



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA**  
**Beloit City Plan Commission**  
**Wednesday, February 18, 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 February 4, 2015 Meeting**
3. **Conditional Use Permit - 2747 Milwaukee Road - Buffalo Wild Wings**  
Public hearing, review and consideration of Conditional Use Permit to allow an outdoor seating area and the indoor and outdoor sales, possession and consumption of alcohol in a C-2, Neighborhood Commercial District, for the property located at 2747 Milwaukee Road
4. **Sale of Right-of-Way to Rock County for the Inman Parkway Extension**  
Review and consideration of a request by Rock County to acquire right-of-way for the Inman Parkway Extension 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: February 13, 2015

Approved: Julie Christensen, Community  
Development Director

\*\*Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MINUTES**  
**BELOIT CITY PLAN COMMISSION**  
**Wednesday, February 4, 2015**  
**The Forum, Beloit City Hall**  
**100 State Street, Beloit**

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

Commissioner Faragher called the meeting to order at 7:02 PM. Julie Christensen called the roll. Present was Commissioners Ruster, Finnegan, Tinder, Moore and Mathis. Commissioners Johnson and Kincaid were absent.

2. **Approval of the Minutes of the January 21, 2015 Meeting**

Commissioner Tinder moved and Commissioner Ruster seconded a motion to approve the January 21, 2015 minutes. The minutes were approved. (6-0)

3. **Conditional Use Permit – 412 Liberty Avenue – Liberty Mart**

Public hearing, review and consideration of a Conditional Use Permit to allow indoor alcohol sales in a C-2, Neighborhood Commercial District, for the property located at 412 Liberty Avenue

Julie Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened the Public Hearing.

Lutfi Qutoum, the applicant, described his experience with operating the store and explained that there were not many liquor stores nearby. He went on to explain that the convenience stores nearby only sell beer, and he is seeking to sell beer, wine and liquor.

Commissioner Faragher outlined the history of the store related to liquor sales and asked if the applicant was going to address the problems the store has had in the past. Mr. Qutoum indicated that he has purchased a machine that will show whether a person is old enough to buy alcohol and tobacco and whether the ID is real or fake.

Commissioner Faragher asked if the existing parking would be sufficient for the business. Lutfi Qutoum indicated that parking has not been a problem in the past. He explained that the only problem they have had is with tagging. At those times, sometimes others in the neighborhood were tagged as well.

Commissioner Faragher asked how the applicant was going to deal with litter, and Mr. Qutoum indicated that they would address litter if it happens.

Commissioner Faragher asked about surveillance around the store. Mr. Qutoum explained the layout of the store and the location of cameras. He also indicated that customers have been asking them to sell liquor.

Commissioner Faragher asked if the applicant was comfortable with the conditions. Mr. Qutoum replied that he was.

Commissioner Mathis asked how long the store had been without liquor sales. Mr. Qutoum replied since 2011.

Commissioner Mathis asked what percentage sales will increase if liquor sales are added. Mr. Qutoum indicated that it would increase a lot, especially around the holidays, probably around 80 percent.

Commissioner Mathis asked if the applicant felt the measures he was taking were adequate. Mr. Qutoum replied affirmatively.

Commissioner Faragher explained that he was concerned about the survey results, that almost 50 percent of the neighbors were opposed. Commissioner Ruster indicated that she agreed.

Commissioner Moore asked about the process for the liquor license. Julie Christensen explained the process.

Commissioner Ruster asked what the Alcohol Committee looks at when approving liquor licenses. Julie Christensen explained that she wasn't completely sure what the Alcohol Committee looks at when evaluating the license.

Commissioner Tinder expressed concern about having liquor sales in a residential setting. If approved, he thought that others who had lost their licenses might come forward and apply.

Commissioner Mathis moved to approve the Conditional Use Permit and Commissioner Finnegan seconded the motion. The motion failed. (4-2)

4. **Relocation Order for Easements – Milwaukee Road Corridor Improvements**

Review and consideration of a Relocation Order for a variety of permanent and temporary easements to be established throughout the Milwaukee Road Corridor

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Jason Dupuis, City of Beloit Project Engineer, outlined the project. He indicated that the plans are 90 percent complete. Easements are needed for new sidewalks being added along the west side of Cranston Road, near the entry of Wal-Mart, and along Branigan Road. He explained that staff had a preliminary meeting with the owners of the property and that this project ties into the I-39/I-90 highway project.

Commissioner Moore asked if there were plans for sidewalks for the children walking to the new Intermediate School. She expressed concern about kids darting across Milwaukee Road. Jason Dupuis indicated that the project does not extend that far; it ends at Lee Lane.

Commissioner Ruster asked why we are installing sidewalks on a highway. Mr. Dupuis explained those pedestrians are already walking across Milwaukee Road, from the hotels to the retail and restaurants. The City is trying to provide safe pedestrian travel. Part of the Interstate project will include some pedestrian/bike improvements. The plan is to connect to those improvements.

City Engineer, Mike Flesch, outlined the interstate project. The sidewalk system is intended to remove car/pedestrian conflicts. The goal is to get people safely where they need to be. The State and Federal governments want complete streets, which includes bike and pedestrian connections.

Commissioner Faragher indicated that it has been difficult to cross Milwaukee Road. Mike Flesch explained that the City had applied for a grant for a pedestrian path from Cranston Road to White Avenue but that we weren't awarded the grant. He explained that the project is on the radar, and the City will try to find funding for this project. He indicated the Cancer Center put in sidewalks, and the school has some sidewalks.

Commissioner Mathis asked if there would be lighting as part of this project. Jason Dupuis indicated that Phase 1 will not have lighting, but Phase 2 will have lighting. Commissioner Mathis asked when Phase 2 would happen. Mike Flesch indicated that it would happen when funding was available. Jason Dupuis explained that the intersections are lit, and that in the future, lighting improvements will be done.

Commissioner Ruster asked what lighting improvements are included in Phase 2. Mr. Dupuis explained that the lights will be installed with the new lighting standards which include the black poles, updating the signal heads, LED lights, and flashing yellow arrows.

Commissioner Tinder moved to approve the Relocation Order and Commissioner Moore seconded the motion. The motion was approved. (6-0)

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

Julie Christensen indicated there was nothing to report. The Comprehensive Plan Amendment and the Zoning Map Amendment in the Gateway are in the public review period and will not be acted on by City Council until March.

6. **Adjournment**

The meeting adjourned at 7:35 PM.

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION



**Meeting Date:** February 18, 2015

**Agenda Item:** 3

**File Number:** CU-2014-10

**Applicant:** Blazin Wings, Inc.

**Owner:** Morgan Square 2 LLC

**Location:** 2747 Milwaukee Road

**Existing Zoning:** C-2, Neighborhood Commercial District, & MRO, Milwaukee Road Overlay District

**Existing Land Use:** Vacant Bar & Restaurant

**Parcel Size:** 1.3315 Acres

---

### Request Overview/Background Information:

Blazin Wings, Inc. has filed an application for a Conditional Use Permit to allow an outdoor seating area and indoor & outdoor sales, possession, & consumption of alcohol in a C-2, Neighborhood Commercial District, for the property located at 2747 Milwaukee Road. The attached **Location and Zoning Map** shows the location of the parcel involved in this application. The adjacent zoning and land uses are as follows:

- North: PUD, Planned Unit Development; Morgan Square
- South: C-3, Community Commercial District; Auto Center
- East: C-2, Neighborhood Commercial District; Retail Store
- West: PUD, Planned Unit Development; Morgan Square

---

### Key Issues:

- This property was previously the site of Atlanta Bread. It is currently being renovated to become Buffalo Wild Wings. An outdoor seating area has been proposed, along with indoor & outdoor sales, possession, & consumption of alcohol.
- Site Plan Review is not required for this site. Architectural Review has been completed for exterior façade renovations and signage for the site.
- The applicant has proposed a 12' x 67' outdoor seating area on the west side of the building. This will be enclosed by a 3' concrete wall. It will also be covered.
- The proposed outdoor seating area will hold 18 tables and 64 chairs. No landscaping has been proposed. There will be two (2) alarmed emergency gates at either end of the patio area.
- The minimum parking requirement for the property is 50% of seating capacity. With that, 107 parking stalls are required based on the proposed indoor & outdoor seating capacity. There are only 90 stalls provided on-site. A shared parking agreement for the 17 additional required stalls is being negotiated at this time and a condition of approval has been added to reflect this.
- Section 4-704 of the Zoning Ordinance states that outdoor seating areas for restaurants are only allowed if reviewed and approved in accordance with the Conditional Use Permit review procedures. Section 6.1 of the same code specifies liquor sales as a Conditional Use in the C-2 zoning district.
- The City's Review Agents have reviewed this application. No comments were received.
- The attached Public Notice was sent to four (4) nearby property owners. No comments were received.

- **Findings of Fact**

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

- a. *Whether the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
  - Subject to certain conditions of approval, the proposed outdoor seating area will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
  - The proposed outdoor seating area is surrounded by other commercial uses. Subject to certain conditions of approval, specifically the music time limit, these properties will not be affected by the outdoor seating area.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
  - The proposed uses will not diminish or impair property values within the neighborhood. The renovation of the site, including the addition of the outdoor seating area, is expected to have a positive impact on the neighborhood.

- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
  - Not Applicable.
- e. *Whether the exterior architectural design or site layout of the proposed conditional use is so dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;*
  - The proposed architectural design and site layout are compatible with existing properties in the neighborhood.
- f. *Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
  - Adequate facilities and infrastructure are available to serve the conditional use.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
  - With a shared parking agreement, there will be enough off-street parking available to serve the proposed use of the subject property. The existing traffic infrastructure and access to the site will minimize traffic congestion.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
  - The conditional uses will comply with all other applicable regulations of the Zoning Ordinance.

---

**Consistency with Comprehensive Plan and Strategic Plan:**

The City's Comprehensive Plan recommends Community Commercial for the subject property. Consideration of this request supports City of Beloit 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** – N/A

---

**Staff Recommendation:**

The Planning and Building Services Division recommends **approval** of a Conditional Use Permit to allow an outdoor seating area and indoor & outdoor sales, possession, & consumption of alcohol in a C-2, Neighborhood Commercial District, for the property located at 2747 Milwaukee Road, based on the above Findings of Fact and subject to the following conditions:

1. This Conditional Use Permit authorizes a 12' x 67' outdoor seating area on the west side of the existing building shown in the application attachments and the sale, possession, & consumption of alcohol at the subject property.
2. Prior to the establishment of the conditional uses, the applicant shall receive a liquor license for both indoor & outdoor sales.
3. Prior to the establishment of the conditional uses, the applicant shall provide proof of a shared parking agreement for 17 additional parking stalls.
4. Before construction begins, the applicant shall obtain a Building Permit.
5. The maximum capacity of the outdoor seating area shall be 64 persons. This maximum capacity shall be posted inside the building and within the outdoor seating area. The door leading to the outdoor seating area shall be marked as an exit and the path of egress shall remain clear at all times.
6. The applicant shall provide a visible and/or audible fire alarm within the outdoor seating area.
7. Music may not be played in the outdoor seating area after 10:00 PM.
8. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Planning and Building Services Director may approve minor changes administratively.

---

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

---

**Attachments:** Location & Zoning Map, Site Photos, Application, Site Plans, Public Notice, and Mailing List.

# Location & Zoning Map

2747 Milwaukee Road



CU-2014-10



1 inch = 125 feet



### Legend

-  COB Parcels
-  Zoning District

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

## PLANNING & BUILDING SERVICES DIVISION





# CITY of BELOIT

## Planning and Building Services Division

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

### Conditional Use Permit Application

(Please Type or Print)

File Number: CU-2014-10

1. Address of subject property: 2747 Milwaukee Road

2. Legal description: L 3 CSM VOL 21 PGS 322-325

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

Property dimensions are: \_\_\_\_\_ feet by \_\_\_\_\_ feet = \_\_\_\_\_ square feet.

If more than two acres, give area in acres: \_\_\_\_\_ acres.

3. Tax Parcel Number(s): 22980335

4. Owner of record: Morgan Square 2 LLC Phone: 608-751-0516

400 Midland Court, Janesville, WI 53511

(Address)

(City)

(State)

(Zip)

5. Applicant's Name: Blazin Wings, Inc.

5500 Wayzata Blvd. Suite 1600, Minneapolis, MN 55416

(Address)

(City)

(State)

(Zip)

952-593-9943 / \_\_\_\_\_ / licensing@buffalowildwings.com

(Office Phone #)

(Cell Phone #)

(E-mail Address)

6. All existing use(s) on this property are: Previously Atlanta Bread

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

A Conditional Use Permit for: Outdoor dining & alcohol use

\_\_\_\_\_ in a(n) C2-Neighborhood Commerical Zoning District.

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

Principal use: Full service restaurant with a liquor license

Secondary use: \_\_\_\_\_

Accessory use: \_\_\_\_\_



9. Project timetable: Start date: March 2015 Completion date: June/July 2015

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

- Owner
- Leasehold, length of lease: 10 years
- Contractual, nature of contract: \_\_\_\_\_
- Other, explain: \_\_\_\_\_

**The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.**

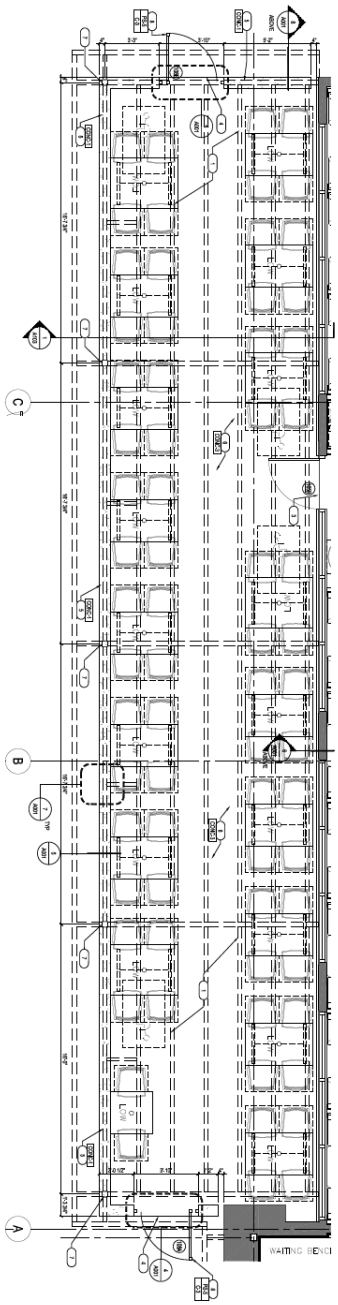
I/We, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/We represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/We also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

 / Emily Decker, Vice President / \_\_\_\_\_  
(Signature of Owner) Applicant (Print name) (Date)  
 / TERRY M'GUINE / 1.15.15  
(Signature of Applicant, if different) (Print name) (Date)  
owner MEMBER MORGAN SQ. 2, LLC

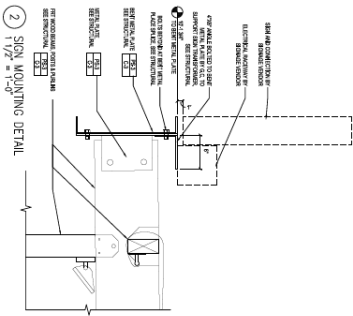
In order for your request to be heard and considered in a timely manner, you must submit the completed application, and all accompanying documents, to the Planning and Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant and these costs are typically between \$5.00 and \$15.00.

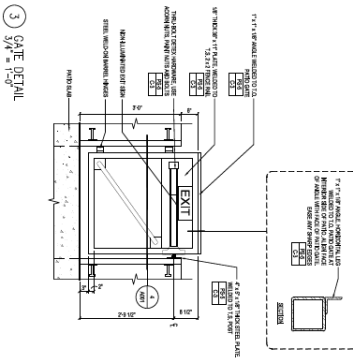
To be completed by Planning Staff		
Filing fee: <u>\$275.00</u>	Amount paid: <u>\$275.00</u>	Meeting date: <u>Dec. 17, 2014</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u>Drew Pennington</u>		Date: <u>11/13/14</u>



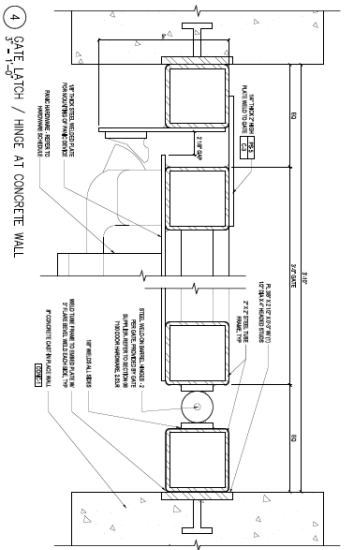
1 ENLARGED PATIO PLAN  
3/8" = 1'-0"



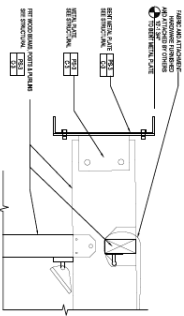
2 STON MOUNTING DETAIL



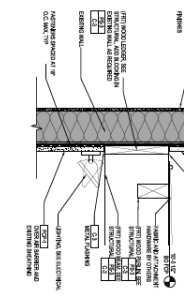
3 GATE DETAIL



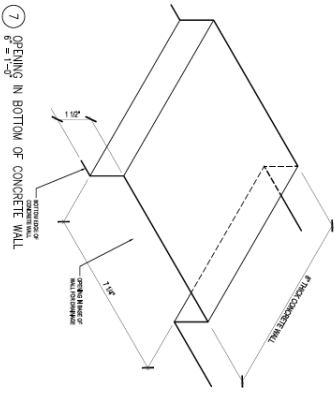
4 GATE LATCH / HINGE AT CONCRETE WALL



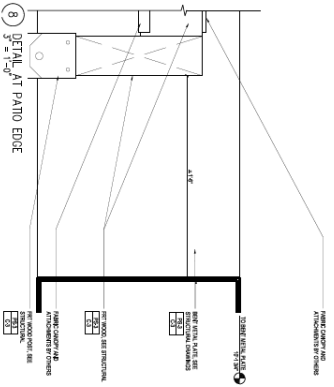
5 BRIT METAL PLATE AT PATIO  
1 1/2\"/>



6 DETAIL AT PATIO ROOF  
1 1/2\"/>




7 OPENING IN BOTTOM OF CONCRETE WALL  
1 1/2\"/>



8 DETAIL AT PATIO EDGE  
1 1/2\"/>

- KEY NOTES**
- 1. CONSULT THE ARCHITECT FOR ANY CHANGES TO THE ORIGINAL DRAWING.
  - 2. ALL MATERIALS AND FINISHES TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
  - 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
  - 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND REGULATIONS.
  - 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND REGULATIONS.
  - 6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND REGULATIONS.
  - 7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND REGULATIONS.
  - 8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND REGULATIONS.

 <p><b>BUFFALO WILD WINGS</b></p> <p>2747 MILWAUKEE ROAD BELOIT, WI 53511 6445 STADIA, PROTOTYPE</p>	<p><b>ALLIANCE</b></p> <p>ARCHITECTURAL ALLIANCE INTERNATIONAL (612) 874-4100 400 CLIFTON AVE S MINNEAPOLIS, MN 55403-3212</p>	<p><b>PROJECT NUMBER</b> 2015009-03</p> <p><b>SHEET NUMBER</b> A001</p>	<p><b>DRAWING ISSUE</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUE</td> <td>11-26-2014</td> </tr> <tr> <td>2</td> <td>REVISED</td> <td>11-26-2014</td> </tr> <tr> <td>3</td> <td>XXXXX</td> <td>XX-XX-XX</td> </tr> <tr> <td>4</td> <td>XXXXX</td> <td>XX-XX-XX</td> </tr> <tr> <td>5</td> <td>XXXXX</td> <td>XX-XX-XX</td> </tr> <tr> <td>6</td> <td>XXXXX</td> <td>XX-XX-XX</td> </tr> <tr> <td>7</td> <td>XXXXX</td> <td>XX-XX-XX</td> </tr> <tr> <td>8</td> <td>XXXXX</td> <td>XX-XX-XX</td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	1	ISSUE	11-26-2014	2	REVISED	11-26-2014	3	XXXXX	XX-XX-XX	4	XXXXX	XX-XX-XX	5	XXXXX	XX-XX-XX	6	XXXXX	XX-XX-XX	7	XXXXX	XX-XX-XX	8	XXXXX	XX-XX-XX
NO.	DESCRIPTION	DATE																												
1	ISSUE	11-26-2014																												
2	REVISED	11-26-2014																												
3	XXXXX	XX-XX-XX																												
4	XXXXX	XX-XX-XX																												
5	XXXXX	XX-XX-XX																												
6	XXXXX	XX-XX-XX																												
7	XXXXX	XX-XX-XX																												
8	XXXXX	XX-XX-XX																												

NO.	REVISION	DATE	BY	CHK
1	ISSUED FOR PERMIT	10/15/19	JK	JK
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			
11	REVISION			
12	REVISION			
13	REVISION			
14	REVISION			
15	REVISION			
16	REVISION			
17	REVISION			
18	REVISION			
19	REVISION			
20	REVISION			

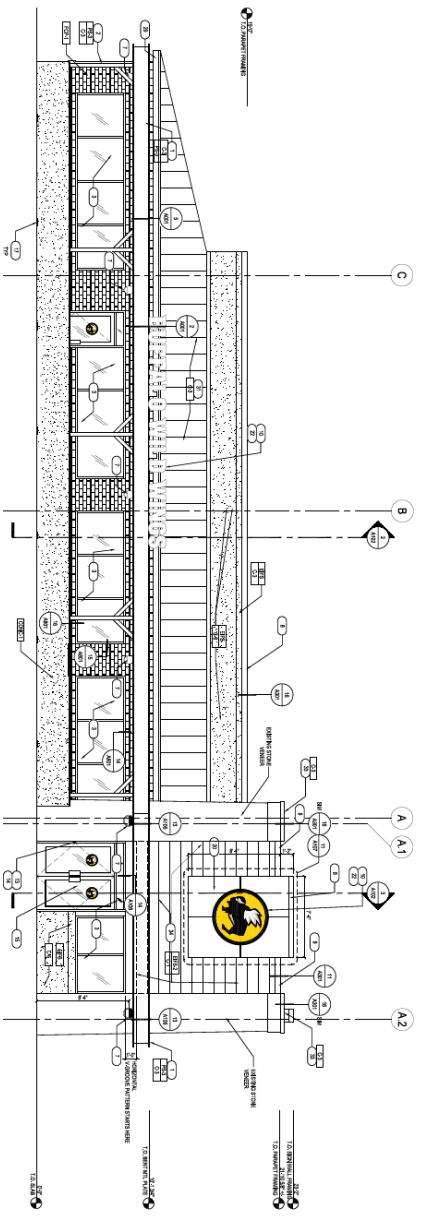
**GENERAL NOTES**

1. EXISTING CONDITIONS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
3. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
6. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF BELLOIT.
7. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE STATE OF WISCONSIN.
8. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE FEDERAL GOVERNMENT.
9. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL GOVERNMENT.
10. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE NEIGHBORHOOD.

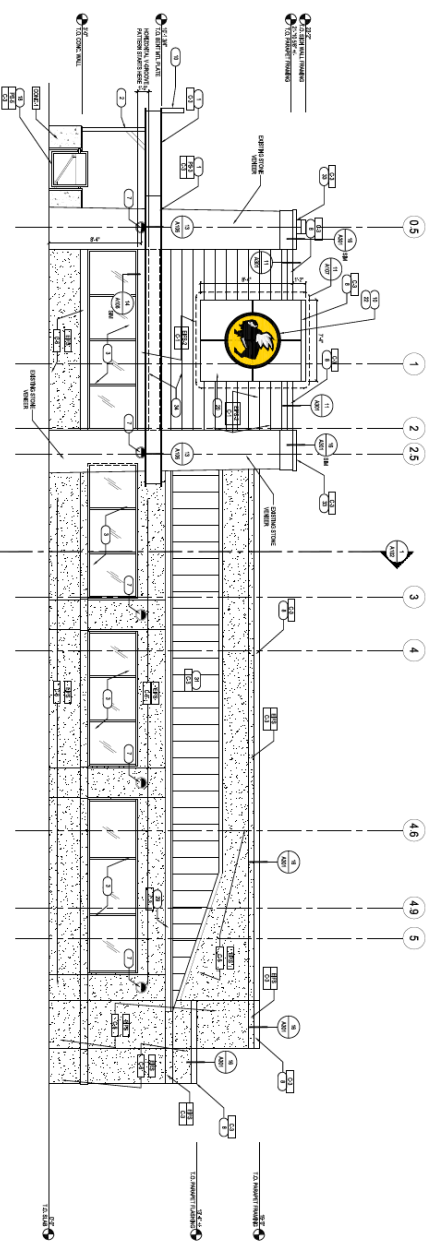
**KEY NOTES**

1. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND MATERIALS.
2. REFER TO MECHANICAL DRAWINGS FOR EQUIPMENT SIZES AND LOCATIONS.
3. REFER TO ELECTRICAL DRAWINGS FOR PANEL SIZES AND LOCATIONS.
4. REFER TO STRUCTURAL DRAWINGS FOR COLUMN SIZES AND LOCATIONS.
5. REFER TO FINISH SCHEDULE FOR MATERIALS AND COLORS.
6. REFER TO SCHEDULE OF FINISHES FOR MATERIALS AND COLORS.
7. REFER TO SCHEDULE OF MATERIALS FOR MATERIALS AND COLORS.
8. REFER TO SCHEDULE OF EQUIPMENT FOR EQUIPMENT SIZES AND LOCATIONS.
9. REFER TO SCHEDULE OF PANELS FOR PANEL SIZES AND LOCATIONS.
10. REFER TO SCHEDULE OF COLUMNS FOR COLUMN SIZES AND LOCATIONS.

**KEY PLAN**



1 EXTERIOR ELEVATION 483-1/4200  
1/4" = 1'-0"



2 EXTERIOR ELEVATION 483-1/4200  
1/4" = 1'-0"

DRAWING ISSUE	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	REVISION
3	REVISION
4	REVISION
5	REVISION
6	REVISION

**BUFFALO WILD WINGS**  
2747 MILWAUKEE ROAD  
BELOIT, WI 53511  
6445 STADIA - PROTOTYPE

**ALLIANCE**  
ARCHITECTURAL ALLIANCE INTERNATIONAL (612) 874-4100  
400 CLIFTON AVE S MINNEAPOLIS, MN 55403-3212

SHEET NUMBER  
**A100**



City of  
**BELOIT, Wisconsin**  
Division of Neighborhood Planning

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Office: 608/364-6700 • Fax: 608/364-6609

[www.ci.beloit.wi.us](http://www.ci.beloit.wi.us)

Equal Opportunity Employer

## **NOTICE TO THE PUBLIC**

February 5, 2015

To Whom It May Concern:

Blazin Wings, LLC has filed an application for a Conditional Use Permit to allow an outdoor seating area and indoor & outdoor sales, possession, & consumption of alcohol in a C-2, Neighborhood Commercial District, for the property located at:

**2747 Milwaukee Road.**

The following public hearings will be held regarding this proposed Conditional Use Permit:

**City Plan Commission:** Wednesday, February 18, 2015, at 7:00 p.m., or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**City Council:** Monday, March 2, 2015, at 7:00 p.m., or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

### **THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.**

**We are interested in your opinion.**

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

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

Morgan Square 2 LLC  
4000 Midland Court, Ste. 101  
Janesville, WI 53546

Palos LLC  
345 W. Fullerton Pkwy, Apt. 2503  
Chicago, IL 60614

L'Chaim LLC  
101 W. 4<sup>th</sup> Street, #400  
Santa Ana, CA 92701

Morgan Square LLC  
Terry McGuire  
400 Midland Court, Ste. 101  
Janesville, WI 53546

Blazin Wings, Inc.  
5500 Wayzata Blvd, Ste. 1600  
Minneapolis, MN 55416

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

---



**Meeting Date:** February 18, 2015

**Agenda Item:** 4

**File Number:** RPB-2015-04

**Request:** Sale of Right-of-Way to Rock County  
**Owner:** City of Beloit

**Location:** Inman Parkway  
(Unimproved)

---

### Request Overview/Background Information:

As part of the Inman Parkway (CTH "BT") Extension Project, Rock County will be acquiring 4.24 acres of existing public right-of-way from the City of Beloit as shown on the attached Plat. The sale of land for roadway purposes is required to be referred to and reviewed by the Plan Commission in accordance with Section 62.23(5) of Wisconsin Statutes.

---

### Key Issues:

- This roadway extension project is being led by Rock County and involves a new arterial roadway connection between Prairie Avenue and Shopiere Road. The acquisition of right-of-way and private property is underway.
- The right-of-way being sold is an irregular piece of undeveloped land that extends from Prairie Avenue to the city limits.
- The City Attorney and City Engineer have reviewed and approved the attached conveyance documents.
- As shown on the attached map, this project will improve the roadway network in the northern part of the City while creating new street frontage for existing landlocked properties, and may spur additional development.

---

### Consistency with Comprehensive Plan and Strategic Plan:

- The Comprehensive Plan recommends the Inman Parkway extension as a "Future Major Collector/Arterial Road."
- 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 – N/A**

---

### Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the sale of 4.24 acres of existing public right-of-way to Rock County, which is necessary for the Inman Parkway (CTH "BT") Extension Project.

---

**Fiscal Note/Budget Impact:** The proposed deed contemplates a price of \$100.

---

**Attachments:** Location Map, Relocation Order Plat, and Warranty Deed



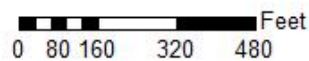
# Location Map

Sale of ROW - Inman Parkway

RPB-2015-04



1 inch = 350 feet



### Legend

- City Limits
- COB Parcels

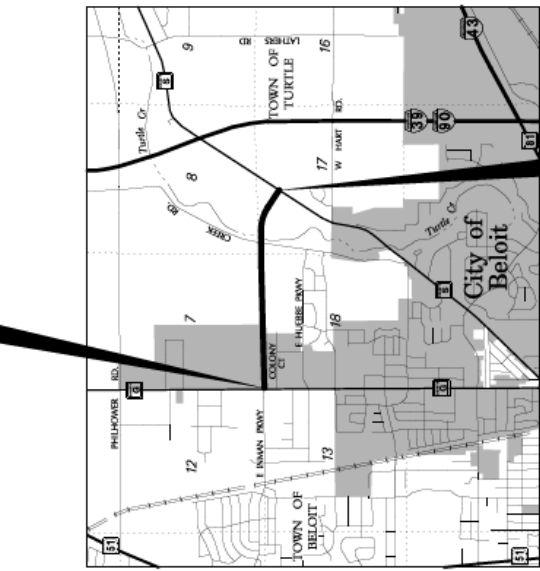
Map prepared by: Drew Pennington, AICP  
Date: February 2015  
For: City of Beloit Planning & Building Services  
Date of Aerial Photography: March 2011

## PLANNING & BUILDING SERVICES DIVISION

R/W PROJECT NUMBER 5989-05-21  
 FEDERAL PROJECT NUMBER 4.01  
 SHEET TOTAL NUMBER SHEETS 6

PLAT OF RIGHT-OF-WAY REQUIRED FOR  
**INMAN PARKWAY EXTENSION,  
 CITY OF БЕЛОИТ**  
 (PRAIRIE AVENUE TO SHOPIERE ROAD)  
 CTH BT  
 ROCK COUNTY  
 CONSTRUCTION PROJECT NUMBER  
 5989-05-11/12

**BEGIN RELOCATION ORDER PROJECT 5989-05-21**  
**STA. 15+76.10 'BT**  
 LOCATED 0.00' N. OF AND 0.00' E. OF THE  
 NORTHWEST CORNER OF SEC. 18, T-1-N, R-13-E



**END RELOCATION ORDER PROJECT 5989-05-21**  
**STA. 90+19.83 'BT**  
 LOCATED 570.99' S. OF AND 386.03' W. OF  
 THE NORTH 1/4 COR. OF SEC. 17, T-1-N, R-13-E.

REVISION DATE  
 07/20/24  
 07/20/24  
 07/20/24

LAYOUT 1/2" = 1' ML  
 SCALE 0 1/2 1 ML  
 TOTAL NET LENGTH OF CENTERLINE = 1.410 M

**CONVENTIONAL ABBREVIATIONS**

AP	APPROACH	COA	CORNER
AR	ACCESS	EA	EXISTING
AS	ASPHALT	EL	ELEVATION
BT	BELT	ET	EXISTING
CA	CURB	FL	FIELD
CD	CORNER	GR	GRASS
CL	CENTERLINE	IR	IRON
CM	CORNER	LA	LAND
CO	CORNER	LI	LINE
CR	CORNER	LO	LONG
CS	CORNER	LR	LONG
CT	CORNER	LS	LONG
CU	CORNER	LT	LONG
CV	CORNER	LU	LONG
CA	CURB	LV	LONG
CB	CURB	LV	LONG
CC	CURB	LV	LONG
CD	CURB	LV	LONG
CE	CURB	LV	LONG
CF	CURB	LV	LONG
CG	CURB	LV	LONG
CH	CURB	LV	LONG
CI	CURB	LV	LONG
CJ	CURB	LV	LONG
CK	CURB	LV	LONG
CL	CURB	LV	LONG
CM	CURB	LV	LONG
CN	CURB	LV	LONG
CO	CURB	LV	LONG
CP	CURB	LV	LONG
CQ	CURB	LV	LONG
CR	CURB	LV	LONG
CS	CURB	LV	LONG
CT	CURB	LV	LONG
CU	CURB	LV	LONG
CV	CURB	LV	LONG
CW	CURB	LV	LONG
CX	CURB	LV	LONG
CY	CURB	LV	LONG
CZ	CURB	LV	LONG
DA	CURB	LV	LONG
DB	CURB	LV	LONG
DC	CURB	LV	LONG
DD	CURB	LV	LONG
DE	CURB	LV	LONG
DF	CURB	LV	LONG
DG	CURB	LV	LONG
DH	CURB	LV	LONG
DI	CURB	LV	LONG
DJ	CURB	LV	LONG
DK	CURB	LV	LONG
DL	CURB	LV	LONG
DM	CURB	LV	LONG
DN	CURB	LV	LONG
DO	CURB	LV	LONG
DP	CURB	LV	LONG
DQ	CURB	LV	LONG
DR	CURB	LV	LONG
DS	CURB	LV	LONG
DT	CURB	LV	LONG
DU	CURB	LV	LONG
DV	CURB	LV	LONG
DW	CURB	LV	LONG
DX	CURB	LV	LONG
DY	CURB	LV	LONG
DZ	CURB	LV	LONG
EA	ELEVATION	EA	EXISTING
EB	ELEVATION	EA	EXISTING
EC	ELEVATION	EA	EXISTING
ED	ELEVATION	EA	EXISTING
EE	ELEVATION	EA	EXISTING
EF	ELEVATION	EA	EXISTING
EG	ELEVATION	EA	EXISTING
EH	ELEVATION	EA	EXISTING
EI	ELEVATION	EA	EXISTING
EJ	ELEVATION	EA	EXISTING
EK	ELEVATION	EA	EXISTING
EL	ELEVATION	EA	EXISTING
EM	ELEVATION	EA	EXISTING
EN	ELEVATION	EA	EXISTING
EO	ELEVATION	EA	EXISTING
EP	ELEVATION	EA	EXISTING
EQ	ELEVATION	EA	EXISTING
ER	ELEVATION	EA	EXISTING
ES	ELEVATION	EA	EXISTING
ET	ELEVATION	EA	EXISTING
EU	ELEVATION	EA	EXISTING
EV	ELEVATION	EA	EXISTING
EW	ELEVATION	EA	EXISTING
EX	ELEVATION	EA	EXISTING
EY	ELEVATION	EA	EXISTING
EZ	ELEVATION	EA	EXISTING
FA	FIELD	FL	FIELD
FB	FIELD	FL	FIELD
FC	FIELD	FL	FIELD
FD	FIELD	FL	FIELD
FE	FIELD	FL	FIELD
FF	FIELD	FL	FIELD
FG	FIELD	FL	FIELD
FH	FIELD	FL	FIELD
FI	FIELD	FL	FIELD
FJ	FIELD	FL	FIELD
FK	FIELD	FL	FIELD
FL	FIELD	FL	FIELD
FM	FIELD	FL	FIELD
FN	FIELD	FL	FIELD
FO	FIELD	FL	FIELD
FP	FIELD	FL	FIELD
FQ	FIELD	FL	FIELD
FR	FIELD	FL	FIELD
FS	FIELD	FL	FIELD
FT	FIELD	FL	FIELD
FU	FIELD	FL	FIELD
FV	FIELD	FL	FIELD
FW	FIELD	FL	FIELD
FX	FIELD	FL	FIELD
FY	FIELD	FL	FIELD
FZ	FIELD	FL	FIELD
GA	GRASS	GR	GRASS
GB	GRASS	GR	GRASS
GC	GRASS	GR	GRASS
GD	GRASS	GR	GRASS
GE	GRASS	GR	GRASS
GF	GRASS	GR	GRASS
GG	GRASS	GR	GRASS
GH	GRASS	GR	GRASS
GI	GRASS	GR	GRASS
GJ	GRASS	GR	GRASS
GK	GRASS	GR	GRASS
GL	GRASS	GR	GRASS
GM	GRASS	GR	GRASS
GN	GRASS	GR	GRASS
GO	GRASS	GR	GRASS
GP	GRASS	GR	GRASS
GQ	GRASS	GR	GRASS
GR	GRASS	GR	GRASS
GS	GRASS	GR	GRASS
GT	GRASS	GR	GRASS
GU	GRASS	GR	GRASS
GV	GRASS	GR	GRASS
GW	GRASS	GR	GRASS
GX	GRASS	GR	GRASS
GY	GRASS	GR	GRASS
GZ	GRASS	GR	GRASS
HA	HIGHWAY	HA	HIGHWAY
HB	HIGHWAY	HA	HIGHWAY
HC	HIGHWAY	HA	HIGHWAY
HD	HIGHWAY	HA	HIGHWAY
HE	HIGHWAY	HA	HIGHWAY
HF	HIGHWAY	HA	HIGHWAY
HG	HIGHWAY	HA	HIGHWAY
HH	HIGHWAY	HA	HIGHWAY
HI	HIGHWAY	HA	HIGHWAY
HJ	HIGHWAY	HA	HIGHWAY
HK	HIGHWAY	HA	HIGHWAY
HL	HIGHWAY	HA	HIGHWAY
HM	HIGHWAY	HA	HIGHWAY
HN	HIGHWAY	HA	HIGHWAY
HO	HIGHWAY	HA	HIGHWAY
HP	HIGHWAY	HA	HIGHWAY
HQ	HIGHWAY	HA	HIGHWAY
HR	HIGHWAY	HA	HIGHWAY
HS	HIGHWAY	HA	HIGHWAY
HT	HIGHWAY	HA	HIGHWAY
HU	HIGHWAY	HA	HIGHWAY
HV	HIGHWAY	HA	HIGHWAY
HW	HIGHWAY	HA	HIGHWAY
HX	HIGHWAY	HA	HIGHWAY
HY	HIGHWAY	HA	HIGHWAY
HZ	HIGHWAY	HA	HIGHWAY
IA	IRON	IR	IRON
IB	IRON	IR	IRON
IC	IRON	IR	IRON
ID	IRON	IR	IRON
IE	IRON	IR	IRON
IF	IRON	IR	IRON
IG	IRON	IR	IRON
IH	IRON	IR	IRON
II	IRON	IR	IRON
IJ	IRON	IR	IRON
IK	IRON	IR	IRON
IL	IRON	IR	IRON
IM	IRON	IR	IRON
IN	IRON	IR	IRON
IO	IRON	IR	IRON
IP	IRON	IR	IRON
IQ	IRON	IR	IRON
IR	IRON	IR	IRON
IS	IRON	IR	IRON
IT	IRON	IR	IRON
IU	IRON	IR	IRON
IV	IRON	IR	IRON
IW	IRON	IR	IRON
IX	IRON	IR	IRON
IY	IRON	IR	IRON
IZ	IRON	IR	IRON
JA	JOB	JA	JOB
JB	JOB	JA	JOB
JC	JOB	JA	JOB
JD	JOB	JA	JOB
JE	JOB	JA	JOB
JF	JOB	JA	JOB
JG	JOB	JA	JOB
JH	JOB	JA	JOB
JI	JOB	JA	JOB
JJ	JOB	JA	JOB
JK	JOB	JA	JOB
JL	JOB	JA	JOB
JM	JOB	JA	JOB
JN	JOB	JA	JOB
JO	JOB	JA	JOB
JP	JOB	JA	JOB
JQ	JOB	JA	JOB
JR	JOB	JA	JOB
JS	JOB	JA	JOB
JT	JOB	JA	JOB
JU	JOB	JA	JOB
JV	JOB	JA	JOB
JW	JOB	JA	JOB
JX	JOB	JA	JOB
JY	JOB	JA	JOB
JZ	JOB	JA	JOB
KA	LAND	LA	LAND
KB	LAND	LA	LAND
KC	LAND	LA	LAND
KD	LAND	LA	LAND
KE	LAND	LA	LAND
KF	LAND	LA	LAND
KG	LAND	LA	LAND
KH	LAND	LA	LAND
KI	LAND	LA	LAND
KJ	LAND	LA	LAND
KK	LAND	LA	LAND
KL	LAND	LA	LAND
KM	LAND	LA	LAND
KN	LAND	LA	LAND
KO	LAND	LA	LAND
KP	LAND	LA	LAND
KQ	LAND	LA	LAND
KR	LAND	LA	LAND
KS	LAND	LA	LAND
KT	LAND	LA	LAND
KU	LAND	LA	LAND
KV	LAND	LA	LAND
KW	LAND	LA	LAND
KX	LAND	LA	LAND
KY	LAND	LA	LAND
KZ	LAND	LA	LAND
LA	LAND	LA	LAND
LB	LAND	LA	LAND
LC	LAND	LA	LAND
LD	LAND	LA	LAND
LE	LAND	LA	LAND
LF	LAND	LA	LAND
LG	LAND	LA	LAND
LH	LAND	LA	LAND
LI	LAND	LA	LAND
LJ	LAND	LA	LAND
LK	LAND	LA	LAND
LL	LAND	LA	LAND
LM	LAND	LA	LAND
LN	LAND	LA	LAND
LO	LAND	LA	LAND
LP	LAND	LA	LAND
LQ	LAND	LA	LAND
LR	LAND	LA	LAND
LS	LAND	LA	LAND
LT	LAND	LA	LAND
LU	LAND	LA	LAND
LV	LAND	LA	LAND
LW	LAND	LA	LAND
LX	LAND	LA	LAND
LY	LAND	LA	LAND
LZ	LAND	LA	LAND
MA	MONUMENT	MA	MONUMENT
MB	MONUMENT	MA	MONUMENT
MC	MONUMENT	MA	MONUMENT
MD	MONUMENT	MA	MONUMENT
ME	MONUMENT	MA	MONUMENT
MF	MONUMENT	MA	MONUMENT
MG	MONUMENT	MA	MONUMENT
MH	MONUMENT	MA	MONUMENT
MI	MONUMENT	MA	MONUMENT
MJ	MONUMENT	MA	MONUMENT
MK	MONUMENT	MA	MONUMENT
ML	MONUMENT	MA	MONUMENT
MM	MONUMENT	MA	MONUMENT
MN	MONUMENT	MA	MONUMENT
MO	MONUMENT	MA	MONUMENT
MP	MONUMENT	MA	MONUMENT
MQ	MONUMENT	MA	MONUMENT
MR	MONUMENT	MA	MONUMENT
MS	MONUMENT	MA	MONUMENT
MT	MONUMENT	MA	MONUMENT
MU	MONUMENT	MA	MONUMENT
MV	MONUMENT	MA	MONUMENT
MW	MONUMENT	MA	MONUMENT
MX	MONUMENT	MA	MONUMENT
MY	MONUMENT	MA	MONUMENT
MZ	MONUMENT	MA	MONUMENT
NA	NO ADDRESS	NA	NO ADDRESS
NB	NO ADDRESS	NA	NO ADDRESS
NC	NO ADDRESS	NA	NO ADDRESS
ND	NO ADDRESS	NA	NO ADDRESS
NE	NO ADDRESS	NA	NO ADDRESS
NF	NO ADDRESS	NA	NO ADDRESS
NG	NO ADDRESS	NA	NO ADDRESS
NH	NO ADDRESS	NA	NO ADDRESS
NI	NO ADDRESS	NA	NO ADDRESS
NJ	NO ADDRESS	NA	NO ADDRESS
NK	NO ADDRESS	NA	NO ADDRESS
NL	NO ADDRESS	NA	NO ADDRESS
NM	NO ADDRESS	NA	NO ADDRESS
NN	NO ADDRESS	NA	NO ADDRESS
NO	NO ADDRESS	NA	NO ADDRESS
NP	NO ADDRESS	NA	NO ADDRESS
NQ	NO ADDRESS	NA	NO ADDRESS
NR	NO ADDRESS	NA	NO ADDRESS
NS	NO ADDRESS	NA	NO ADDRESS
NT	NO ADDRESS	NA	NO ADDRESS
NU	NO ADDRESS	NA	NO ADDRESS
NV	NO ADDRESS	NA	NO ADDRESS
NW	NO ADDRESS	NA	NO ADDRESS
NX	NO ADDRESS	NA	NO ADDRESS
NY	NO ADDRESS	NA	NO ADDRESS
NZ	NO ADDRESS	NA	NO ADDRESS
OA	OFF-ROUTE	OA	OFF-ROUTE
OB	OFF-ROUTE	OA	OFF-ROUTE
OC	OFF-ROUTE	OA	OFF-ROUTE
OD	OFF-ROUTE	OA	OFF-ROUTE
OE	OFF-ROUTE	OA	OFF-ROUTE
OF	OFF-ROUTE	OA	OFF-ROUTE
OG	OFF-ROUTE	OA	OFF-ROUTE
OH	OFF-ROUTE	OA	OFF-ROUTE
OI	OFF-ROUTE	OA	OFF-ROUTE
OJ	OFF-ROUTE	OA	OFF-ROUTE
OK	OFF-ROUTE	OA	OFF-ROUTE
OL	OFF-ROUTE	OA	OFF-ROUTE
OM	OFF-ROUTE	OA	OFF-ROUTE
ON	OFF-ROUTE	OA	OFF-ROUTE
OO	OFF-ROUTE	OA	OFF-ROUTE
OP	OFF-ROUTE	OA	OFF-ROUTE
OQ	OFF-ROUTE	OA	OFF-ROUTE
OR	OFF-ROUTE	OA	OFF-ROUTE
OS	OFF-ROUTE	OA	OFF-ROUTE
OT	OFF-ROUTE	OA	OFF-ROUTE
OU	OFF-ROUTE	OA	OFF-ROUTE
OV	OFF-ROUTE	OA	OFF-ROUTE
OW	OFF-ROUTE	OA	OFF-ROUTE
OX	OFF-ROUTE	OA	OFF-ROUTE
OY	OFF-ROUTE	OA	OFF-ROUTE
OZ	OFF-ROUTE	OA	OFF-ROUTE
PA	PANEL	PA	PANEL
PB	PANEL	PA	PANEL
PC	PANEL	PA	PANEL
PD	PANEL	PA	PANEL
PE	PANEL	PA	PANEL
PF	PANEL	PA	PANEL
PG	PANEL	PA	PANEL
PH	PANEL	PA	PANEL
PI	PANEL	PA	PANEL
PJ	PANEL	PA	PANEL
PK	PANEL	PA	PANEL
PL	PANEL	PA	PANEL
PM	PANEL	PA	PANEL
PN	PANEL	PA	PANEL
PO	PANEL	PA	PANEL
PP	PANEL	PA	PANEL
PQ	PANEL	PA	PANEL
PR	PANEL	PA	PANEL
PS	PANEL	PA	PANEL
PT	PANEL	PA	PANEL
PU	PANEL	PA	PANEL
PV	PANEL	PA	PANEL
PW	PANEL	PA	PANEL
PX	PANEL	PA	PANEL
PY	PANEL	PA	PANEL
PZ	PANEL	PA	PANEL
QA	QUANTITY	QA	QUANTITY
QB	QUANTITY	QA	QUANTITY
QC	QUANTITY	QA	QUANTITY
QD	QUANTITY	QA	QUANTITY
QE	QUANTITY	QA	QUANTITY
QF	QUANTITY	QA	QUANTITY
QG	QUANTITY		

# SCHEDULE OF LANDS & INTERESTS REQUIRED

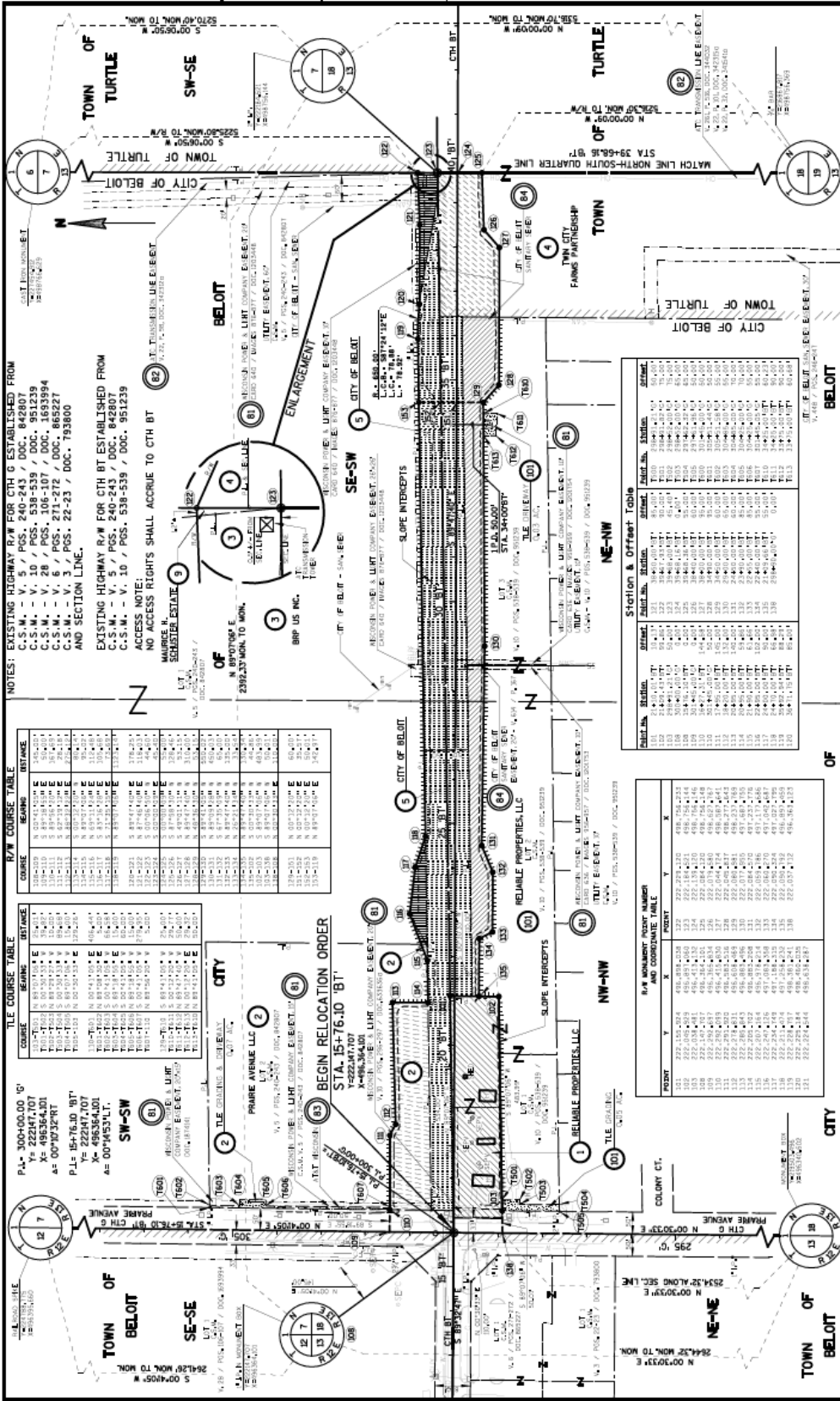
OWNERS NAMES ARE SHOWN FOR REFERENCE  
PURPOSES ONLY. THE LANDS SHOWN ARE TO BE ACQUIRED  
PRIOR TO THE TRANSFER OF LAND INTERESTS  
TO THE COUNTY.

AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM  
AERIAL PHOTOGRAPHS AND FIELD SURVEYS. AREAS WHICH DO NOT INCLUDE LANDS OF THE OWNER  
WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED

PARCEL NUMBER	SHEET NUMBER	OWNER (S)	INTEREST REQUIRED	TOTAL ACRES OR S.F.	R/W ACRES OR S.F. NEW	R/W ACRES OR S.F. EXISTING	TOTAL ACRES OR S.F. REQUIRED	TOTAL REMAINING ACRES OR S.F.	TILE ACRES OR S.F.	PLE ACRES OR S.F.
1	4.04	RELIABLE PROPERTIES, LLC	FEE	1.35	1.27	0.08	1.35	0.00	---	---
101	4.04	RELIABLE PROPERTIES, LLC	FEE- TILE & ACCESS RIGHTS	8.10	1.50	---	1.50	6.60	0.08	---
2	4.04	PRIMME AVENUE LLC	FEE- TILE & ACCESS RIGHTS	6.89	0.91	---	0.91	5.98	0.07	---
3	4.04	BRP US INC.	FEE & ACCESS RIGHTS	81.58	0.30	---	0.30	81.28	---	---
4	4.04-4.06	TWIN CITY FARMS PARTNERSHIP	FEE & PLE	299.86	9.54	0.17	9.71	290.15	---	0.19
5	4.04	CITY OF BELoit	FEE	---	---	4.24	4.24	---	---	---
6	4.06	EDWIN H. KUORNES	FEE & TILE	245,678 S.F.	144 S.F.	3,427 S.F.	3,571 S.F.	242,107 S.F.	443 S.F.	---
7	4.06	GARY W. & MICHELLE L. HAHN TRUSTEES OF THE HAHN FAMILY REVOCABLE TRUST	FEE	93.17	6.73	---	6.73	86.44	---	---
8	4.06	DAN L. TRUMBO	FEE	0.70	0.40	---	0.40	0.30	---	---
9	4.04	MAURICE H. SCHUSTER ESTATE	FEE	2.06	27 S.F.	---	27 S.F.	2.06	---	---
81	4.04	WISCONSIN POWER & LIGHT COMPANY	RELEASE OF RIGHTS	---	---	---	---	---	---	---
82	4.04	AMERICAN TRANSMISSION COMPANY LLC	RELEASE OF RIGHTS	---	---	---	---	---	---	---
83	4.04	AT&T WISCONSIN	RELEASE OF RIGHTS	---	---	---	---	---	---	---
84	4.04	CITY OF BELoit	RELEASE OF RIGHTS	---	---	---	---	---	---	---

REVISION DATE 7/03/2014 2/23/2014 01/8/2015	DATE 2-10-2014	SCALE: FEET N/A	HWY: CTH BT COUNTY: ROCK	STATE R/W PROJECT NUMBER 5989-05-21 CONSTRUCTION PROJECT NUMBER 5989-05-71/72	PLAT SHEET PS&E SHEET
FILE NAME: N:\05035\05035-171\05035\05035-05-21-0102.dwg			LIT DATE: 12/16/2013		
FILE NAME: N:\05035\05035-171\05035\05035-05-71\05035-05-71-0102.dwg			LIT DATE: 12/16/2013		
SHEET 4 OF 4			LIT SCALE: 1:200		
MISSOURI/CADDOE SHEET 60			E		





NOTES: EXISTING HIGHWAY R/W FOR CTH 6 ESTABLISHED FROM  
 C.S.M. - V. 5 / PGS. 240-243 / DOC. 8428019  
 C.S.M. - V. 28 / PGS. 106-107 / DOC. 1653394  
 C.S.M. - V. 6 / PGS. 271-272 / DOC. 865227  
 C.S.M. - V. 3 / PGS. 22-23 / DOC. 193800  
 AND SECTION LINE.  
 EXISTING HIGHWAY R/W FOR CTH 6T ESTABLISHED FROM  
 C.S.M. - V. 5 / PGS. 240-243 / DOC. 8428019  
 C.S.M. - V. 10 / PGS. 538-539 / DOC. 951239  
 ACCESS NOTE:  
 NO ACCESS RIGHTS SHALL ACCRUE TO CTH 6T  
 MAURICE H. SCHREIBER ESTABLE 9  
 BRP US INC.  
 CITY OF BELLOT  
 SE-SW  
 NE-NW

TILE COURSE TABLE

COURSE	BEARING	DISTANCE
T100	N 89°07'00" E	1.00
T101	N 89°07'00" E	1.00
T102	N 89°07'00" E	1.00
T103	N 89°07'00" E	1.00
T104	N 89°07'00" E	1.00
T105	N 89°07'00" E	1.00
T106	N 89°07'00" E	1.00
T107	N 89°07'00" E	1.00
T108	N 89°07'00" E	1.00
T109	N 89°07'00" E	1.00
T110	N 89°07'00" E	1.00
T111	N 89°07'00" E	1.00
T112	N 89°07'00" E	1.00
T113	N 89°07'00" E	1.00
T114	N 89°07'00" E	1.00
T115	N 89°07'00" E	1.00
T116	N 89°07'00" E	1.00
T117	N 89°07'00" E	1.00
T118	N 89°07'00" E	1.00
T119	N 89°07'00" E	1.00
T120	N 89°07'00" E	1.00

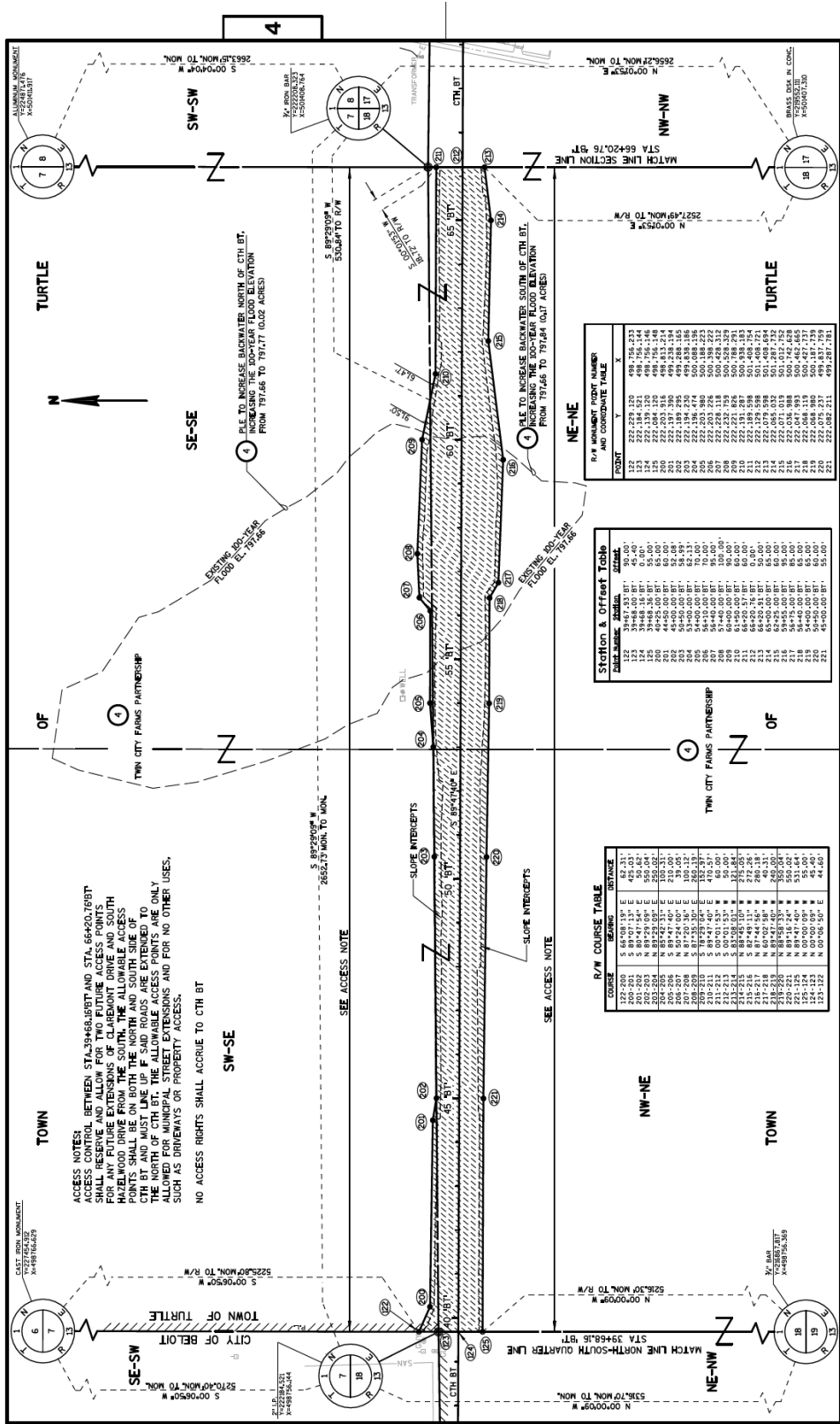
R/W UTILITY POINT NUMBER AND COORDINATE TABLE

POINT	X	Y
101	222,150.00	222,150.00
102	222,150.00	222,150.00
103	222,150.00	222,150.00
104	222,150.00	222,150.00
105	222,150.00	222,150.00
106	222,150.00	222,150.00
107	222,150.00	222,150.00
108	222,150.00	222,150.00
109	222,150.00	222,150.00
110	222,150.00	222,150.00
111	222,150.00	222,150.00
112	222,150.00	222,150.00
113	222,150.00	222,150.00
114	222,150.00	222,150.00
115	222,150.00	222,150.00
116	222,150.00	222,150.00
117	222,150.00	222,150.00
118	222,150.00	222,150.00
119	222,150.00	222,150.00
120	222,150.00	222,150.00

STATION & OFFSET TABLE

STATION	OFFSET	POINT NO.	STATION	OFFSET	POINT NO.
284+00	0.00	101	320+00	0.00	120
284+00	1.00	102	320+00	1.00	121
284+00	2.00	103	320+00	2.00	122
284+00	3.00	104	320+00	3.00	123
284+00	4.00	105	320+00	4.00	124
284+00	5.00	106	320+00	5.00	125
284+00	6.00	107	320+00	6.00	126
284+00	7.00	108	320+00	7.00	127
284+00	8.00	109	320+00	8.00	128
284+00	9.00	110	320+00	9.00	129
284+00	10.00	111	320+00	10.00	130

REVISION DATE: 7/03/2014  
 DATE: 2-10-2014  
 SCALE: FEET  
 0 100 200  
 GRID FACTOR: N/A  
 HWY: CTH 6T  
 COUNTY: ROCK  
 STATE R/W PROJECT NUMBER 5989-05-21  
 CONSTRUCTION PROJECT NUMBER 5989-05-71/72  
 PLAT SHEET 4.04  
 PS&E SHEET E  
 FILE NAME: P:\8428019\5989-05-21\5989-05-71\4.04.PLT  
 LIT. DATE: 1-10-2015  
 LIT. NO.: 146225  
 LIT. NO.: 12300  
 WISDOT/GAD605 SHEET 70



**ACCESS NOTES:**  
 ACCESS CONTROL BETWEEN STA. 3+88.88 BT AND STA. 66+20.76 BT SHALL BE MAINTAINED FOR TWO (2) MILE ACCESS FROM THE WEST SIDE EXTENSION OF HAZELWOOD DRIVE FROM THE SOUTH. THE ALLOWABLE ACCESS POINTS SHALL BE ON BOTH THE NORTH AND SOUTH SIDE OF CTH BT AND MUST LINE UP F SAID ROADS ARE EXTENDED TO THE NORTH AND SOUTH. ALL EXTENSIONS SHALL BE ONLY ALLOWED FOR MUNICIPAL STREET USES AND FOR NO OTHER USES, SUCH AS DRIVEWAYS OR PROPERTY ACCESS.  
 NO ACCESS RIGHTS SHALL ACCRUE TO CTH BT

SW-SE

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE

NW-NW

SE-SE

SW-SW

NW-NE







## LEGAL DESCRIPTION

**Fee title** in and to the following tract of land in the City of Beloit, Rock County, Wisconsin, described as all that portion of Inman Parkway as Dedicated to the City of Beloit per C.S.M. recorded in Volume 10 of C.S.M., Pages 538-539 as Document No. 951239 and per C.S.M. recorded in Volume 5 of C.S.M., Pages 240-243 as Document No. 842807 and being located in the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 7 and the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northwest Quarter of Section 18, all in T1N, R13E. Said parcel includes all the land of the owner contained in the following traverse.

Beginning at a 1 inch iron pipe in a monument box at the southwest corner of said Section 7;  
Thence N 00°41'05" E, 145.00 feet along the west line of Southwest Quarter of said Section 7;  
Thence S 89°18'55" E, 50.00 feet to a point on the west line of Lot 2 of C.S.M. per said Volume 5 of C.S.M., Pages 240-243 and the existing easterly right-of-way of Prairie Avenue;  
Thence S 89°56'20" E, 167.69 feet;  
Thence S 62°19'12" E, 28.18 feet;  
Thence N 88°32'22" E, 275.12 feet;  
Thence S 00°12'20" W, 80.14 feet to the south line of said Lot 2 and the existing northerly right-of-way of said Inman Parkway;  
Thence N 89°07'06" E, 95.02 feet along said south line of Lot 2 and said existing northerly right-of-way of Inman Parkway;  
Thence N 69°11'24" E, 112.48 feet;  
Thence S 83°16'28" E, 105.68 feet;  
Thence S 71°35'15" E, 73.69 feet to a point on the south line of Lot 1 of said C.S.M. per Volume 5 of C.S.M., Pages 240-243, and the existing northerly right-of-way of said Inman Parkway;  
Thence N 89°07'06" E, 1123.14 feet along the south line of said Lot 1 and said northerly existing right-of-way of Inman Parkway;  
Thence easterly, continuing along said south line of Lot 1 and said existing northerly right-of-way, 78.92 feet along the arc of a curve to the right, having a radius of 650.00 feet, the chord of said curve bears S 87°24'12" E, a distance of 78.88 feet;  
Thence S 89°47'40" E, 178.25 feet;  
Thence N 87°46'40" E, 118.03 feet to a point on the north-south quarter line of said Section 7;  
Thence S 00°06'50" W, 44.60 feet along said north-south quarter line to the south quarter corner of said Section 7;  
Thence S 00°00'09" E, 45.40 feet along the north-south quarter line of said Section 18;  
Thence continuing S 00°00'09" E, 55.00 feet along said north-south quarter line of Section 18;  
Thence S 87°58'30" W, 128.46 feet;  
Thence S 49°01'11" W, 53.15 feet;  
Thence N 89°47'40" W, 310.00 feet;  
Thence N 48°36'30" W, 53.15 feet;  
Thence S 89°41'05" W, 550.02 feet;  
Thence N 89°09'28" W, 450.03 feet;  
Thence S 67°35'09" W, 65.00 feet;  
Thence N 89°47'40" W, 135.00 feet;  
Thence N 26°21'34" W, 33.54 feet;

Thence N 89°47'40" W, 130.34 feet to a point on a westerly line of Lot 2 of said C.S.M. recorded in Volume 10 of C.S.M., Pages 538-539 as Document No. 951239;  
Thence S 00°30'33" W along said westerly line, 44.86 feet to a westerly corner of said Lot 2;  
Thence S 89°07'06" W along a northerly line of said Lot 2 and along the northerly line of Lot 1 of said C.S.M. per Volume 10 of C.S.M., Pages 538-539, a distance of 483.99 feet to the northwest corner of said Lot 1;  
Thence S 89°07'06" W, 50.01 feet to the west line of the Northwest Quarter of said Section 18;  
Thence N 00°30'33" E along the west line of said Northwest Quarter, 110.00 feet to the Point of Beginning.

Said parcel contains 4.24 acres of land, more or less, all of which has been previously used or dedicated for highway purposes.