to allow for the provision of gas and electric to any future development on the proposed lots. The CSM attached to this report does not show the requested easements, but Alliant Energy is working with the surveyor to apply them to the final CSM.
- The City's other Review Agents have reviewed the proposed CSM and have not submitted any comments.
- The proposed CSM must be reviewed by City Council due to the 10-foot dedication of right-of-way along Turtle Town Hall Road.
- The application and proposed CSM are attached to this report.

---

### Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan's Future Land Use Map shows the subject property in the "Business Park" land use category. By isolating the unusable land and creating buildable parcels, the proposed CSM will encourage the development of light manufacturing, warehousing, and office facilities – uses consistent with the Comprehensive Plan. Consideration of this request supports Strategic Goal #5.

---

### Sustainability:

- **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** – The creation of desirable, buildable lots in the Gateway Business Park will encourage new businesses to locate in Beloit that will add jobs and increase tax revenues.

---

### Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached four-lot Certified Survey Map (CSM) for the properties located at 2001 and 3620 Gateway Boulevard in the City of Beloit, subject to the following conditions:

1. Proposed Lot 1 shall be addressed as 2001 Gateway Blvd, Proposed Lot 2 as 2000 Turtle Town Hall Road, Proposed Lot 3 as 1955 Gateway Blvd, and Out-lot 1 as 1975 Gateway Blvd.
2. The final CSM shall include the utility easements requested by Alliant Energy.
3. The final CSM shall substantially conform to the preliminary CSM submitted with this application for review.
4. The applicant shall record the CSM with the Rock County Register of Deeds and shall provide the Planning and Building Services Division with a copy of the recorded CSM by December 31, 2016.

---

**Fiscal Note/Budget Impact:** N/A

---

**Attachments:** Location & Zoning Map, Application, and CSM.







# CITY of BELOIT

## Planning and Building Services 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: CSM-2015-14

1. Address of property: 2001 Gateway Blvd
2. Tax Parcel Number(s): \_\_\_\_\_
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
In the \_\_\_\_\_ Quarter of Section 21, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: City of Beloit Phone: \_\_\_\_\_  
100 State St Beloit WI 53511  
(Address) (City) (State) (Zip)
5. Applicant's Name: Andrew Janke (COB)  
(Address) (City) (State) (Zip)  
(Office Phone #) (Cell Phone #) (E-mail Address) janke@beloitwi.gov
6. Number of new lots proposed with this land division is 4 lot(s).
7. Total area of land included in this map: 51.46
8. Total area of land remaining in parent parcel: 51.46
9. Is there a proposed dedication of any land to the City of Beloit? \_\_\_\_\_
10. The present zoning classification of this property is: M-1, Limited Manufacturing
11. Is the proposed use permitted in this zoning district: (Open space)
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.

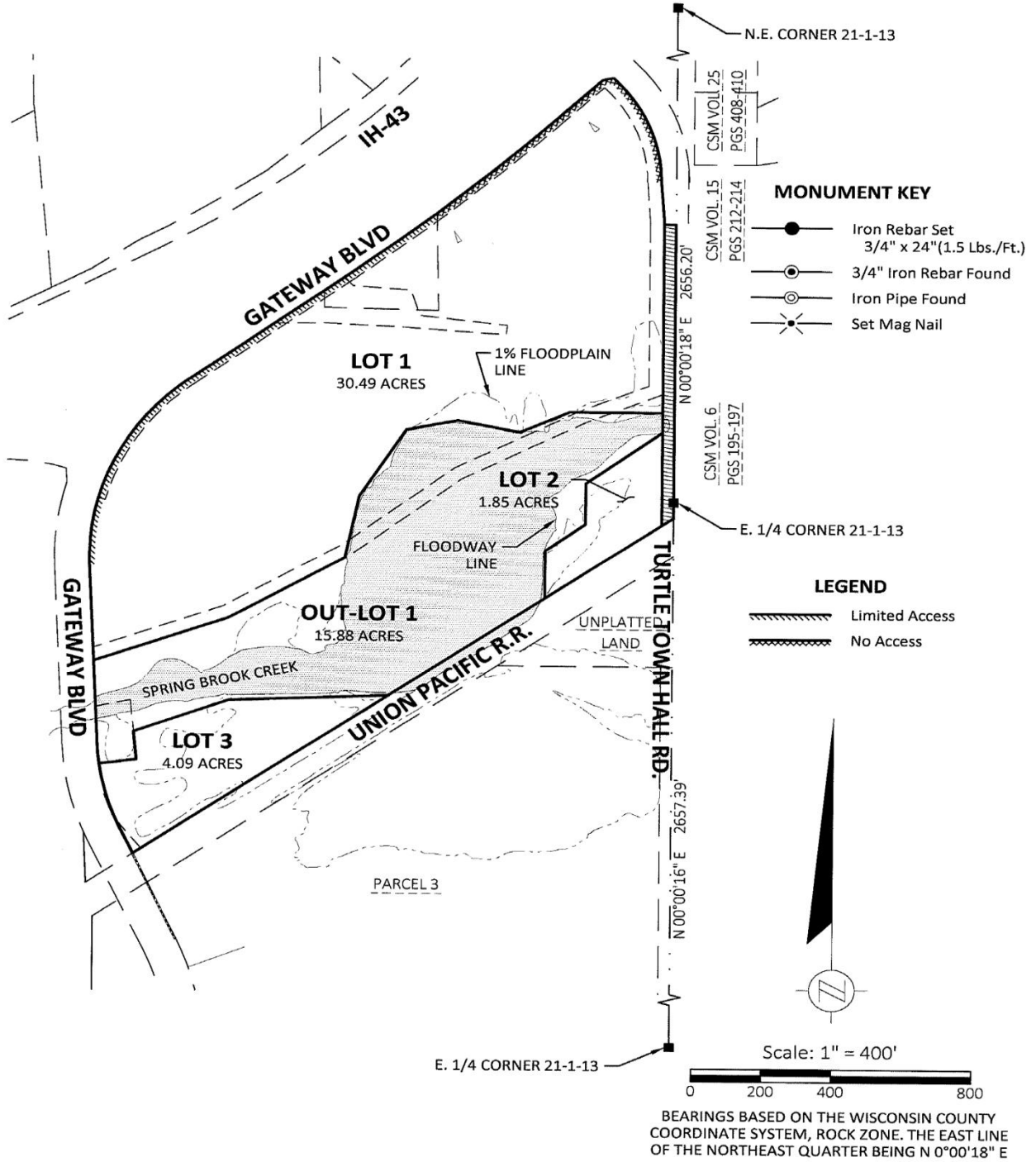
[Signature] ANDREW L JANKE 12/4/15  
(Signature of applicant) (Print name of applicant) (Date)

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: Waived  
Scheduled meeting date: 12  
Application accepted by: AEM Date: 12/22/15

# PRELIMINARY CERTIFIED SURVEY MAP

OF BEING PART OF THE NE 1/4 OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4 AND SW 1/4 OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 21, T. 1 N., R 13 E. OF THE 4TH P.M. CITY OF BELOIT, ROCK COUNTY, WISCONSIN.



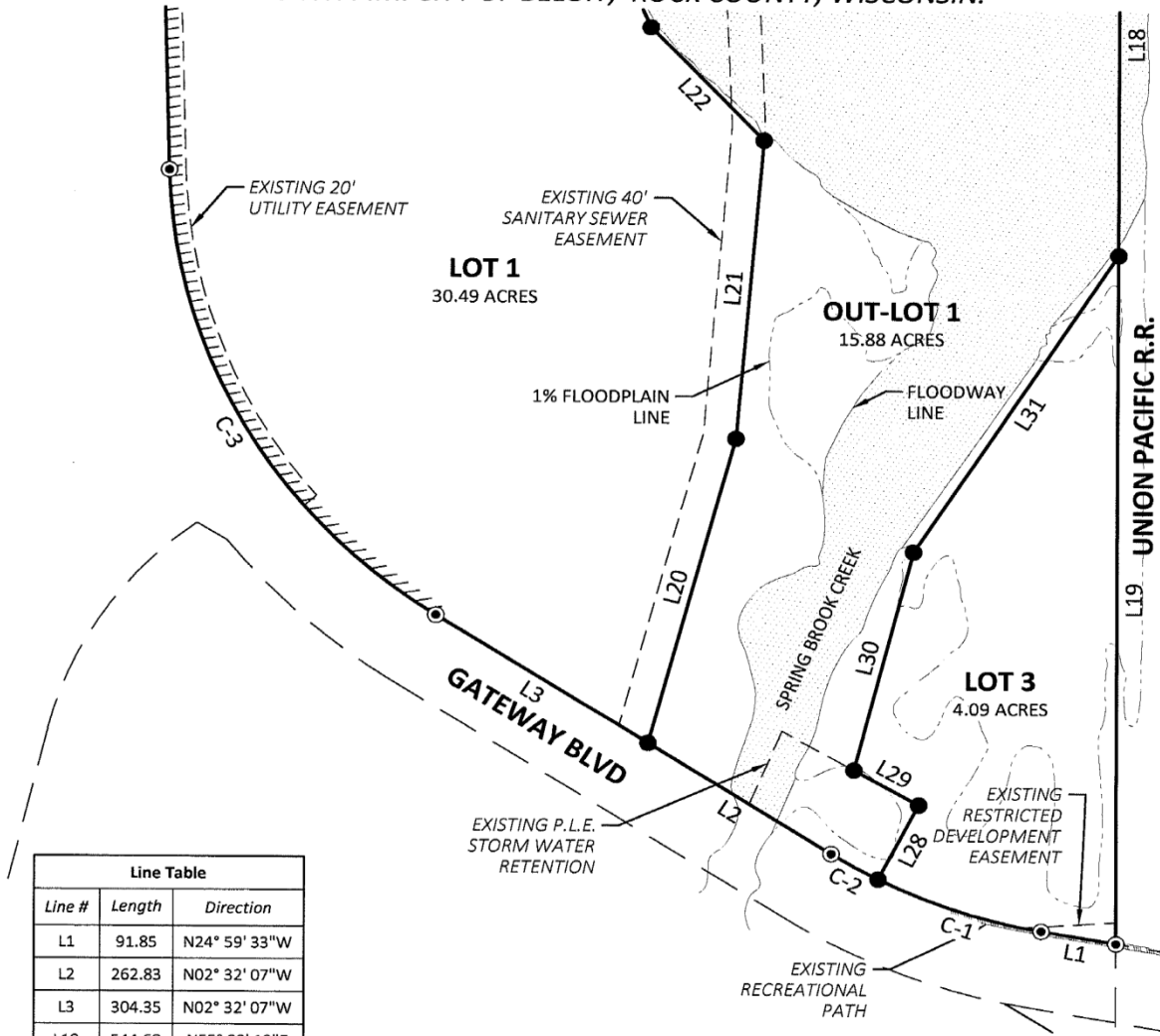
**ORDER NO: 31840**  
 BOOK: SEE FILE  
 FIELD CREW:  
 DRAWN BY: LRC  
 DATE: December 1, 2015

FOR THE EXCLUSIVE USE OF:  
**CITY OF BELOIT**  
 SHEET 1 OF 6 File Name: J:\31800-31849\31840 COB

**Batterman**  
 engineers surveyors planners  
 2857 Bartells Drive Beloit, Wisconsin 53511  
 608.365.4464 www.rhbatterman.com

# PRELIMINARY CERTIFIED SURVEY MAP

OF BEING PART OF THE NE 1/4 OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4 AND SW 1/4 OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 21, T. 1 N., R 13 E. OF THE 4TH P.M. CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.



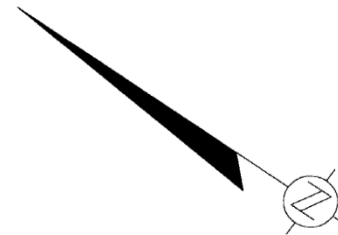
Line Table		
Line #	Length	Direction
L1	91.85	N24° 59' 33"W
L2	262.83	N02° 32' 07"W
L3	304.35	N02° 32' 07"W
L18	544.68	N55° 00' 19"E
L19	885.00	N55° 00' 19"E
L20	406.16	N69° 57' 23"E
L21	385.00	N59° 49' 58"E
L22	200.00	N11° 34' 00"E
L28	107.00	S82° 06' 12"W
L29	90.13	S05° 25' 22"E
L30	289.39	N69° 13' 50"E
L31	455.00	S87° 46' 25"W

### MONUMENT KEY

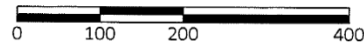
- Iron Rebar Set  
3/4" x 24" (1.5 Lbs./Ft.)
- 3/4" Iron Rebar Found
- Iron Pipe Found
- Set Mag Nail

### CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C-1	17°05'45"	700.00'	208.87'	S 16°26'40" E	208.09'
C-2	5°21'40"	700.00'	65.50'	S 05°12'58" E	65.47'
C-3	55°57'46"	700.00'	683.71'	S 25°26'46" W	656.86'



Scale: 1" = 200'

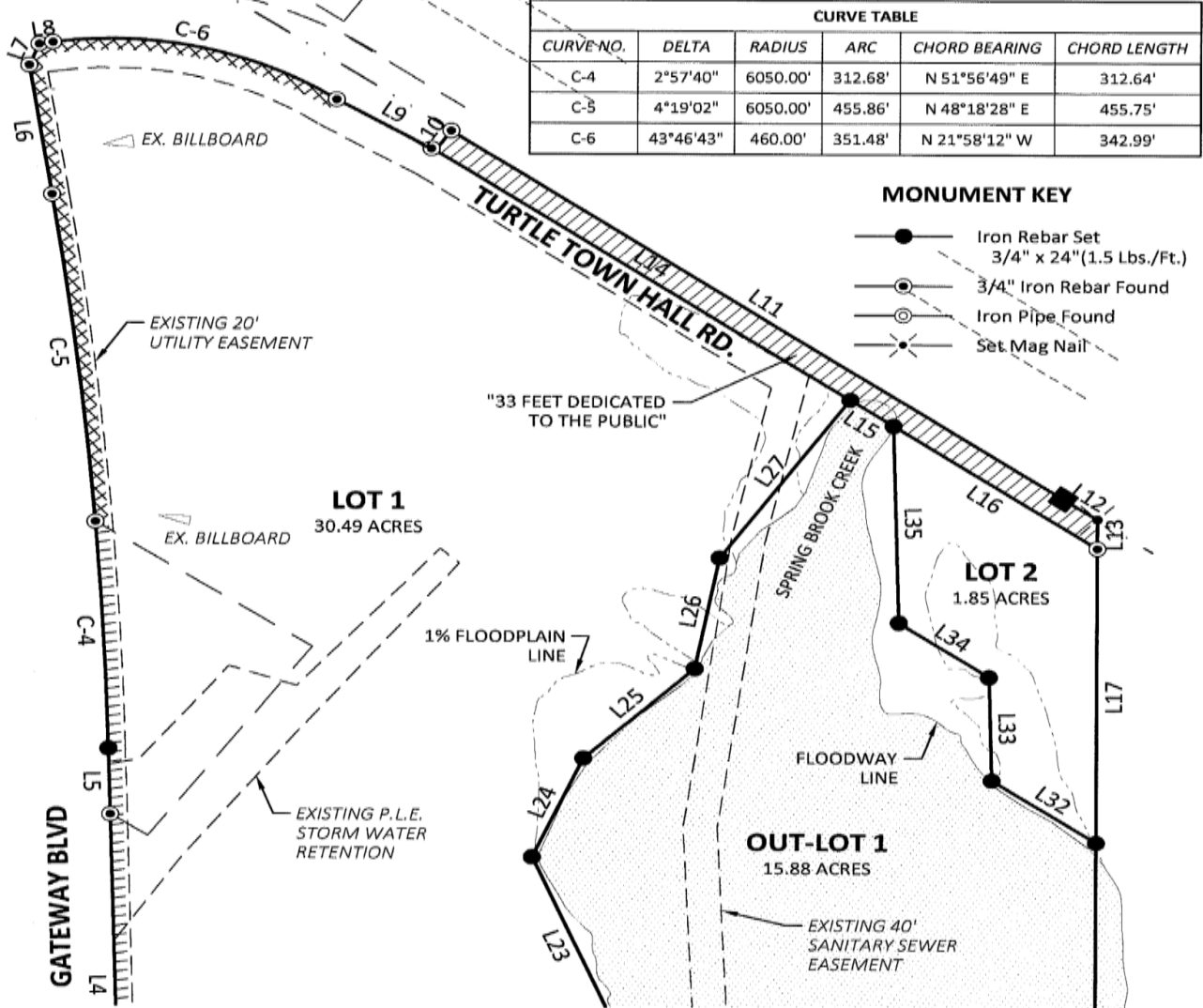


BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK ZONE. THE EAST LINE OF THE NORTHEAST QUARTER BEING N 0°00'18" E

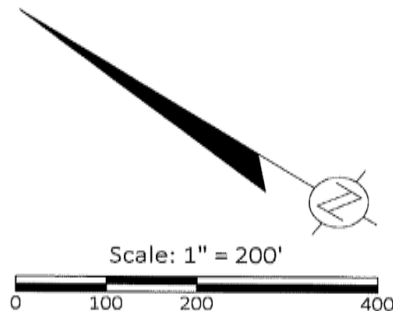
<p><b>ORDER NO: 31840</b>                  BOOK: SEE FILE                  FIELD CREW:                  DRAWN BY: LRC                  DATE: December 1, 2015</p>	<p>FOR THE EXCLUSIVE USE OF:  <b>CITY OF БЕЛОIT</b></p>	<div style="display: flex; align-items: center;"> <div> <p><b>Batterman</b>                      engineers surveyors planners</p> <p>2857 Bartells Drive    Beloit, Wisconsin 53511                      608.365.4464    www.rhbatterman.com</p> </div> </div>
---	---	--

# PRELIMINARY CERTIFIED SURVEY MAP


OF BEING PART OF THE NE 1/4 OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4 AND SW 1/4 OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 21, T. 1 N., R 13 E. OF THE 4TH P.M. CITY OF BELOIT, ROCK COUNTY, WISCONSIN.



Line Table								
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L4	473.67	N53° 25' 39"E	L12	49.39	S00° 00' 16"W	L25	180.00	S78° 26' 30"E
L5	91.28	N53° 25' 39"E	L13	40.29	N55° 00' 19"E	L26	155.00	N65° 39' 00"E
L6	180.14	S46° 08' 57"W	L14	598.63	N00° 00' 18"E	L27	267.00	S89° 59' 42"E
L7	31.42	S76° 44' 24"W	L15	62.42	N00° 00' 18"E	L32	150.41	N00° 00' 00"E
L8	16.36	N43° 51' 33"W	L16	293.69	N00° 00' 18"E	L33	142.38	S53° 30' 00"W
L9	135.38	S04° 09' 40"E	L17	405.75	N55° 00' 19"E	L34	130.00	S00° 00' 00"E
L10	33.00	N89° 55' 09"E	L23	250.00	N32° 06' 00"E	L35	271.15	S53° 30' 00"W
L11	882.29	S00° 00' 18"W	L24	150.00	N78° 30' 00"E			



BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK ZONE. THE EAST LINE OF THE NORTHEAST QUARTER BEING N 0°00'18" E

<p><b>ORDER NO: 31840</b>          BOOK: SEE FILE          FIELD CREW:          DRAWN BY: LRC          DATE: December 1, 2015</p>	<p>FOR THE EXCLUSIVE USE OF:  <b>CITY OF BELOIT</b></p> <p>SHEET 2 OF 6 File Name: J:\31800-31849\31840 COB</p>	<p><b>Batterman</b>          engineers surveyors planners          2857 Bartells Drive Beloit, Wisconsin 53511          608.365.4464 www.rhbatterman.com</p> 
---	---	--

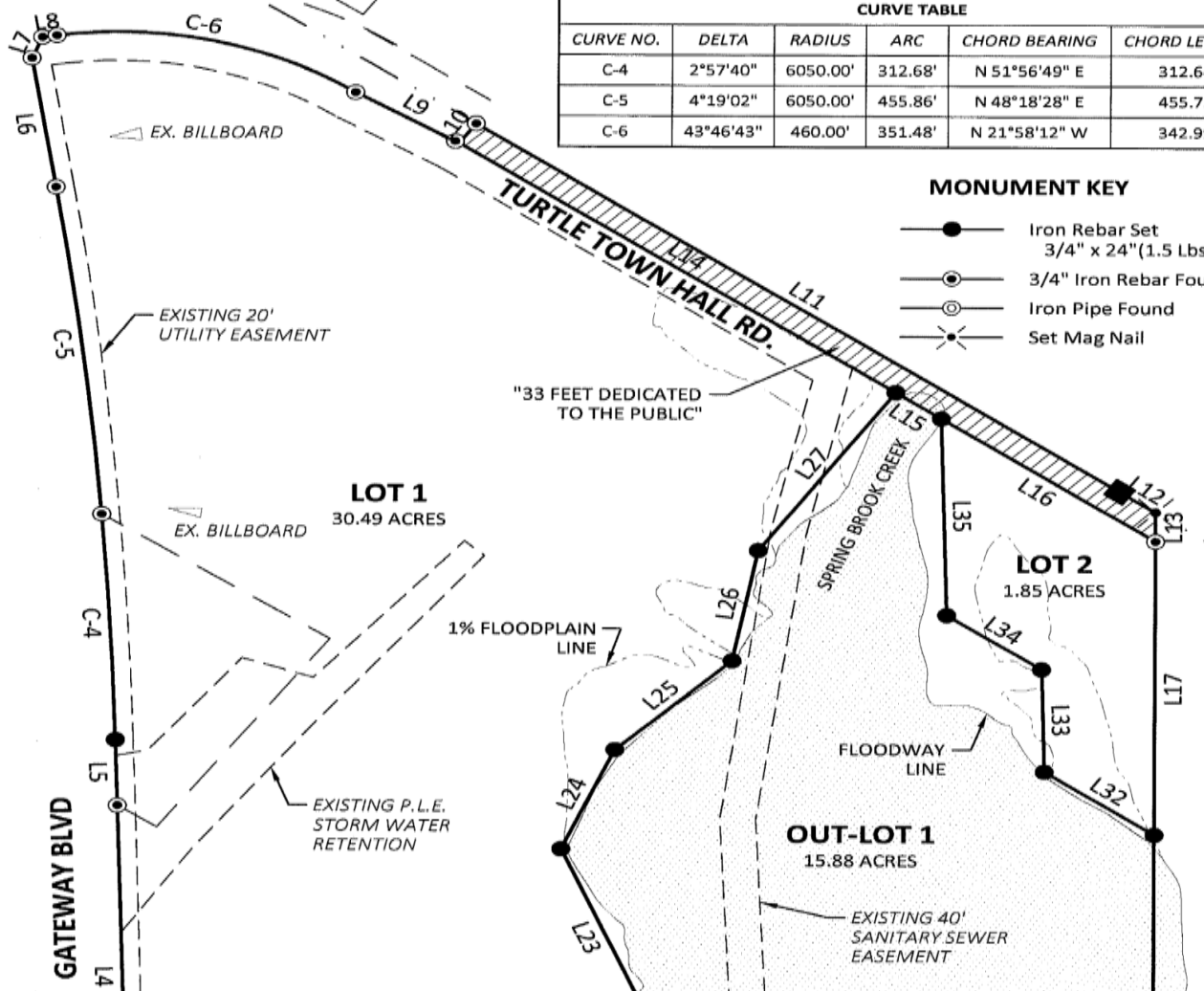
# PRELIMINARY CERTIFIED SURVEY MAP

OF BEING PART OF THE NE 1/4 OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4 AND SW 1/4 OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 21, T. 1 N., R 13 E. OF THE 4TH P.M. CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

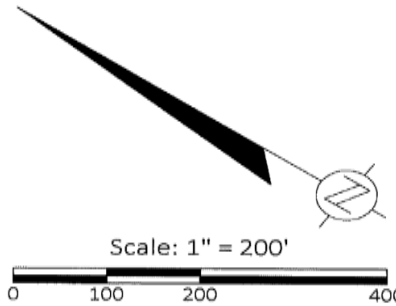
CURVE TABLE					
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C-4	2°57'40"	6050.00'	312.68'	N 51°56'49" E	312.64'
C-5	4°19'02"	6050.00'	455.86'	N 48°18'28" E	455.75'
C-6	43°46'43"	460.00'	351.48'	N 21°58'12" W	342.99'

### MONUMENT KEY

- Iron Rebar Set  
3/4" x 24" (1.5 Lbs./Ft.)
- 3/4" Iron Rebar Found
- Iron Pipe Found
- Set Mag Nail



Line Table								
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L4	473.67	N53° 25' 39"E	L12	49.39	S00° 00' 16"W	L25	180.00	S78° 26' 30"E
L5	91.28	N53° 25' 39"E	L13	40.29	N55° 00' 19"E	L26	155.00	N65° 39' 00"E
L6	180.14	S46° 08' 57"W	L14	598.63	N00° 00' 18"E	L27	267.00	S89° 59' 42"E
L7	31.42	S76° 44' 24"W	L15	62.42	N00° 00' 18"E	L32	150.41	N00° 00' 00"E
L8	16.36	N43° 51' 33"W	L16	293.69	N00° 00' 18"E	L33	142.38	S53° 30' 00"W
L9	135.38	S04° 09' 40"E	L17	405.75	N55° 00' 19"E	L34	130.00	S00° 00' 00"E
L10	33.00	N89° 55' 09"E	L23	250.00	N32° 06' 00"E	L35	271.15	S53° 30' 00"W
L11	882.29	S00° 00' 18"W	L24	150.00	N78° 30' 00"E			



BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK ZONE. THE EAST LINE OF THE NORTHEAST QUARTER BEING N 0°00'18" E

<b>ORDER NO: 31840</b> BOOK: SEE FILE FIELD CREW: DRAWN BY: LRC DATE: December 1, 2015	FOR THE EXCLUSIVE USE OF:  <b>CITY OF БЕЛОIT</b>	engineers surveyors planners 2857 Bartells Drive    Beloit, Wisconsin 53511 608.365.4464        www.rhbatterman.com	
SHEET 2 OF 6    File Name: J:\31800-31849\31840 COB			

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

---

**Meeting Date:** December 22, 2015

**Agenda Item:** 4

**File Number:** RPB-2015-13

**Applicant:** Engineering Department

**Current Owner:** Various

**Location:** Fourth Street Bridge at  
Lenigan Creek

**Existing Zoning:** Public  
Lands/Institutions District; & C-3,  
Community Commercial District

**Existing Land Use:** School, Park, and  
Restaurant

**Parcel Size:**

---

### Request Overview/Background Information:

The Engineering Department has requested a Relocation Order for a variety of permanent and temporary easements to allow for the reconstruction of the Fourth Street Bridge over Lenigan Creek.

---

### Key Issues:

- The existing bridge structure was built in 1940 and has reached the end of its service life.
- A relocation order for permanent and temporary easements is required for the right to operate equipment, right of ingress and egress, right to preserve, protect, remove or plant vegetation as necessary, right to grade slopes, and right to construct improvements.
- The attached Location & Zoning Map and Easement Exhibits show the locations of the proposed easement areas.
- The proposed new bridge design is compliant with the Beloit Floodplain Ordinance.
- The bridge to replace the existing structure will be of substantially similar dimensions.

---

### Consistency with Strategic Plan:

- Consideration of this request supports Strategic Goal #5. The reconstruction will enhance the quality of life in Beloit by ensuring Fourth Street remains an efficient and high-quality transportation corridor.

---

### Sustainability:

- 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 to allow for the reconstruction of the Fourth Street Bridge over Lenigan Creek.

---

**Fiscal Note/Budget Impact:** N/A

---

### Attachments:

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





## RELOCATION ORDER

LPA1708 08/2011 (Replaces LPA3006)

Project 5989-01-08	Road name City of Beloit, Fourth Street (Lenigan Creek Bridge B-53-0288)	Highway Local Street	County Rock
Right of way plat date 11/12/15	Plat sheet number(s) 4.01-4.03	Previously approved Relocation Order date	

Description of termini of project:

BEGIN RELOCATION ORDER:

From 1068.56 feet East of and 2313.67 feet North of the South Quarter corner of Section 26, Town 1 North, Range 12 East.

END RELOCATION ORDER:

From 1010.43 feet East of and 2662.80 feet South of the North Quarter corner of Section 26, Town 1 North, Range 12 East.

---

To properly establish, lay out, widen, enlarge, extend, construct, reconstruct, improve, or maintain a portion of the highway designated above, it is necessary to relocate or change and acquire certain lands or interests in lands as shown on the right of way plat for the above project.

To effect this change, pursuant to authority granted under Section 62.22, Wisconsin Statutes, the City of Beloit orders that:

1. The said road is laid out and established to the lines and widths as shown on the plat.
2. The required lands or interests in lands as shown on the plat shall be acquired by: City of Beloit
3. This order supersedes and amends any previous order issued by the: City of Beloit

---

(Name/Title)

(Date)



**TEMPORARY CONSTRUCTION EASEMENT  
(Traditional Right-of-Way Plat)**

City of Beloit, Grantor, which has an interest in the lands described below, grants to the City of Beloit, Grantee, the right and permission to occupy Grantor's easement area for highway improvement purposes, which may include but are not limited to: 1) Constructing slopes and drainage facilities on the following described lands, including the right to operate necessary equipment thereon; 2) The right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem desirable to prevent erosion of the soil, provided such activities are consistent with the rights held by the Grantor under its easement.

The said lands are situated in the City of Beloit, Rock County, Wisconsin and are shown on Sheet Number(s) 4.03, which is a part of the Right-of-Way Plat for Project No. 5989-01-08, filed by the grantee with the County Clerk and County Highway Committee of the said County as required by Wisconsin Statutes. This plat is also available for viewing at the Office located at Rock County Courthouse, 51 S Main Street, Janesville, WI 53545.

The said lands are part of Parcels 1 and 3 as shown on said Right-of-Way Plat and are further described as lying in part of Block 1 Dow's Addition and part of Government Lot 3, Town 1 North, Range 12 East, City of Beloit.

This Temporary Construction Easement establishes the right of Grantee to occupy lands on which Grantor has easement interests. However, Grantor reserves to itself the right to continue to use said easement area with its present and future overhead and/or underground facilities in a manner which is consistent with this grant, and further, that the costs of any relocation or alteration of any facilities of Grantor required by Grantee to accomplish its work, now or in the future, will be paid by Grantee.

This Temporary Construction Easement shall terminate upon completion of Construction Project No. 5989-01-78 for which this instrument is given. The Grantor has a prescriptive right or an easement and therefore grants this Temporary Construction Easement as a holder of a property interest and not as a property owner.

The Grantor's easements are recorded in the Rock County Register of Deeds Office or exists by prescriptive rights as defined by Section 893.28 Wisconsin Statutes.

November 12, 2015  
(Document Created Date)

City of Beloit  
(Company)

(Signature) (Date)

(Title)

(Signature) (Date)

(Title)

Utility or RW Project ID 5989-01-08

RW Parcel No. 4

**Permanent Limited Easement** for the right to construct and maintain a bridge structure, including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, but without prejudice to the owner's right to make or construct improvements on said lands or to flatten the slopes, providing said activities will not impair or otherwise adversely affect the highway facilities within the right of way, in and to the following tract of land in City of Beloit, Rock County, State of Wisconsin, described as:

Said easement consists of all that land of the owner in part of Block 1 Dow's Addition, situated in part of Government Lot 3, Town 1 North, Range 12 East, thereof, as contained within the following described traverse:

Commencing at the South Quarter corner of Section 26, Town 1 North, Range 12 East,  
Thence N 00° 39' 10" E, 5241.80 feet along the North-South centerline to the North Quarter corner of Section 26, Town 1 North, Range 12 East;  
Thence S 20° 46' 47" E, 2848.06 feet,  
Thence N 89° 39' 34" W, 33.00 feet,  
Thence S 00° 20' 26" W, 80.00 feet to the point of beginning,  
Thence S 00° 20' 26" W, 78.31 feet,  
Thence S 88° 15' 33" W, 27.02 feet,  
Thence N 00° 20' 26" E, 14.29 feet,  
Thence S 89° 39' 34" E, 20.00 feet,  
Thence N 00° 20' 26" E, 45.00 feet,  
Thence N 89° 39' 34" W, 20.00 feet,  
Thence N 00° 20' 26" E, 20.00 feet,  
Thence S 89° 39' 34" E, 27.00 feet to the point of beginning.

Said **permanent limited easement** parcel contains 0.02 acres, more or less.

Also a **Temporary Limited Easement** for the right to construct a driveway, cut and/or fill slopes, and rip rap including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, in and to the following tract of land in City of Beloit, Rock County, State of Wisconsin.

Said easement consists of all that land of the owner in part of Block 1 Dow's Addition, situated in part of Government Lot 3, Town 1 North, Range 12 East, thereof, as contained within the following described traverse:

Commencing at the South Quarter corner of Section 26, Town 1 North, Range 12 East,  
Thence N 00° 39' 10" E, 5241.80 feet along the North-South centerline to the North Quarter corner of Section 26, Town 1 North, Range 12 East;  
Thence S 20° 46' 47" E, 2848.06 feet,  
Thence N 89° 39' 34" W, 33.00 feet to the point of beginning,  
Thence S 00° 20' 26" W, 80.00 feet,  
Thence N 89° 39' 34" W, 13.00 feet,  
Thence N 00° 20' 26" E, 80.00 feet,  
Thence S 89° 39' 34" E, 13.00 feet to the point of beginning.

Said **temporary limited easement** parcel contains 0.02 acres, more or less.

And

Commencing at the South Quarter corner of Section 26, Town 1 North, Range 12 East,  
Thence N 00° 39' 10" E, 5241.80 feet along the North-South centerline to the North Quarter corner of  
Section 26, Town 1 North, Range 12 East;  
Thence S 20° 46' 47" E, 2848.06 feet,  
Thence N 89° 39' 34" W, 33.00 feet,  
Thence S 00° 20' 26" W, 80.00 feet,  
Thence N 89° 39' 34" W, 27.00 feet to the point of beginning,  
Thence S 00° 20' 26" W, 20.00 feet,  
Thence S 89° 39' 34" E, 20.00 feet,  
Thence S 00° 20' 26" W, 45.00 feet,  
Thence N 89° 39' 34" W, 20.00 feet,  
Thence S 00° 20' 26" W, 14.29 feet,  
Thence S 88° 15' 33" W, 5.00 feet,  
Thence N 00° 20' 26" E, 79.47 feet,  
Thence S 89° 39' 34" E, 5.00 feet to the point of beginning.

Said **temporary limited easement** parcel contains 0.03 acres, more or less.

This easement is to terminate on the date that construction of this project is completed.

**Parcel 2**

Project 5989-01-08

**Temporary Limited Easement** for the right to construct cut and/or fill slopes and rip rap including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, in and to the following tract of land in City of Beloit, Rock County, State of Wisconsin.

Said easement consists of all that land of the owner in part of Government Lot 3 of Section 26, Town 1 North, Range 12 East, thereof, as contained within the following described traverse:

Commencing at the South Quarter corner of Section 26, Town 1 North, Range 12 East,  
Thence N 00° 39' 10" E, 5241.80 feet along the North-South centerline to the North Quarter corner of Section 26, Town 1 North, Range 12 East;  
Thence S 20° 46' 47" E, 2848.06 feet,  
Thence S 35° 54' 50" E, 93.00 feet to the point of beginning,  
Thence S 89° 39' 34" E, 25.00 feet,  
Thence S 00° 20' 26" W, 79.26 feet,  
Thence S 88° 19' 48" W, 47.03 feet,  
Thence N 00° 20' 26" E, 65.87 feet,  
Thence N 89° 26' 50" E, 22.00 feet,  
Thence N 00° 20' 26" E, 14.70 feet to the point of beginning.

Said **temporary limited easement** parcel contains 0.08 acres, more or less.

And

Said easement consists of all that land of the owner in part of Block 1 Dow's Addition, situated in part of Government Lot 3, Town 1 North, Range 12 East, thereof, as contained within the following described traverse:

Commencing at the South Quarter corner of Section 26, Town 1 North, Range 12 East,  
Thence N 00° 39' 10" E, 5241.80 feet along the North-South centerline to the North Quarter corner of Section 26, Town 1 North, Range 12 East;  
Thence S 20° 46' 47" E, 2848.06 feet,  
Thence N 89° 39' 34" W, 33.00 feet,  
Thence S 00° 20' 26" W, 158.31 feet to the point of beginning,  
Thence S 88° 15' 33" W, 32.02 feet,  
Thence S 00° 20' 26" W, 11.31 feet,  
Thence N 88° 15' 33" E, 32.02 feet,  
Thence N 00° 20' 29" E, 11.31 feet to the point of beginning.

Said **temporary limited easement** parcel contains 0.01 acres, more or less.

This easement is to terminate on the date that construction of this project is completed.



Thence S 00° 20' 26" W, 94.95 feet,  
Thence S 89° 39' 34" E, 12.00 feet to the point of beginning.

Said **temporary limited easement** parcel contains 0.03 acres, more or less.

This easement is to terminate on the date that construction of this project is completed.

**Parcel 3**

Project 5989-01-08

**Permanent Limited Easement** for the right to construct and maintain storm sewer and a bridge structure, including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, but without prejudice to the owner's right to make or construct improvements on said lands or to flatten the slopes, providing said activities will not impair or otherwise adversely affect the highway facilities within the right of way, in and to the following tract of land in City of Beloit, Rock County, State of Wisconsin, described as:

Said easement consists of all that land of the owner in part of Government Lot 3 of Section 26, Town 1 North, Range 12 East, thereof, as contained within the following described traverse:

Commencing at the North Quarter corner of Section 26, Town 1 North, Range 12 East  
Thence S 00° 39' 10" W, 5241.80 feet along the North-South centerline to the South Quarter corner of Section 26, Town 1 North, Range 12 East,  
Thence N 24° 47' 23" E, 2548.51 feet,  
Thence N 43° 39' 22" E, 48.10 feet,  
Thence N 00° 20' 26" E, 15.00 feet to the point of beginning,  
Thence N 00° 20' 26" E, 59.09 feet,  
Thence N 88° 19' 48" E, 37.02 feet,  
Thence S 31° 50' 14" W, 70.82 to the point of beginning.

Said **permanent limited easement** parcel contains 0.03 acres, more or less.

Also a **Temporary Limited Easement** for the right to construct cut and/or fill slopes including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, in and to the following tract of land in City of Beloit, Rock County, State of Wisconsin.

Said easement consists of all that land of the owner in part of Government Lot 3 of Section 26, Town 1 North, Range 12 East, thereof, as contained within the following described traverse:

Commencing at the North Quarter corner of Section 26, Town 1 North, Range 12 East  
Thence S 00° 39' 10" W, 5241.80 feet along the North-South centerline to the South Quarter corner of Section 26, Town 1 North, Range 12 East,  
Thence N 24° 47' 23" E, 2548.51 feet,  
Thence N 43° 39' 22" E, 48.10 feet to the point of beginning,  
Thence N 00° 20' 26" E, 15.00 feet,  
Thence N 31° 50' 14" E, 70.82 feet,  
Thence N 88° 19' 48" E, 10.01 feet,  
Thence S 00 20' 26" W, 20.74 feet,  
Thence S 40° 51' 22" W, 72.35 feet to the point of beginning.

Said **temporary limited easement** parcel contains 0.03 acres, more or less.

And

Said easement consists of all that land of the owner in part of Block 1 Dow's Addition, situated in part of Government Lot 3, Town 1 North, Range 12 East, thereof, as contained within the following described traverse:

Commencing at the North Quarter corner of Section 26, Town 1 North, Range 12 East  
Thence S 00° 39' 10" W, 5241.80 feet along the North-South centerline to the South Quarter corner of Section 26, Town 1 North, Range 12 East,  
Thence N 24° 47' 23" E, 2548.51 feet,  
Thence N 89° 39' 34" W, 33.00 feet to the point of beginning,  
Thence N 00° 20' 26" E, 95.38 feet,  
Thence S 88° 15' 33" W, 12.01 feet,

**Document Number**  
**CONVEYANCE OF RIGHTS IN LAND**

Exempt from fee s.77.25(2r) Wis. Stats.  
s.83.08(1) Wis. Stats.

City of Beloit, GRANTOR, for and in consideration of the sum of One Dollar (\$ 1) and other good and valuable consideration, grants and conveys any and all rights and interest which, by virtue of prior title, easement, license, or other legal devices, GRANTOR holds in the land described below to the City of Beloit, GRANTEE, for the purposes of constructing, operating, and maintaining a public highway and appurtenant facilities on, over, under, or across the said land; provided, however that GRANTOR reserves to itself the subordinate right to cross, traverse, or otherwise occupy said land with its present and future overhead or underground transmission lines, appurtenant facilities, and supporting structures in a manner consistent with the purposes of this conveyance and in a manner which will not interfere with normal highway maintenance and operation; provided, further, that the costs of any relocation or alteration, now or in the future, of the transmission lines, appurtenant facilities, or supporting structures when required by the GRANTEE for any reason, including accommodating future expanded or additional highway facilities on, over, under or across said land, will be paid by the GRANTEE; provided, however, that the costs of such relocation or alteration, or of the installation of new or additional facilities when done at the instance of and for the purposes of the GRANTOR, will be defrayed by the GRANTOR.

This conveyance shall be binding on the GRANTOR, GRANTEE, and their respective successors and assigns.

Any person named in this conveyance may make an appeal from the amount of compensation within six months after the date of recording of this conveyance as set forth in s.32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the conveyance shall be treated as the award, and the date the conveyance is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest in record in the property: None.

This space is reserved for recording data

Return to  
R.H. Batterman  
Attn: Todd Needham  
2857 Bartells Drive  
Beloit, WI 53511

Parcel Identification Number/Tax Key Number  
12640730 / 206 12640730

**Legal Description**

Part of Government Lot 3 of Section 26, Town 1 North, Range 12 East in the City of Beloit, Rock County, Wisconsin.

The undersigned certify that this instrument is executed pursuant to a resolution of the Board of Directors (or shareholders, stockholders, or members, if authorized by law) of GRANTOR corporation or cooperative.

**Acknowledgment**

\_\_\_\_\_  
(Grantor Name)  
\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Title)  
\_\_\_\_\_  
(Print Name)  
\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Title)  
\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Date)  
State of \_\_\_\_\_ )  
\_\_\_\_\_) ss.  
\_\_\_\_\_) County  
On the above date, this instrument was acknowledged before me by the named person(s).  
\_\_\_\_\_  
(Signature, Notary Public)  
\_\_\_\_\_  
(Print or Type Name, Notary Public)  
\_\_\_\_\_  
(Date Commission Expires)

Thence S 00° 20' 26" W, 94.95 feet,  
Thence S 89° 39' 34" E, 12.00 feet to the point of beginning.

Said temporary limited easement parcel contains 0.03 acres, more or less.

This easement is to terminate on the date that construction of this project is completed.

**Document Number**  
**CONVEYANCE OF RIGHTS IN LAND**

Exempt from fee s.77.25(2r) Wis. Stats.  
s.83.08(1) Wis. Stats.

AT&T Wisconsin (Wisconsin Bell, Inc), GRANTOR, for and in consideration of the sum of One Dollar (\$ 1) and other good and valuable consideration, grants and conveys any and all rights and interest which, by virtue of prior title, easement, license, or other legal devices, GRANTOR holds in the land described below to the County of Rock, GRANTEE, for the purposes of constructing, operating, and maintaining a public highway and appurtenant facilities on, over, under, or across the said land; provided, however that GRANTOR reserves to itself the subordinate right to cross, traverse, or otherwise occupy said land with its present and future overhead or underground transmission lines, appurtenant facilities, and supporting structures in a manner consistent with the purposes of this conveyance and in a manner which will not interfere with normal highway maintenance and operation; provided, further, that the costs of any relocation or alteration, now or in the future, of the transmission lines, appurtenant facilities, or supporting structures when required by the GRANTEE for any reason, including accommodating future expanded or additional highway facilities on, over, under or across said land, will be paid by the GRANTEE; provided, however, that the costs of such relocation or alteration, or of the installation of new or additional facilities when done at the instance of and for the purposes of the GRANTOR, will be defrayed by the GRANTOR.

This conveyance shall be binding on the GRANTOR, GRANTEE, and their respective successors and assigns.

Any person named in this conveyance may make an appeal from the amount of compensation within six months after the date of recording of this conveyance as set forth in s.32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the conveyance shall be treated as the award, and the date the conveyance is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest in record in the property: None.

This space is reserved for recording data

Return to  
R.H. Batterman  
Attn: Todd Needham  
2857 Bartells Drive  
Beloit, WI 53511

Parcel Identification Number/Tax Key Number  
12620440 / 206 12620440

**Legal Description**

Part of Government Lot 3 of Section 26, Town 1 North, Range 12 East in the City of Beloit, Rock County, Wisconsin.

The undersigned certify that this instrument is executed pursuant to a resolution of the Board of Directors (or shareholders, stockholders, or members, if authorized by law) of GRANTOR corporation or cooperative.

**Acknowledgment**

\_\_\_\_\_  
(Grantor Name)  
\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Title)  
\_\_\_\_\_  
(Print Name)  
\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Title)  
\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Date)  
State of \_\_\_\_\_ )  
\_\_\_\_\_) ss.  
\_\_\_\_\_ County )  
On the above date, this instrument was acknowledged before me by the named person(s).  
\_\_\_\_\_  
(Signature, Notary Public)  
\_\_\_\_\_  
(Print or Type Name, Notary Public)  
\_\_\_\_\_  
(Date Commission Expires)

**Document Number**  
**CONVEYANCE OF RIGHTS IN LAND**

Exempt from fee s.77.25(2r) Wis. Stats.  
s.83.08(1) Wis. Stats.

Wisconsin Power and Light, GRANTOR, for and in consideration of the sum of One Dollar (\$ 1) and other good and valuable consideration, grants and conveys any and all rights and interest which, by virtue of prior title, easement, license, or other legal devices, GRANTOR holds in the land described below to the County of Rock, GRANTEE, for the purposes of constructing, operating, and maintaining a public highway and appurtenant facilities on, over, under, or across the said land; provided, however that GRANTOR reserves to itself the subordinate right to cross, traverse, or otherwise occupy said land with its present and future overhead or underground transmission lines, appurtenant facilities, and supporting structures in a manner consistent with the purposes of this conveyance and in a manner which will not interfere with normal highway maintenance and operation; provided, further, that the costs of any relocation or alteration, now or in the future, of the transmission lines, appurtenant facilities, or supporting structures when required by the GRANTEE for any reason, including accommodating future expanded or additional highway facilities on, over, under or across said land, will be paid by the GRANTEE; provided, however, that the costs of such relocation or alteration, or of the installation of new or additional facilities when done at the instance of and for the purposes of the GRANTOR, will be defrayed by the GRANTOR.

This conveyance shall be binding on the GRANTOR, GRANTEE, and their respective successors and assigns.

Any person named in this conveyance may make an appeal from the amount of compensation within six months after the date of recording of this conveyance as set forth in s.32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the conveyance shall be treated as the award, and the date the conveyance is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest in record in the property: None.

This space is reserved for recording data

Return to

R.H. Batterman  
Attn: Todd Needham  
2857 Bartells Drive  
Beloit, WI 53511

Parcel Identification Number/Tax Key Number

12630415 / 206 12630415

**Legal Description**

Part of Block 1 Dow's Addition, situated in part of Government Lot 3 of Section 26, Town 1 North, Range 12 East in the City of Beloit, Rock County, Wisconsin.

The undersigned certify that this instrument is executed pursuant to a resolution of the Board of Directors (or shareholders, stockholders, or members, if authorized by law) of GRANTOR corporation or cooperative.

**Acknowledgment**

\_\_\_\_\_  
(Grantor Name)  
\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Title)  
\_\_\_\_\_  
(Print Name)  
\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Title)  
\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Date)  
State of \_\_\_\_\_ )  
\_\_\_\_\_) ss.  
\_\_\_\_\_ County )  
On the above date, this instrument was acknowledged before me by the named person(s).  
\_\_\_\_\_  
(Signature, Notary Public)  
\_\_\_\_\_  
(Print or Type Name, Notary Public)  
\_\_\_\_\_  
(Date Commission Expires)



**Document Number**  
**CONVEYANCE OF RIGHTS IN LAND**

Exempt from fee s.77.25(2r) Wis. Stats.  
s.83.08(1) Wis. Stats.

Charter Communications, GRANTOR, for and in consideration of the sum of One Dollar (\$ 1) and other good and valuable consideration, grants and conveys any and all rights and interest which, by virtue of prior title, easement, license, or other legal devices, GRANTOR holds in the land described below to the County of Rock, GRANTEE, for the purposes of constructing, operating, and maintaining a public highway and appurtenant facilities on, over, under, or across the said land; provided, however that GRANTOR reserves to itself the subordinate right to cross, traverse, or otherwise occupy said land with its present and future overhead or underground transmission lines, appurtenant facilities, and supporting structures in a manner consistent with the purposes of this conveyance and in a manner which will not interfere with normal highway maintenance and operation; provided, further, that the costs of any relocation or alteration, now or in the future, of the transmission lines, appurtenant facilities, or supporting structures when required by the GRANTEE for any reason, including accommodating future expanded or additional highway facilities on, over, under or across said land, will be paid by the GRANTEE; provided, however, that the costs of such relocation or alteration, or of the installation of new or additional facilities when done at the instance of and for the purposes of the GRANTOR, will be defrayed by the GRANTOR.

This conveyance shall be binding on the GRANTOR, GRANTEE, and their respective successors and assigns.

Any person named in this conveyance may make an appeal from the amount of compensation within six months after the date of recording of this conveyance as set forth in s.32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the conveyance shall be treated as the award, and the date the conveyance is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest in record in the property: None.

This space is reserved for recording data

Return to  
R.H. Batterman  
Attn: Todd Needham  
2857 Bartells Drive  
Beloit, WI 53511

Parcel Identification Number/Tax Key Number  
12630415 / 206 12630415

**Legal Description**

Part of Block 1 Dow's Addition, situated in part of Government Lot 3 of Section 26, Town 1 North, Range 12 East in the City of Beloit, Rock County, Wisconsin.

The undersigned certify that this instrument is executed pursuant to a resolution of the Board of Directors (or shareholders, stockholders, or members, if authorized by law) of GRANTOR corporation or cooperative.

**Acknowledgment**

\_\_\_\_\_  
(Grantor Name)  
\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Title)  
\_\_\_\_\_  
(Print Name)  
\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Title)  
\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Date)  
State of \_\_\_\_\_ )  
) ss.  
\_\_\_\_\_ County )  
On the above date, this instrument was acknowledged before me by the named person(s).  
\_\_\_\_\_  
(Signature, Notary Public)  
\_\_\_\_\_  
(Print or Type Name, Notary Public)  
\_\_\_\_\_  
(Date Commission Expires)

R/W PROJECT NUMBER  
5989-01-08

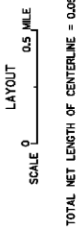
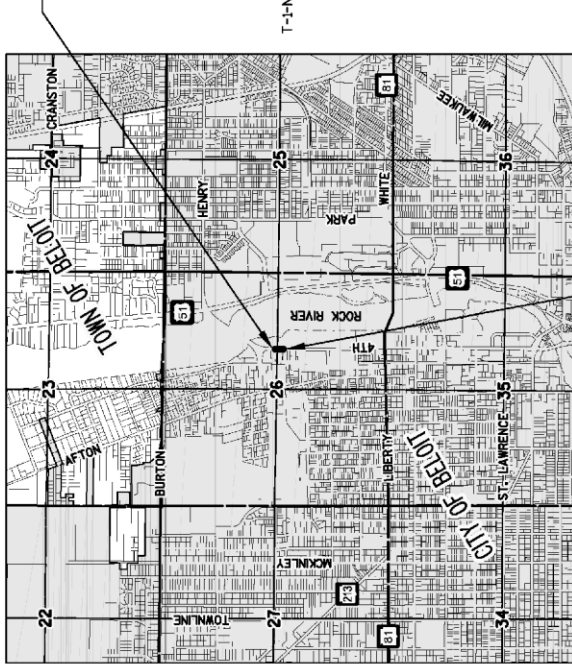
R/W PROJECT NUMBER  
5989-01-78

SHEET NUMBER  
4-01

TOTAL SHEETS  
3

PLAT OF RIGHT OF WAY REQUIRED FOR  
CITY OF БЕЛОИТ, FOURTH STREET  
LENIГAN CREEK BRIDGE B-53-0288  
LOCAL STREET  
ROCK COUNTY

CAUTION  
THIS PLAT IS FOR ILLUSTRATIVE PURPOSES  
ONLY. DEEDS MUST BE CHECKED TO DETERMINE  
PROPERTY BOUNDARIES.



CONVENTIONAL SYMBOLS

- SECTION LINE
- QUARTER LINE
- SKIRTED LINE
- NEW REFERENCE LINE
- NEW R/W LINE
- EXISTING R/W LINE
- PROPERTY LINE
- LOT CORNER
- LOT CORNER
- CORPORATE LIMITS
- UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC)
- FEE ACQUISITION AREA
- TEMPORARY LIMITED EASEMENT AREA
- EASEMENT LIMITED OR RESTRICTED DEVELOPMENT
- TRANSMISSION STRUCTURES
- BUILDING
- NATIONAL GEODETIC SURVEY MONUMENT
- SIXTEENTH CORNER MONUMENT
- R/W MONUMENT
- NON-MONUMENTED
- R/W POINT
- FOUND IRON PIN
- VALVE (GAS, WATER, ETC)
- SIGN
- OFF-PREMISE TRANSMISSION LINES
- COMPENSABLE
- NON-COMPENSABLE
- ELECTRIC POLE
- TELEPHONE POLE
- PEDESTAL (LABEL TYPE) (TV, TEL, ELEC, ETC)
- NO ACCESS BY STATUTORY AUTHORITY
- ACCESS RESTRICTED BY PREVIOUS PROJECT OR CONTROL
- PARCEL NUMBER
- UTILITY NUMBER

CONVENTIONAL ABBREVIATIONS

- AR ACCESS RIGHTS
- AC ADRES
- AL ALUMINUM
- ALUM ALUMINUM
- ET AL AND OTHERS
- BK BACK
- BLK BLOCK
- C/L C/L
- CAL CENTERLINE
- CMG CENTERLINE MAP
- CO COUNTY
- COH COUNTY HIGHWAY
- CTH COUNTY TRUNK HIGHWAY
- DIST DISTANCE
- COR CORNER
- DOC DOCUMENT NUMBER
- EX EXISTING
- GA GAS VALVE
- GN GRID NORTH
- HE HIGHWAY EASEMENT
- ID IDENTIFICATION
- LC LAND CONTRACT
- LC NATIONAL GEODETIC SURVEY MONUMENT
- MON MONUMENT
- NS NATIONAL GEODETIC SURVEY NUMBER
- NO NUMBER
- OL OUTLET
- P PAGE
- PL POINT OF TANGENCY
- PLE POINT OF BEGINNING OF EASEMENT
- POB POINT OF BEGINNING OF CURVATURE
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVE
- PI POINT OF INTERSECTION
- PL PL
- R/L R/L
- REM REMAINING
- RT RIGHT
- R/W R/W
- SEC SECTION
- SECT SECTION
- SF SQUARE FEET
- STH STATE TRUNK HIGHWAY
- STA STATION
- SUB SUBDIVISION
- TAN TANGENT
- TAN TANGENT
- TEL TELEPHONE
- TEMP TEMPORARY LIMITED EASEMENT
- TPP TRANSPORTATION PROJECT PLAT
- USH UNITED STATES HIGHWAY
- V VOLUME
- LC LONG CHORD
- LCB LONG CHORD BEARING
- R RADIUS
- D DEGREE OF CURVE
- DEL CENTRAL ANGLE OR DELTA
- L LENGTH OF CURVE
- ANG ANGLE
- DIR DIRECTION AHEAD
- DA DIRECTION AHEAD
- DB DIRECTION BACK

CONVENTIONAL UTILITY SYMBOLS

- WATER
- GAS
- TELEPHONE
- OVERHEAD
- TRANSMISSION LINES
- ELECTRIC
- CABLE TELEVISION
- FIBER OPTIC
- SANITARY SEWER
- STORM SEWER

NOTES:  
COORDINATES AND BEARINGS ON THIS PLAT ARE ORIENTED TO THE  
NATIONAL GEODETIC SURVEY MONUMENT SYSTEM, ROCK ZONE. ALL PLAT  
DISTANCES ARE GROUND LENGTHS.  
RIGHT OF WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE  
SURVEY. DISTANCES ARE GROUND LENGTHS.  
PUBLIC LAND SURVEY OR OTHER SURVEYS OF PUBLIC RECORD.

ACCEPTED FOR  
CITY OF БЕЛОИТ

DATE: \_\_\_\_\_ CITY ENGINEER

ORIGINAL PLANS PREPARED BY  
**Batterman**  
engineers surveyors planners  
P.O. BOX 366,464  
2857 BARTLETT DRIVE  
BELLEVILLE, WISCONSIN 53510  
P 608.366.4644  
F 608.366.8850

DATE: \_\_\_\_\_ PROFESSIONAL SURVEYOR

STATE OF WISCONSIN  
DEPARTMENT OF TRANSPORTATION  
APPROVED FOR THE DEPARTMENT  
DATE: \_\_\_\_\_ SIGNATURE

**SCHEDULE OF LANDS & INTERESTS REQUIRED**

AREAS SHOWN IN THE TOTAL AREA COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLLS OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO TRANSFER OF LAND INTEREST TO THE COUNTY.

PARCEL NUMBER	SHEET NUMBER	OWNER(S)	INTEREST REQUIRED	TOTAL ACRES	RW/ACRES OR SQUARE FEET REQUIRED			TOTAL ACRES REMAINING	P.L.E. ACRES	T.L.E. ACRES
					NEW	EXISTING	TOTAL			
1	4.03	1450 4TH STREET LLC	P.L.E., T.L.E.	1.30	---	---	1.30	0.03	0.05	
2	4.03	CITY OF BELOIT	T.L.E.	3.06	---	---	3.06	---	0.09	
3	4.03	SCHOOL DISTRICT OF BELOIT	P.L.E., T.L.E.	15.70	---	---	15.70	0.03	0.05	
4	4.03	CITY OF BELOIT	RELEASE OF RIGHTS	---	---	---	---	---	---	
6	4.03	AT&T OF WISCONSIN (WISCONSIN BELL, INC)	RELEASE OF RIGHTS	---	---	---	---	---	---	
7	4.03	WISCONSIN POWER & LIGHT	RELEASE OF RIGHTS	---	---	---	---	---	---	
8	4.03	CHARTER COMMUNICATIONS	RELEASE OF RIGHTS	---	---	---	---	---	---	

REVISION DATE	DATE	SCALE, FEET	HWY: FOURTH STREET	STATE R/W PROJECT NUMBER 5989-01-08	PLAT SHEET 4.02
GRID FACTOR	GRID FACTOR		COUNTY: ROCK	CONSTRUCTION PROJECT NUMBER 5989-01-78	PS&E SHEET
FILE NAME: 31873 - RE PLAT.DWG			PLOT DATE: 11/13/2015 7:38 AM		
LAYOUT NAME: 444			PLOT BY: RYAN RUDZINSKI		
			PLOT NAME:		
			PLOT SCALE: 1"=100'		
			WISDOT/CADD'S SHEET 75		

