



NOTICE TO THE PUBLIC

May 21, 2015

To Whom It May Concern:

R.H. Batterman & Co., on behalf of Acorn Development, has submitted an Application for Review of a Preliminary Subdivision Plat and the attached Preliminary Plat of Deerfield Estates *Second* Addition for the property located at:

2222 Canterbury Drive.

Residential subdivisions require approval of a preliminary (conceptual) plat and a final (detailed) plat. A Preliminary Plat including all of Deerfield Estates was approved in December 2003. The Final Plat of Deerfield Estates *First* Addition was approved & recorded in 2004 and subsequently developed, but a Final Plat of Deerfield Estates *Second* Addition was never approved and all prior approvals expired.

The attached plat includes 14 single-family lots, an out-lot for stormwater management, and the completion of Deer Path Way between the current dead-ends in Deerfield Estates *First* Addition and Walnut Grove. The City and developer are currently negotiating a Development Agreement regarding the proposed street connection. A map of the area is also attached.

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

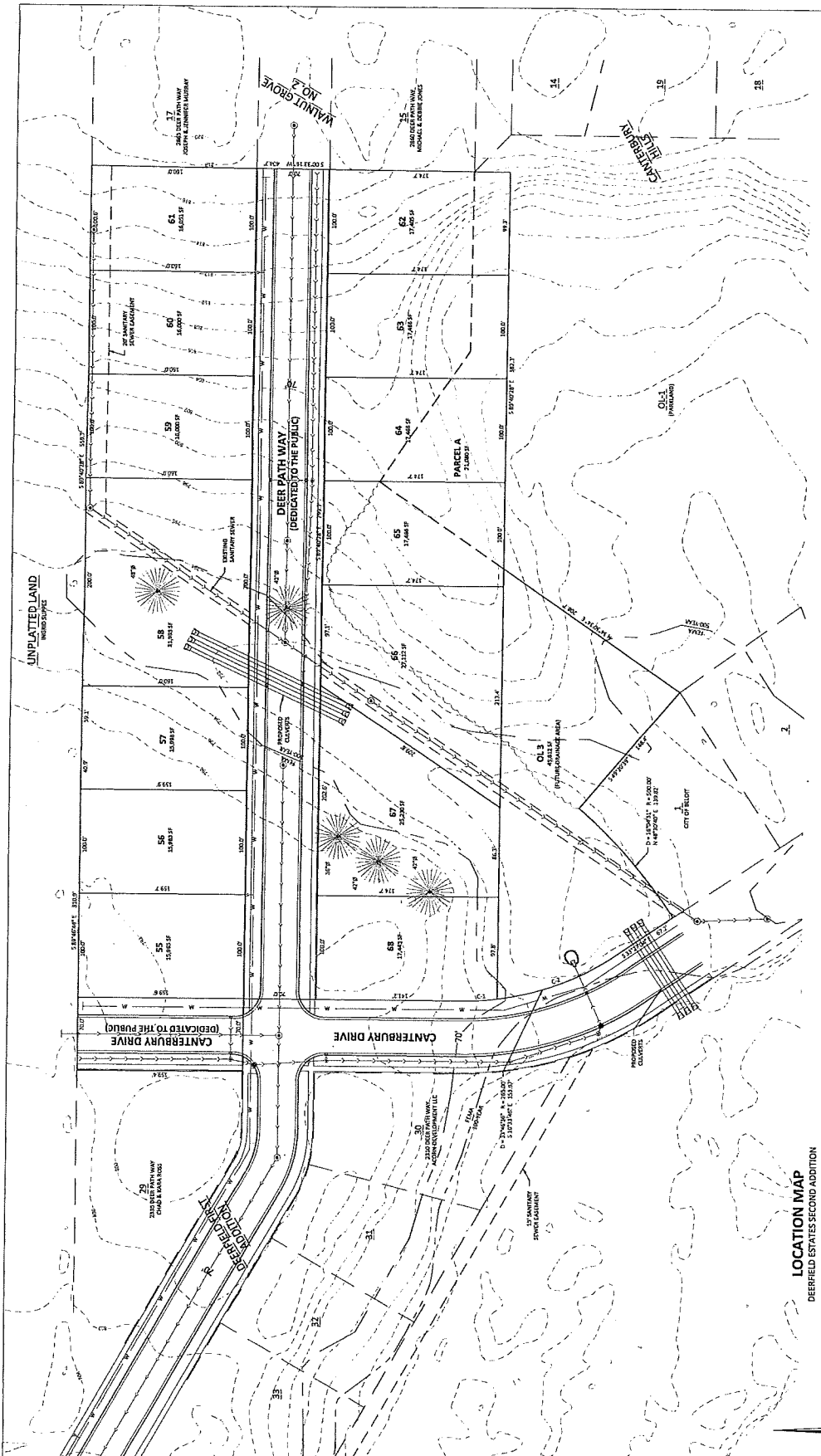
City of Beloit Plan Commission: Wednesday, June 3, 2015, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street, Beloit, Wisconsin.

THE PUBLIC IS INVITED TO ATTEND THIS HEARING.

We are interested in your opinion.

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

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



PLAT DATA
 15 LOTS THIS PROPOSAL
 CURRENT ZONING R1A
 LOTS TO HAVE CITY SEWER AND WATER
 LOTS SIZE 15,965 TO 45,812 SQ. FT. MORE OR LESS
 90° OF NEW ROADS MORE OR LESS

CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C-1	71°45'0"	265.00'	S 09°17'53" E	33.52'
C-2	26°14'47"	265.00'	S 20°11'11" E	122.70'

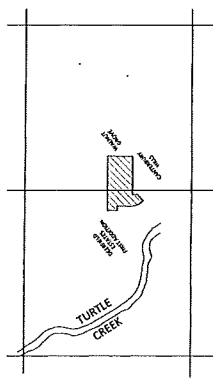
BEATTY
 BEATTY SURVEYING & ENGINEERING, INC.
 1000 W. WISCONSIN AVENUE, SUITE 200
 BELLOTT, WISCONSIN 53511

DEERFIELD ESTATES SECOND ADDITION
 BEATTY CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 12, PAGES 5-8 OF
 BELLOTT COUNTY RECORDS, COUNTY WEST 1/4 OF SECTION 20,
 T1N, R13E OF THE 4TH P.M., CITY OF BELLOTT, ROCK COUNTY, WISCONSIN.

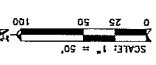
ORDER NO. 31905
FOR ACORN DEVELOPMENT LLC
 P.O. BOX 981
 BELLOTT, WI 53511

R. H. BATTERMAN & CO., INC.
 LAND SURVEYORS - ENGINEERS - PLANNERS
 2857 BARTELLS DRIVE
 BELLOTT, WI 53511
 608-365-4464 FAX 608-365-1850
 E-MAIL: rhb@rbatterman.com

LOCATION MAP
 DEERFIELD ESTATES SECOND ADDITION



NW 1/4 OF SECTION 20 T. 1 N., R. 13 E. NE 1/4 OF SECTION 20 T. 1 N., R. 13 E.



Location & Zoning Map

Prelim. Plat of Deerfield Estates 2nd Addition



PS-2015-01



1 inch = 233 feet

0 45 90 180 270 Feet

Legend

-  City Limits (Corp Poly)
-  COB Parcels (Parcel Poly)

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

PLANNING & BUILDING SERVICES DIVISION