



**PUBLIC NOTICE & AGENDA
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, December 19, 2018**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes for the December 5, 2018 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of a Zoning Map Amendment to change the zoning from C-1, Office District, to PLI, Public Lands and Institutions District, for the property located at 916 Bushnell Street
[Attachment](#)
4. REPORTS
 - 4.a. Consideration of a Permanent Limited Easement over a portion of the property located at 1859 Northgate Drive for the placement of traffic signal vehicle detection
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
6. ADJOURNMENT

** 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.



Meeting Minutes
Beloit City Plan Commission
Wednesday, December 19, 2018 at 7:00 PM
The Forum
Beloit City Hall
100 State Street, Beloit

1. Call to Order and Roll Call

The meeting was called to order at 7:01pm. Commissioners Haynes, Weeden, Johnson, Faragher, Ruster, Finnegan, Robson, and City Councilor Prueschl were present.

2. Approval of the Minutes of the December 5, 2018 Meeting

Commissioner Haynes moved to approve the minutes. Commissioner Robson seconded the motion. The motion passed, voice vote.

3. Consideration of an amendment to the Future Land Use Map of the City's Comprehensive Plan from Two-family/Townhouse Residential to Mixed Residential for the property located at 2426 Prairie Avenue

Community Development Director, Julie Christensen, presented the staff report and recommendation for denial.

Chairman Faragher opened the public hearing.

Andrew Sarris, 4201 Greenwood, Skokie, IL, indicated that he originally purchased this property about a year ago, and the intention was to develop the property with duplexes, townhomes, or condominiums. He is from Chicago, and his plan was to construct the units, and then sell them. In order to develop them, he will need to put in a street, and the infrastructure costs are just too high. He asked if the City could pay for the street, and Drew Pennington had indicated that the City was not willing to pay for the street.

He mentioned that he only listed the property for sale to see what people thought the property should be used for, and the responses he received were as a church, a variety of commercial uses, or apartments. He said that he didn't think that this was a commercial site, that the most common response was for apartments. He indicated that apartment rental seemed to be the preferred option for the site. Then, they ran the numbers, and the numbers worked for the apartment rental option. When they did their analysis, 48 units seemed to be the magic number of units.

Then, they started to look around the City to see what kind of design they liked. They really liked the Hawk Ridge Development, so they started to model their design around this development. The proposal is for 24 unit buildings with underground parking that is partially above ground. He would have the property set back further from Prairie Avenue with small berms in front, so that when you drove by, you would hardly notice they were there. They would construct two 24-unit buildings, one on Virginia and one on Prairie Avenue. They would leave the existing buildings; the armory building would be for their office and to be rented out for events. The other buildings would be for maintenance and maybe indoor tennis courts. They would only be using about one-third of the land for development which would leave plenty of open space. They went with 48 units because that would allow them to have a full-time custodian on-site. If they have fewer units, it just doesn't allow for that.

Mr. Sarris said that when they looked at the standard for the R-2 zoning, it is about 12 units per acre, which would allow up to 42 units. Therefore, he indicated that this was only a slight increase to go to 48 units. He indicated that he didn't want to be rezoned multi-family and would be applying for the PUD zoning. He said that Beloit wants to add residents, and this will add residents. Houses aren't selling in Beloit. The new developments where houses are selling aren't making much profit. He indicated that he didn't want to come in and put in \$3 million and walk away with just \$100,000 in profit. He has the intention of keeping the development in his portfolio and maintaining it, and he needs 48 units to make it work. If the City would be willing to put the street in, then he would be willing to put in the duplex/townhomes allowed under the City's Comprehensive Plan. He said that he was expecting resistance from the neighbors, but it doesn't seem like there is anyone opposing the development.

Commissioner Robson asked Mr. Sarris how much they anticipate the rent would be. Mr. Sarris stated that cost of rent would be \$900-1,200 a month. There would be a two bedroom, two bathroom units, one and half parking spaces per unit underground, animals with an extra fee, and laundry in the unit. They are hoping to get more than that, with the add-ons. Their research indicated that people are renting for \$1,200-1,400/month with a garage, and this development would have indoor parking.

Commissioner Robson asked what other apartment complexes Mr. Sarris owned, and Mr. Sarris stated he has mostly built commercial buildings including medical offices, condos, and townhomes. He said that he has done 6-8 unit townhomes. She interjected explaining that she is trying to understand his background. Ms. Robson explained that we have many landlords from out-of-town who don't maintain their rental units. Mr. Sarris explained that he usually does really high-end stuff. The construction costs in Beloit are much more reasonable than Chicago. Commissioner Robson again asked for names of the developments he had constructed. Mr. Sarris responded that it was mostly commercial. He said that he builds them and then sells them.

Commissioner Robson expressed concern about approving his development as proposed and then he could come back later, add more buildings, and then sell it. Mr. Sarris indicated that he is planning to keep the development. Ms. Christensen clarified that if the Comprehensive Plan Amendment was approved, he would be applying for a Planned Unit Development. This process would allow for Plan Commission and City Council to approve a Master Land Use Plan, and the number of buildings could be limited. He would then only be allowed to construct what was on the plan. Plan Commission could propose conditions of approval.

Commissioner Johnson clarified that the hand-out which shows the duplexes could only be developed if the City paid the infrastructure costs. Mr. Sarris confirmed that that was correct. Commissioner Johnson asked Ms. Christensen how many units are allowed under the R-2, Two-family Zoning. Ms. Christensen answered that it would be four to 10 units per acre.

Mr. Sarris explained that this development works here. It is on Prairie Avenue, close to the hospital, schools, and commercial. Additionally, the development is not that dense.

Chairman Faragher closed the public hearing.

Ms. Christensen outlined the public noticing rules related to Comprehensive Plan amendments. Mr. Sarris indicated that the residents were not in attendance, so they must not have issue with it. However, the rules for Comprehensive Plan Amendments do not require individual notification to residents. Therefore, we cannot be certain how they would feel about this proposed development. When the applicant applies for the rezoning, then the neighbors would be noticed. Commissioner Johnson noted that the residents would have an opportunity to be heard at that time. Ms. Christensen explained that the approval of a plan amendment would not automatically grant the zoning. He would still have to apply for the zoning and go through the public process.

Councilor Prueschl asked about the process for the approval of the Comprehensive Plan Amendment and the zoning. He asked if the amendment was approved and the development did not move forward as he has proposed, would a new developer have to go through the Comprehensive Plan Amendment step. Ms. Christensen answered that another developer would not have to go through the process again, if it was approved. However, they would still have to go through the zoning step. If the Comprehensive Plan amendment is approved, a new developer could apply for the R-3 zoning rather than the PUD, and it would be consistent with the Comprehensive Plan.

Commissioner Weeden asked Mr. Sarris if he could come up with a different development to fit the Comprehensive Plan if he had more time to come up with different options. Mr. Sarris stated that he is open to any recommendations the Plan Commission might have.

Commission Finnegan didn't think it made sense to have all of the open space that just has to be mowed. He indicated that Mr. Sarris will get his money back on the one acre he developed, and he will want to replicate it on the remaining two acres. The concern is what impact this will have on the existing single family neighbors. Mr. Finnegan suggested mixing townhouses in with the multi-family development. Mr. Sarris responded that the access drive for the townhouses would need a turnaround which could accommodate fire trucks. That drive will take up a lot of land which makes the townhouses next to the single family neighborhood denser, and he would have to maintain the road. This option would also make it more difficult to sell the townhomes because he would have to tell buyers that they would have to pay to maintain the private drive. Mr. Sarris said that the numbers just don't work if he has to construct the access drive. He explained that he would be willing to do that type of development if the City will construct the street. He said that is why the PUD is the best solution for this site.

Commissioner Johnson mentioned that the zoning step will be highly controversial. The proposed plan will need to be a detailed plan with neighbor support. Commissioner Johnson indicated that he thought the plan should be redesigned, but that he agreed with the multi-family residential land use designation.

Andrew Sarris explained that in order for the development to have on-site management, he would need 48 units, but if he didn't provide on-site management, he could develop 36-38 units. However, he did not think it made sense to have a development without on-site management.

Commissioner Finnegan made a motion for approval, seconded by Commissioner Johnson.

Commissioner Johnson discussed how they could approve the amendment allowing multifamily buildings, and letting the PUD process play out and letting the neighbors come to the next meeting. He indicated that if we leave the property with the two-family/townhouse designation, he feels it will never develop.

Commissioner Finnegan indicated that we didn't look at numbers when we came up with the two-family/townhouse designation. Julie Christensen explained that the process for determining the appropriate land use on the Future Land Use Map is based on a variety of factors, such as adjacent land uses and type of street (arterial, collector, residential). We generally don't put multi-family residential next to single family residential, and we don't base the decision on whether a developer can make money by developing the site. Commissioner Finnegan responded that he thought we could put multi-family on Prairie, then two-family behind it, which would then back onto the single family neighborhood.

Commissioner Haynes indicated that a buffer is needed between the multi-family residential and the single family neighborhood. He also indicated that two-family doesn't work economically on the site, but that the plan as submitted will never be supported by

the neighborhood. Commissioner Finnegan commented that we have to give them the opportunity to try to develop the site.

Commissioner Robson said that we don't have the Planned Unit Development before us tonight with the berm and a buffer. She said that what we have is an established neighborhood of single family. It would be nice to have something like Plum Tree Village, but that is not what is before the Commission tonight. We have a Comprehensive Plan that was recently approved, and we are being asked to amend it.

Commissioner Haynes indicated that if we deny this request, this land may remain undeveloped forever. He indicated that he wasn't comfortable with the townhouse proposal when it was brought before the Steering Committee and the Plan Commission earlier. He indicated that the best idea might be to let this play out and see where it goes.

Commissioners discussed the different options, and several commissioners felt like it was worth approving to give the developer the option to see what he could do with the property under the multi-family residential designation.

Commissioner Robson asked why staff recommended denial. Ms. Christensen stated her concerns with having multi-family residential property be located immediately adjacent to a single family neighborhood. This is an established neighborhood, where the houses were located adjacent to an institutional use. She felt that we need to transition the uses from single family to multi-family. Commissioner Robson indicated support for the staff recommendation.

The motion passed, voice vote (4-3).

4. Status Report on Prior Plan Commission Items

Julie Christensen stated that the City Council approved the exception for the Bryden Motor's building, and they held the first reading for the annexation petition on Froebel Drive. City Council also approved the 20 foot electric ground easement.

5. Adjournment

Commissioner Robson moved to adjourn the meeting. Commissioner Ruster seconded the motion.

Meeting adjourned at 8:15pm.

Minutes respectfully submitted by Amber DesRoberts.



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: December 19, 2018

Agenda Item: 3.a

File Number: ZMA-2018-08

General Information

Applicant: Tim Befus

Owner: Rock County Christian School

Address/Location: 916 Bushnell Street

Applicant's Request/Proposal: The applicant has submitted an application for a Zoning Map Amendment from C-1, Office to PLI, Public Lands and Institutions.

Staff Analysis

Project Summary: The purpose of the Zoning Map Amendment request is to allow Rock County Christian School (RCCS) to install an electronic variable messaging (EVM) sign near the location of their existing ground monument sign.

RCCS has expressed interest in using an Electronic Variable Messaging (EVM) sign, a sign type prohibited in the C-1, Office District. Electronic Variable Message (EVM) signs are permitted in the C-2, Neighborhood Commercial District, C-3, Community Commercial District, PLI, Public Lands and Institutions District, and CBD, Central Business District. If the Zoning Map Amendment is approved, the proposed EVM sign would be reviewed under the Architectural Review process and be subject to brightness restrictions in order to protect nearby residences from ambient light.

Existing Site Conditions: The subject property is 1.29 acres in area, is used for Junior High/High School Campus for Rock County Christian School. It has two structures and a parking lot. The property is currently zoned C-1, Office District, Religious Institutions and Schools are permitted uses.

Surrounding Land Use and Zoning: The majority of properties on the north and east side of the subject property are residential land uses and zoned R-1B, Residential. To the west of the subject property is a public park zoned PLI, Public Lands and Institutions. To the south, the majority of properties are used as residential duplexes and apartments and are zoned C-1, Office with one PUD just south of the subject property.

City of Beloit Comprehensive and Strategic Plan: The Comprehensive Plan's Future Land Use Map (#10) currently designates the subject property as appropriate for office use. The Comprehensive Plan recommends the inclusion of small public and institutional uses such as parks, schools, and churches in this land use category. Therefore, the proposed Zoning Map Amendment is consistent with the Comprehensive Plan as required by Section 66.1001(3) of Wisconsin Statutes. An amendment to the Future Land Use Map is not required. This Request supports Strategic Goal #5 by allowing a neighborhood institution to better communicate with residents and advertise events.

Findings of Fact: Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

1. **The existing use of property within the general area of the subject property.**
The applicant is not proposing a change in use. To the north and east of the property are residential dwellings. To the west is Horace White Park, a public park. The properties located south are mostly duplexes and apartments with one planned unit development.
2. **The zoning classification of property within the general area of the subject property.**
The subject property is adjacent to parcels in the R-1B, Single-Family Zoning District on the north and east side. Horace White Park lies directly to the west of the subject parcel and is zoned PLI, Public Lands and Institutions District. To the south, properties are zoned PUD, Planned Unit Development District, and C-1, Office District.
3. **The suitability of the subject property for the uses permitted under the existing zoning classification.** The subject property is suitable for the uses permitted in the C-1, Office District. However, signage restrictions in the C-1 District limit the options available for uses such as religious institutions or schools that often use signage to advertise news and events.
4. **The trend of development and zoning map amendments in the general area of the subject property.**
The area surrounding the subject property is fully developed. The applicant recently constructed a major addition to the school building.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from C-1, Office, to PLI, Public Lands and Institutions, for the property located at 916 Bushnell Street.

ATTACHMENTS: Location and Zoning Map, Application, Public Notice, and Mailing List



Legend	<all other values>
Zoning Classification	
REGULATIONCLASSIFICATION	
	C-1
	C-2
	C-3
	CBD-1
	CBD-2
	DH
	M-1
	M-2
	MRO
	PLI
	PUD
	R-1A
	R-1B
	R-2
	R-3
	R-4
	Parcel Poly
	City Limits (Corp Poly)

CITY of BELOIT

PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

Zoning Map Amendment Application Form

(Please Type or Print)

File No.: ZMA-2018-08

1. Address of subject property: 916 Bushnell St, Beloit

2. Legal description: Lot: _____ Block: _____ Subdivision: _____
(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: _____ feet by _____ feet = 56,100 square feet.

If more than two acres, give area in acres: 1.288 acres.

3. Tax Parcel Number(s): 20613660120

4. Owner of record: Rock County Christian Phone: 6083657378
916 Bushnell Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Tim Befus
3849 Eagle Ridge Beloit WI 53511
(Address) (City) (State) (Zip)

6083657378 16083123487 office@rccs.us
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: C-1 to: PLI

All existing uses on this property are: educational institution

7. All the proposed uses for this property are:

Principal use(s): education

Secondary use(s): serve community

Accessory use(s): _____

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

- Owner
- Leasehold, Length of lease: _____
- Contractual, Nature of contract: _____
- Other, explain: _____

9. Individual(s) responsible for compliance with conditions (if any), if request is granted:

Name(s): Tim Befus Phone: 608 365 7378
8549 Eagles Ridge Beloit WI 53511
(Address) (City) (State) (Zip)

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.

[Signature] / Tim Befus / 10/2/18
(Signature of Owner) (Print name) (Date)

_____/_____/_____
(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 Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with 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 it is typically between \$5.00 and \$20.00.

To be completed by Planning Staff

Filing Fee: \$275.00 ^{previously paid} Amount Paid: \$275.00 Meeting Date: Dec. 19, 2018

Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____

Application accepted by: [Signature] Date: 11/26/2018

Date Notice Published: 12/7 12/14 Date Notice Mailed: _____

December 10, 2018

NOTICE TO THE PUBLIC

To Whom It May Concern:

Tim Befus, on behalf of Rock County Christian School, has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-1, Office District to PLI, Public Lands/Institutions District, for the property located at:

916 Bushnell Street.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, December 19, 2018, 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 January 7, 2019, 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 Alex Morganroth in the Planning Division at (608) 364-6708 or rothmann@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

DOROTHY LARSEN
475 BARN SWALLOW DR
LINDENHURST IL 60046

ELIZABETH CARPENTER
615 PARK AVE
BELOIT WI 53511

MOLLY E HARRIS
611 PARK AVE
BELOIT WI 53511

BARBARA J HIGGINS
905 BUSHNELL ST
BELOIT WI 53511

CHARLES R WILLIAMS
911 BUSHNELL ST
BELOIT WI 53511

ANDRAS & MARY BOROS KAZAI
917 BUSHNELL ST
BELOIT WI 53511

RALPH L TLACHAC
925 BUSHNELL ST
BELOIT WI 53511

MEREDITH NEWMAN
171 DAIRY RD
AMHERST VA 24521

MARY A HANSEN
10 SPEAR CIR
MADISON WI 537134750

FIRST CONGREGATIONAL
CHURCH
801 BUSHNELL ST ATTN: BOARD
OF TRUSTEES
BELOIT WI 535116303

WILLIAM C & JULIE C BEHLING IV
617 HARRISON AVE BELOIT WI
53511

JOHN & PENNY YURKEW
609 HARRISON AVE
BELOIT WI 53511

MICHELLE C CROSSLEY
911 E GRAND AVE
BELOIT WI 53511

ZACHARY R & ANGELA M
NEWMAN
1011 BUSHNELL ST
BELOIT WI 53511

GARY K WEINKAUF
1822 EMERSON ST
BELOIT WI 53511

MARVIN MILNER/EDWARD
LAUGHLIN LLC
P O BOX 1161
BELOIT WI 535121161

JADA D CAMPBELL
2340 DEER PATH WAY
BELOIT WI 53511

JOSE & LINDA CARRILLO
1010 BUSHNELL ST
BELOIT WI 53511

ROGER APTED
1018 BUSHNELL ST
BELOIT WI 53511

MARY M FREY
3307 RIVERSIDE DR
BELOIT WI 535111532

OSWALDO VOYSEST
1225 BUSHNELL ST
BELOIT WI 53511

LUCAS R SCHULZ
1950 ROYCE AVE
BELOIT WI 53511

JESUS & ALICIA VERA
2369 KRUSE DR
BELOIT WI 53511

KEVIN L & RACHEL M BRAUN
426 WISCONSIN AVE
BELOIT WI 53511

SANDRA MANNING
1127 RIDGEWAY ST
BELOIT WI 53511

VIVIAN F GAVARRETE
1013 E GRAND AVE
BELOIT WI 53511

TRINA D TUCKER
1003 E GRAND AVE
BELOIT WI 53511

JAMES & PENNY RICHARDS
2723 N WOOD DR
BELOIT WI 535112226

JAMES M & SHELLY J CRONIN
1719 EMERSON ST
BELOIT WI 53511

RONALD & LILY DICKINSON
3709 OAK LANE DR
BELOIT WI 535111937

SALVADOR VALLES
1157 PRAIRIE AVE
BELOIT WI 53511

J ANTHONY GROVER
430 HARRISON AVE APT 302
BELOIT WI 53511

KENNETH D PAULSON
749 PHILHOWER RD
BELOIT WI 53511

MATTHEW D & TRESSY M
BROWN
3655 BEE LN
BELOIT WI 53511

JOHN E & MARY L DUMMER
11229 S CTY RD K
BELOIT WI 53511

JERREN RUFF
417 PARK AVE
BELOIT WI 53511



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: December 19, 2018

Agenda Item: 4a

File Number: RPB-2018-07

General Information

Applicant: City Of Beloit Engineering Division

Owner: School District of Beloit

Address/Location: 1859 Northgate Drive (Aldrich Intermediate School)

Applicant's Request: The Engineering Division has requested the review and approval of a Permanent Limited Easement over a portion of the property located 1859 Northgate Drive (Aldrich Intermediate School) as part of the Prairie Avenue Reconstruction project from Cranston Road to Huebbe Parkway. This request is related to a new traffic signal for vehicles exiting the school. This project will involve changing this intersection from a three-way to a four-way intersection.

Staff Analysis

Existing Conditions: The subject property is Aldrich Intermediate School, 16.0-acre parcel located between Virginia Street and Northgate Drive along Prairie Avenue.

Surrounding Land Use and Zoning: There are residential land uses and R-1A, Residential zoning to the west. Properties located to the north (vacant Army Reserve building) and east (church) are zoned PLI, Public Lands and Institutions District. Located directly south are commercial oriented uses with C-1, Office and C-2, Neighborhood Commercial, zoning.

City of Beloit Comprehensive Plan and Strategic Plan: The Future Land Use Map recommends Institutional & Community Services. This request supports Strategic Goal #5 by creating and sustaining high quality infrastructure and connectivity.

Additional Comments: The proposed Permanent Limited Easement is for placement of traffic signal vehicle detection within the Prairie Avenue Reconstruction project from Cranston Road to Huebbe Parkway Project. The School District has not decided if they are donating or selling the land, so both easement documents have been included to reflect this. The parking lot will also be reconstructed.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of the attached Permanent Limited Easement along Prairie Avenue, over a portion of the property located at 1859 Northgate Drive.

ATTACHMENTS: Location Map, Easement, and Transportation Project Plat

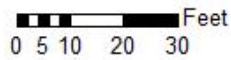
Location & Zoning Map

1859 Northgate Drive

RPB-2018-07



1 inch = 32 feet



Legend

- Parcel Poly
- City Limits (Corp Poly)

Map prepared by: Hilary Rottmann
Date: December 2018
For: City of Beloit Planning & Building
Date of Aerial Photography: April 2016

PLANNING & BUILDING SERVICES DIVISION

PERMANENT LIMITED EASEMENT

Exempt from filing transfer form [s. 77.21(1), 77.22(1) Wis. Stats.]
Ipa1552 04/2016 (replaces Ipa1552 08/2011) Ch. 84 Wis. Stats.

THIS EASEMENT, made by **School District of Beloit** GRANTOR, conveys a permanent limited easement as described below to the **City of Beloit**, GRANTEE, for the sum of **four thousand** dollars (\$4000) for the purpose of **signals and grading slopes**.

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 of record in the property: **None**.

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

This space is reserved for recording data

Return to
City of Beloit
City Clerk
100 State Street
Beloit, WI 53511

Parcel Identification Number/Tax Key Number
206 12420665

Signature Date

School District of Beloit by:

Print Name

Signature Date

School District of Beloit by:

Print Name

Signature Date

Print Name

Signature Date

Print Name

Signature Date

Print Name

Signature Date

Print Name

Date

State of Wisconsin)
) ss.
_____ County)

On the above date, this instrument was acknowledged before me by the named person(s).

Signature, Notary Public, State of Wisconsin

Print Name, Notary Public, State of Wisconsin

Date Commission Expires

Project ID
5989-00-13

This instrument was drafted by
Heather Bartelt of Strand Associates
for the City of Beloit

Parcel No.
6

LEGAL DESCRIPTION

Parcel 6 of Transportation Project Plat 5989-00-13- 4.01 recorded on 9/21/18 as Document No. 2112543, at the Register of Deeds office in Rock County, Wisconsin.

Property interests and rights of said Parcel 6 consist of:

Temporary Limited Easement

Also, Parcel 6 of Transportation Project Plat 5989-00-13-4.02 recorded on 10/2/18 as Document No. 2113374, at the Register of Deeds office in Rock County, Wisconsin.

Property interests and rights of said Parcel 6 consist of:

Permanent Limited Easement

Temporary Limited Easement

Any interests or rights not listed above for said parcel but shown as required on said Transportation Project Plat are hereby incorporated herein by reference.

All TLE's expire at the completion of the construction project for which this instrument is given.

Subject to any and all easements and restrictions recorded and unrecorded.

PERMANENT LIMITED EASEMENT

Exempt from filing transfer form [s. 77.21(1), 77.22(1) Wis. Stats.]
Ipa1552 04/2016 (replaces Ipa1552 08/2011) Ch. 84 Wis. Stats.

THIS EASEMENT, made by **School District of Beloit** GRANTOR, conveys a permanent limited easement as described below to the **City of Beloit**, GRANTEE, for the sum of **one dollar and other good and valuable considerations** (\$1.00) for the purpose of **signals and grading slopes**.

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 of record in the property: **None**.

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

DONATION-BASED

FORMS

This space is reserved for recording data

Return to
City of Beloit
City Clerk
100 State Street
Beloit, WI 53511

Parcel Identification Number/Tax Key Number
206 12420665

Signature _____ Date _____

School District of Beloit by: _____
Print Name _____

Signature _____ Date _____

School District of Beloit by: _____
Print Name _____

Signature _____ Date _____

Print Name _____

Signature _____ Date _____

Print Name _____

Signature _____ Date _____

Print Name _____

Signature _____ Date _____

Print Name _____

Project ID
5989-00-13

This instrument was drafted by
Heather Bartelt of Strand Associates
for the City of Beloit

Parcel No.
6

_____ Date _____

State of Wisconsin)
) ss.
_____ County)

On the above date, this instrument was acknowledged before me by the named person(s).

Signature, Notary Public, State of Wisconsin

Print Name, Notary Public, State of Wisconsin

Date Commission Expires

LEGAL DESCRIPTION

Parcel 6 of Transportation Project Plat 5989-00-13- 4.01 recorded on 9/21/18 as Document No. 2112543, at the Register of Deeds office in Rock County, Wisconsin.

Property interests and rights of said Parcel 6 consist of:

Temporary Limited Easement

Also, Parcel 6 of Transportation Project Plat 5989-00-13-4.02 recorded on 10/2/18 as Document No. 2113374, at the Register of Deeds office in Rock County, Wisconsin.

Property interests and rights of said Parcel 6 consist of:

Permanent Limited Easement

Temporary Limited Easement

Any interests or rights not listed above for said parcel but shown as required on said Transportation Project Plat are hereby incorporated herein by reference.

All TLE's expire at the completion of the construction project for which this instrument is given.

Subject to any and all easements and restrictions recorded and unrecorded.



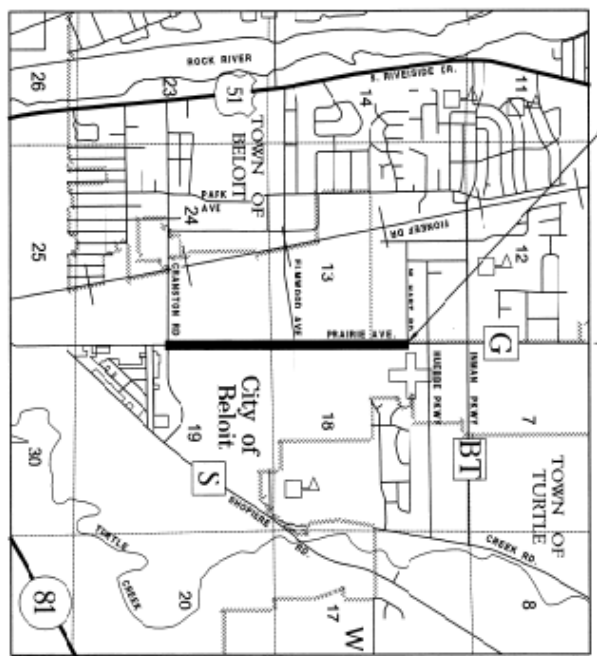
TRANSPORTATION PROJECT PLAT TITLE SHEET

PROJECT 5989-00-13

CITY OF BELOIT, PRAIRIE AVENUE (CRANSTON ROAD TO HUBBE PARKWAY)

CTH G ROCK COUNTY

PROJECT LOCATION



NOTES

1. ALL UTILITIES SHOWN ARE ASSUMED TO BE ACCORDING TO THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE LOCATION, DEPTH AND CHARACTERISTICS OF UTILITIES ARE THE RESPONSIBILITY OF THE APPLICANT. THE APPLICANT SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND UTILITIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND UTILITIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND UTILITIES.

2. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND UTILITIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND UTILITIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND UTILITIES.

3. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND UTILITIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND UTILITIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND UTILITIES.

4. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND UTILITIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND UTILITIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND UTILITIES.

CONVENTIONAL ABBREVIATIONS	
AA	POINT OF CORNER OR CURVE
AL	ALUMINUM
AP	APPROXIMATE
AS	AS SHOWN
BL	BLANK
BR	BROOK
CA	CANAL
CC	CONCRETE
CD	CONCRETE DRIVE
CE	CONCRETE
CF	CONCRETE
CG	CONCRETE
CH	CONCRETE
CI	CONCRETE
CJ	CONCRETE
CK	CONCRETE
CL	CONCRETE
CM	CONCRETE
CN	CONCRETE
CO	CONCRETE
CP	CONCRETE
CQ	CONCRETE
CR	CONCRETE
CS	CONCRETE
CT	CONCRETE
CU	CONCRETE
CV	CONCRETE
CW	CONCRETE
CX	CONCRETE
CY	CONCRETE
CZ	CONCRETE
DA	CONCRETE
DB	CONCRETE
DC	CONCRETE
DD	CONCRETE
DE	CONCRETE
DF	CONCRETE
DG	CONCRETE
DH	CONCRETE
DI	CONCRETE
DJ	CONCRETE
DK	CONCRETE
DL	CONCRETE
DM	CONCRETE
DN	CONCRETE
DO	CONCRETE
DP	CONCRETE
DQ	CONCRETE
DR	CONCRETE
DS	CONCRETE
DT	CONCRETE
DU	CONCRETE
DV	CONCRETE
DW	CONCRETE
DX	CONCRETE
DY	CONCRETE
DZ	CONCRETE
EA	CONCRETE
EB	CONCRETE
EC	CONCRETE
ED	CONCRETE
EE	CONCRETE
EF	CONCRETE
EG	CONCRETE
EH	CONCRETE
EI	CONCRETE
EJ	CONCRETE
EK	CONCRETE
EL	CONCRETE
EM	CONCRETE
EN	CONCRETE
EO	CONCRETE
EP	CONCRETE
EQ	CONCRETE
ER	CONCRETE
ES	CONCRETE
ET	CONCRETE
EU	CONCRETE
EV	CONCRETE
EW	CONCRETE
EX	CONCRETE
EY	CONCRETE
EZ	CONCRETE
FA	CONCRETE
FB	CONCRETE
FC	CONCRETE
FD	CONCRETE
FE	CONCRETE
FF	CONCRETE
FG	CONCRETE
FH	CONCRETE
FI	CONCRETE
FJ	CONCRETE
FK	CONCRETE
FL	CONCRETE
FM	CONCRETE
FN	CONCRETE
FO	CONCRETE
FP	CONCRETE
FQ	CONCRETE
FR	CONCRETE
FS	CONCRETE
FT	CONCRETE
FU	CONCRETE
FV	CONCRETE
FW	CONCRETE
FX	CONCRETE
FY	CONCRETE
FZ	CONCRETE
GA	CONCRETE
GB	CONCRETE
GC	CONCRETE
GD	CONCRETE
GE	CONCRETE
GF	CONCRETE
GG	CONCRETE
GH	CONCRETE
GI	CONCRETE
GJ	CONCRETE
GK	CONCRETE
GL	CONCRETE
GM	CONCRETE
GN	CONCRETE
GO	CONCRETE
GP	CONCRETE
GQ	CONCRETE
GR	CONCRETE
GS	CONCRETE
GT	CONCRETE
GU	CONCRETE
GV	CONCRETE
GW	CONCRETE
GX	CONCRETE
GY	CONCRETE
GZ	CONCRETE
HA	CONCRETE
HB	CONCRETE
HC	CONCRETE
HD	CONCRETE
HE	CONCRETE
HF	CONCRETE
HG	CONCRETE
HH	CONCRETE
HI	CONCRETE
HJ	CONCRETE
HK	CONCRETE
HL	CONCRETE
HM	CONCRETE
HN	CONCRETE
HO	CONCRETE
HP	CONCRETE
HQ	CONCRETE
HR	CONCRETE
HS	CONCRETE
HT	CONCRETE
HU	CONCRETE
HV	CONCRETE
HW	CONCRETE
HX	CONCRETE
HY	CONCRETE
HZ	CONCRETE
IA	CONCRETE
IB	CONCRETE
IC	CONCRETE
ID	CONCRETE
IE	CONCRETE
IF	CONCRETE
IG	CONCRETE
IH	CONCRETE
II	CONCRETE
IJ	CONCRETE
IK	CONCRETE
IL	CONCRETE
IM	CONCRETE
IN	CONCRETE
IO	CONCRETE
IP	CONCRETE
IQ	CONCRETE
IR	CONCRETE
IS	CONCRETE
IT	CONCRETE
IU	CONCRETE
IV	CONCRETE
IW	CONCRETE
IX	CONCRETE
IY	CONCRETE
IZ	CONCRETE
JA	CONCRETE
JB	CONCRETE
JC	CONCRETE
JD	CONCRETE
JE	CONCRETE
JF	CONCRETE
JG	CONCRETE
JH	CONCRETE
JI	CONCRETE
JJ	CONCRETE
JK	CONCRETE
JL	CONCRETE
JM	CONCRETE
JN	CONCRETE
JO	CONCRETE
JP	CONCRETE
JQ	CONCRETE
JR	CONCRETE
JS	CONCRETE
JT	CONCRETE
JU	CONCRETE
JV	CONCRETE
JW	CONCRETE
JX	CONCRETE
JY	CONCRETE
JZ	CONCRETE
KA	CONCRETE
KB	CONCRETE
KC	CONCRETE
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LD	CONCRETE
LE	CONCRETE
LF	CONCRETE
LG	CONCRETE
LH	CONCRETE
LI	CONCRETE
LJ	CONCRETE
LK	CONCRETE
LL	CONCRETE
LM	CONCRETE
LN	CONCRETE
LO	CONCRETE
LP	CONCRETE
LQ	CONCRETE
LR	CONCRETE
LS	CONCRETE
LT	CONCRETE
LU	CONCRETE
LV	CONCRETE
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LX	CONCRETE
LY	CONCRETE
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NE	CONCRETE
NF	CONCRETE
NG	CONCRETE
NH	CONCRETE
NI	CONCRETE
NJ	CONCRETE
NK	CONCRETE
NL	CONCRETE
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NO	CONCRETE
NP	CONCRETE
NQ	CONCRETE
NR	CONCRETE
NS	CONCRETE
NT	CONCRETE
NU	CONCRETE
NV	CONCRETE
NW	CONCRETE
NX	CONCRETE
NY	CONCRETE
NZ	CONCRETE
OA	CONCRETE
OB	CONCRETE
OC	CONCRETE
OD	CONCRETE
OE	CONCRETE
OF	CONCRETE
OG	CONCRETE
OH	CONCRETE
OI	CONCRETE
OJ	CONCRETE
OK	CONCRETE
OL	CONCRETE
OM	CONCRETE
ON	CONCRETE
OO	CONCRETE
OP	CONCRETE
OQ	CONCRETE
OR	CONCRETE
OS	CONCRETE
OT	CONCRETE
OU	CONCRETE
OV	CONCRETE
OW	CONCRETE
OX	CONCRETE
OY	CONCRETE
OZ	CONCRETE
PA	CONCRETE
PB	CONCRETE
PC	CONCRETE
PD	CONCRETE
PE	CONCRETE
PF	CONCRETE
PG	CONCRETE
PH	CONCRETE
PI	CONCRETE
PJ	CONCRETE
PK	CONCRETE
PL	CONCRETE
PM	CONCRETE
PN	CONCRETE
PO	CONCRETE
PP	CONCRETE
PQ	CONCRETE
PR	CONCRETE
PS	CONCRETE
PT	CONCRETE
PV	CONCRETE
PW	CONCRETE
PX	CONCRETE
PY	CONCRETE
PZ	CONCRETE
QA	CONCRETE
QB	CONCRETE
QC	CONCRETE
QD	CONCRETE
QE	CONCRETE
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QG	CONCRETE
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QK	CONCRETE
QL	CONCRETE
QM	CONCRETE
QN	CONCRETE
QO	CONCRETE
QP	CONCRETE
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QS	CONCRETE
QT	CONCRETE
QU	CONCRETE
QV	CONCRETE
QW	CONCRETE
QX	CONCRETE
QY	CONCRETE
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RB	CONCRETE
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RU	CONCRETE
RV	CONCRETE
RW	CONCRETE
RX	CONCRETE
RY	CONCRETE
RZ	CONCRETE
SA	CONCRETE
SB	CONCRETE
SC	CONCRETE
SD	CONCRETE
SE	CONCRETE
SF	CONCRETE
SG	CONCRETE
SH	CONCRETE
SI	CONCRETE
SJ	CONCRETE
SK	CONCRETE
SL	CONCRETE
SM	CONCRETE
SN	CONCRETE
SO	CONCRETE
SP	CONCRETE
SQ	CONCRETE
SR	CONCRETE
SS	CONCRETE
ST	CONCRETE
SU	CONCRETE
SV	CONCRETE
SW	CONCRETE
SX	CONCRETE
SY	CONCRETE
SZ	CONCRETE
TA	CONCRETE
TB	CONCRETE
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UJ	CONCRETE
UK	CONCRETE
UL	CONCRETE
UM	CONCRETE
UN	CONCRETE
UO	CONCRETE
UP	CONCRETE
UQ	CONCRETE
UR	CONCRETE
US	CONCRETE
UT	CONCRETE
UU	CONCRETE
UV	CON

Parcel 6 School District of Beloit (Aldrich Intermediate School)

Note: The City of Beloit is in ongoing discussions with the School District of Beloit regarding the existing access points to the school parking lot along Prairie Avenue.

