



NOTICE TO THE PUBLIC

July 25, 2017

To Whom It May Concern:

R.H. Batterman & Co., Inc. has submitted an Application for Review of a Preliminary Subdivision Plat and the attached Preliminary Plat of The Oaks No. 2 for the 19-acre property located at **2750 Rachel Terrace**.

As shown on the attached plat, the applicant has proposed the construction of a second phase of The Oaks subdivision consisting of 24 new single-family lots on two cul-de-sacs to be named Hunter's Way and Pheasant Field Way. The proposed cul-de-sacs have a right-of-way width of 60 feet and will be accessed through eastward extensions of Rachel Terrace and Deerfield Drive. A map of the area is also attached.

The following public hearing will be held regarding this proposed Preliminary Plat:

City of Beloit Plan Commission: Wednesday, August 9, 2017, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street, Beloit, Wisconsin.

THE PUBLIC IS INVITED TO ATTEND THIS HEARING.

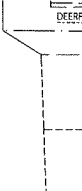
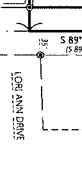
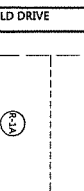
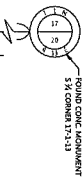
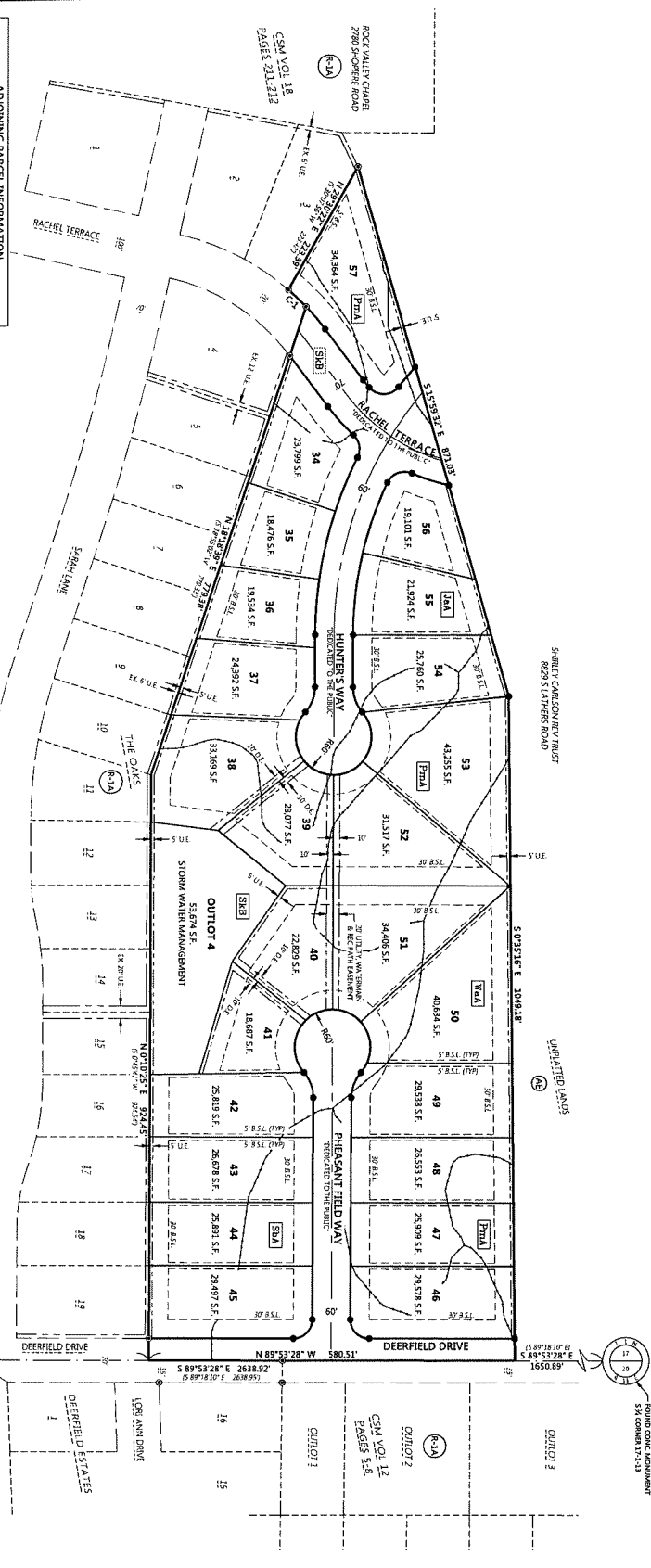
We are interested in your opinion.

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 Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or penningtond@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

PRELIMINARY PLAT OF
THE OAKS, PLAT 2

PART OF THE NORTHEAST OF THE SOUTHWEST 1/4, THE NORTHWEST OF THE SOUTHWEST 1/4, THE SOUTHWEST OF THE SOUTHWEST 1/4, AND THE SOUTHWEST OF THE SOUTHWEST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 13 EAST, OF THE 4TH P.M., CITY OF BELLOIT, ROCK COUNTY, WISCONSIN.



ADJOINING PARCEL INFORMATION

SUBDIVISION NAME	LOT NUMBER	OWNER AND ADDRESS
THE OAKS	LOT 1	FRANCIS E. BUELL & SUE A. BUELL 2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 2	THOMAS & KATHLEEN JENSEN 2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 3	ROSEMARY BERRY WILKINS 2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 4	BURKHARDT ROCKWELL TRUST 2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 5	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 6	JOHN & HELEN CHRISTENSEN 2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 7	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 8	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 9	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 10	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 11	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 12	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 13	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 14	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 15	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 16	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 17	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 18	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 19	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 20	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 21	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 22	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 23	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 24	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 25	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 26	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 27	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 28	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 29	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 30	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 31	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 32	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 33	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 34	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 35	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 36	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 37	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 38	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 39	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 40	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 41	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 42	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 43	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 44	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 45	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 46	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 47	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 48	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 49	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 50	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 51	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 52	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 53	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 54	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 55	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 56	2718 W. WILSON DRIVE WATSON, WI 53110
THE OAKS	LOT 57	2718 W. WILSON DRIVE WATSON, WI 53110

MAIN CURVE TABLE

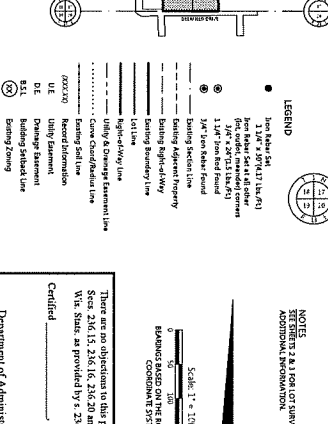
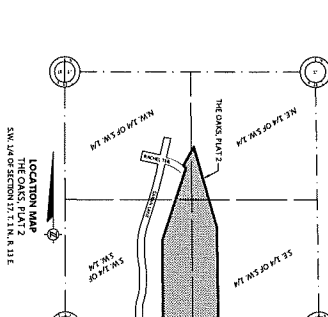
CURVE NO.	BEARING	RADIUS	ARC CHORD BEARING	CHORD LENGTH	TANGENT	TAN CUT
C-1	S 53° 37' 37" E	397.28'	N 46° 25' 18" W	38.54'	N 49° 38' 44" W	N 49° 11' 51" W

SITE SOILS

SOIL TYPE	PERCENTAGE
Pink	0-2% (0-2% SLOPES)
Pmb	PLANO SILT LOAM (0-2% SLOPES)
S4B	SISSON LOAM (0-2% SLOPES)
J4A	ASPER SILT LOAM (0-2% SLOPES)
W4A	WANSWAN SILT LOAM (0-2% SLOPES)
S4A	S7 CHARLES SILT LOAM (0-2% SLOPES)

SITE SUMMARY

TOTAL LAND AREA	18,889 ACRES
EXISTING ZONING	R-2A (SINGLE-FAMILY RESIDENTIAL)
MINIMUM LOT AREA (MINIMUM)	7,250 SF (0.166 ACRE)
TOTAL LOTS PROPOSED	24 (SINGLE-FAMILY LOTS & 1 QUOTIENT)
BUILDING SETBACK	30' FRONT 18' REAR 5' SIDEWARD

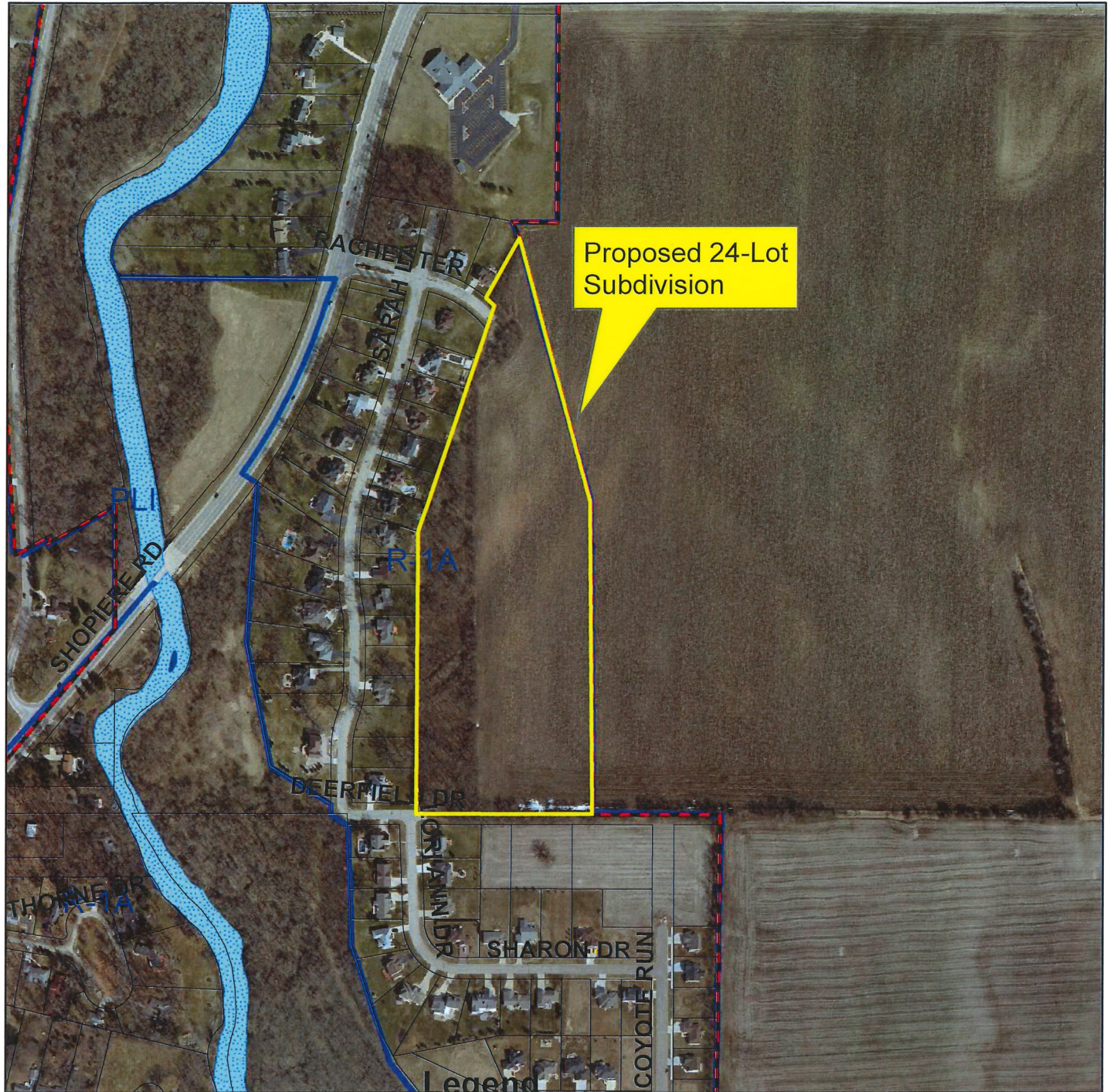


NOTES:
1. THE PROPOSED LOTS ARE TO BE CONVEYED BY DEED.
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Location & Zoning Map

Preliminary Plat of The Oaks No. 2

PS-2017-02






Legend



1 inch = 467 feet

0 70 140 280 420 Feet

-  COB Parcels
-  City Limits
-  Zoning District

Map prepared by: Drew Pennington, AICP
Date: July 2017
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION