



AGENDA
BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
City Hall Forum – 7:00 p.m.
Tuesday, January 19, 2016

1. CALL TO ORDER AND ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS
4. PUBLIC HEARINGS
5. CITIZEN PARTICIPATION
6. CONSENT AGENDA

All items listed under the Consent Agenda are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member so requests, in which event the item will be removed from the General Order of Business and considered at this point on the agenda.

- a. Approval of the **Minutes** of the Regular and Special Meetings of December 21, 2015 and Special Meeting of January 11, 2016 (Stottler)
 - b. Resolution approving a Four-Lot **Certified Survey Map** for the properties located at 2001 and 3620 Gateway Boulevard in the City of Beloit (Christensen)
Plan Commission recommendation for approval 5-0
 - c. Resolution approving the **Relocation Order** for Easements along Fourth Street near Lenigan Creek to the City of Beloit (Christensen)
Plan Commission recommendation for approval 5-0
 - d. An Application for a **Planned Unit Development (PUD)** for the property located at 2851 Milwaukee Road (Menards Warehouse Addition) (Christensen) Refer to Plan Commission
 - e. An Application for a **Zoning Map Amendment** to change the Zoning District Classification of the property located at 2345 Prairie Avenue (River of Life Methodist Church) from R-1A, Single-Family Residential District to PLI, Public Lands and Institutions District (Christensen)
Refer to Plan Commission
 - f. Resolution authorizing the City Manager of the City of Beloit to submit a **Grant Application** to the Wisconsin Department of Transportation (WisDOT) 2016-2020 Transportation alternatives Program (TAP) Award Cycle (Boysen)
 - g. Resolution authorizing **Final Payment** of Public Works Contract C15-12, Fourth Street Island (Boysen)
 - h. Resolution authorizing **Final Payment** of Public Works Contract C15-16, Gateway Lights (Boysen)
7. ORDINANCES – None
 8. APPOINTMENTS – None
 9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

10. CITY MANAGER'S PRESENTATION

- a. Presentation by Hillard Heintze LLC of the Independent **Assessment of the Beloit Police Department** (Hillard Heintze)

11. REPORTS FROM BOARDS AND CITY OFFICERS

12. ADJOURNMENT

- * A quorum of the Police and Fire Commission may be present at this meeting for the purpose of this presentation at agenda item 10.a.
- ** 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.

Dated: January 13, 2016
Lorena Rae Stottler
City Clerk
City of Beloit
www.beloitwi.gov

You can watch this meeting live on Charter PEG digital channel 992. Meetings are rebroadcast during the week of the Council meeting on Tuesday at 1:00 p.m.; Thursday at 8:30 a.m.; and Friday at 1:00 p.m.



PROCEEDINGS OF THE BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
City Hall Forum – 7:00 p.m.
Monday, December 21, 2015

Presiding: Charles M. Haynes
Present: Regina Hendrix, Sheila De Forest, Ana Kelly, Chuck Kincaid, David F. Luebke, Marilyn Sloniker
Absent: None

1. President Haynes called the meeting to order at 7:00p.m. in the Forum at Beloit City Hall.
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS – None
4. PUBLIC HEARINGS
 - a. Community Development Director, Julie Christensen, presented a proposed Ordinance amending the Future Land Use Map of the City of Beloit **Comprehensive Plan** to change the future land use designation for the property located at 1633 Keeler Avenue from Institutional & Community Services to Mixed Residential for a first reading. The key issues are:
 - The applicant is requesting the following amendment to the Future Land Use Map:
 - 1633 Keeler Avenue (Kolak Education Center) – From Institutional & Community Services to Mixed Residential.
 - The applicant has made an accepted offer to purchase the subject property from the School District of Beloit.
 - The applicant has proposed the adaptive reuse/redevelopment of the subject property into a multifamily residential community with up to 33 dwelling units.
 - The proposed Plan amendment is related to the applicant's concurrent request to rezone the subject property from PLI, Public Lands & Institutions District to PUD, Planned Unit Development District.
 - An existing Land Use Map and the current Future Land Use Map are attached to this report.
 - The attached Staff Report to the Plan Commission includes a discussion of land use context, as well as the public participation involved in this request. Two petitions in opposition to this project are attached to the rezoning report.
 - According to the Comprehensive Plan, the subject property is designated for Institutional & Community Services, a recommendation which is "designed to facilitate large-scale public buildings, schools, religious institutions, etc."
 - Planning staff supports the creation of additional multi-family developments in the City when compatible with existing and/or proposed land uses and supported by existing and/or planned infrastructure, but the proposed Plan amendment does not pass these tests.
 - The proposed amendment to the Future Land Use Map would dramatically change the character of the established immediate neighborhood. The subject property has always been a supportive institutional presence, first as a school and later as an administrative office that offers employment opportunities and operational hours that are compatible with the surrounding single-family districts. In addition, the management of the site has always been accountable to the public and surrounding residents, thanks to elected members of the School Board retaining oversight. The proposed amendment (and corresponding PUD) would change the character of the neighborhood by altering a century-old land use and increasing daily traffic counts on local streets that are ill-equipped to absorb additional traffic.
 - The Plan Commission held a public hearing to consider the requested amendment on December 9, 2015 and voted unanimously (5-0) to recommend denial of the requested amendment.
 - President Haynes opened the public hearing. The following people spoke:
 - Kevin McDonald, representing Commonwealth Development stated that they looked forward to

maintaining the historic value of this school and would mark the 33 unit proposal to families, professionals and seniors. He said the amended plan satisfies the traffic and greenspace concerns and the proposal is consistent with neighborhood statistics being nearly ½ rental housing currently. The developer has encountered some challenges with competitive guidelines for WEDC grant funds. He closed by stating that Beloit rentals are currently at a 97% occupancy and this presents a challenge and strain for employers and economic development. This project could address this challenge and add value to the City.

- Jacki Thompson, 1247 Evergreen, spoke in opposition on behalf of herself and her neighbors.
- Mark Wold, 1206 Partridge, spoke in opposition stating that the Park Avenue and Kerry projects were good adaptive reuse projects, while this one does not seem to be.
- Michael Kearney, 1226 Evergreen, spoke in opposition and questioned the developer's intention with the project and asked some questions of the representative because there was no one present at the Plan Commission to answer his questions.
- City Manager Lori Luther confirmed that there indeed was no representative present at the Plan Commission meeting on December 9th when the matter was being discussed. Mr. McDonald confirmed that he indeed had a conflicting meeting that day and there was not a representative from Commonwealth Development present.

President Haynes closed the public hearing. Councilors Luebke and DeForest made a motion to lay the matter over to the next meeting. Motion failed on a unanimous vote of 7-0. President Haynes explained that the next two items are essentially failed but will need to hold the public hearings and take votes in the same manner. File 8697

- b. Community Development Director, Julie Christensen, presented a Resolution authorizing a **Planned Unit Development (PUD)** - Master Land Use Plan, for property located at 1633 Keeler Avenue also known as Kolak Education Center. The Plan Commission recommended denial 5-0. Councilors De Forest and Kelly made a motion to lay the matter over to the next meeting. Motion failed on a unanimous vote of 7-0. File 8697
- c. Community Development Director, Julie Christensen, presented a proposed Ordinance amending the **Zoning District Map** to change the zoning district classification from PLI, Public Lands & Institutions District to PUD, Planned Unit Development District, for property located at 1633 Keeler Avenue for a first reading. The Plan Commission recommended denial 5-0. Councilors Luebke and Kelly made a motion to lay the matter over to the next meeting. Motion failed on a unanimous vote of 7-0. File 8697
- d. Community Development Director, Julie Christensen, presented a Resolution Approving the **Vacation** of an unnamed East-West Alley located between the nine hundred blocks of Johnson Street and Townline Avenue in the City of Beloit, Rock County, Wisconsin. The Planning & Building Services Division has received a petition to vacate an unnamed east-west alley located between the nine hundred blocks of Johnson Street and Townline Avenue. The key issues are:
 - This east-west alley is perpendicular to a north-south alley that was vacated in 1981 and 2009. The petitioners have alleged that they regularly deal with criminal activity and unsafe vehicle speeds through the alley.
 - There are seven lots with frontage on this alley, and five of the seven property owners signed the petition. According to Wisconsin Statutes, the City Council may vacate an unpaved alley upon the written petition of the owners of more than 50% of the frontage of the lots abutting upon the portion of the unpaved alley to be vacated. The petition that has been submitted meets this requirement.
 - This request was originally filed in late 2014, but was delayed because the bank that previously owned 1815 Portland Avenue formally objected to the elimination of the alley, until selling the property in August 2015.
 - The property at 1815 Portland Avenue has a narrow, gravel driveway with a shared apron on Portland Avenue, and at least two paved off-street parking stalls on a rear slab accessed from the alley. The new owner of 1815 Portland Avenue has submitted a copy of a Driveway Easement over a portion of the adjacent (shared) driveway at 1819 Portland Avenue, which resolved the access and encroachment issues that led to the bank's objections.
 - If vacated, AT&T, Alliant Energy, and Charter have requested a utility easement over the entire alley.
 - The Plan Commission reviewed this item on December 9, 2015 and voted unanimously (5-0) to

recommend approval of this vacation, subject to a condition reserving a utility easement over the vacated area.

Councilors DeForest and Luebke made a motion to approve the resolution as presented. Motion carried on a voice vote of 7-0. File 8653

5. CITIZEN PARTICIPATION - None

6. CONSENT AGENDA

Councilor De Forest asked to have items 6.d, 6.e and 6.i removed from the consent agenda. Councilors Luebke and Hendrix made a motion to adopt the consent Agenda, which consist of items 6.a – 6.c, 6.f – 6.h and 6.j – 6.l. Motion carried.

- a. The **Minutes** of the Regular Meeting of December 7, 2015 were approved.
 - b. A Resolution approving **Change of Agent** for Pilot Travel Center #289, located at 3001 Milwaukee Road, from David Hauck to Brenda K. Boss was approved. File 8688
 - c. A Resolution approving the installation of a **Remembrance Garden in Horace White Park**, located at 825 E. Grand Avenue was approved. File 8704
 - f. A. Resolution approving the **Appointment of Election Officials** for the 2016-2017 Election Cycle was approved. File 6057
 - g. A Resolution declaring official Intent to **Reimburse Expenditures** from Proceeds of 2016 Borrowing was approved. File 8707
 - h. An application for a **Certified Survey Map** for the property located at 2001 Gateway Boulevard was referred to Plan Commission. File 7895
 - j. A Resolution authorizing **Final Payment** of Public Works Contract C15-07, Street Resurfacing was approved. 8646
 - k. A Resolution authorizing the City Manager to Apply for the **Visit Beloit Grant** was approved. File 8635
 - l. A Resolution **cancelling** the January 4, 2016 Regular Meeting of the City Council was approved. File 5187
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- d. A Resolution approving **Emergency Ambulance Service Agreement** with the Town of Turtle.
 - e. A Resolution approving **Emergency Ambulance Service Agreement** with the Town of LaPrairie. Chief Liggett explained that he would handle the staff report for both agreements at the same time. The City of Beloit Fire Department has provided ambulance service to the Town of Turtle and parts of the Town of LaPrairie for the last 40 years. The ambulance service provided to both Townships is a high quality service that benefits the citizens living and working within those areas. In order to help cover the costs of the service provided to the Town of Turtle and the Town of LaPrairie, they agree to reimburse the city the designated amount listed in the Ambulance Service Contract. The LaPrairie agreement is a continuation of the agreement currently in place. They pay a non-resident fee per call on top of the annual fee. These fees support the ambulance costs that are budgeted through the enterprise fund, meaning the entire cost is dependent on the fees collected. A non-resident ALS fee is roughly \$1,100 per call and Beloit Fire responds to about 20 calls per year. The Town of Turtle agreement negotiated a new agreement that keeps their fee flat for three years and includes a non-resident rate per call. There is an estimated 100 calls per year in the Town of Turtle. Annually, the City of Beloit responds to roughly 4,500 calls per year, so these agreements cover a small amount of the overall calls for service. Currently there is a 68% collection rate on ambulance collections. In the past, the North Shore formula was used to calculate these agreements and was based on four criteria: square miles, population, number of calls per service and assessed value. These agreements are still in line with this criteria and Chief Liggett will continue to review options for strong agreements. Councilors Luebke and Kincaid made a motion to approve the resolution approving an agreement with the Town of Turtle as presented. Motion carried. File 8051
Councilors De Forest and Sloniker made a motion to approve the resolution approving an agreement with the Town of LaPrairie as presented. Motion carried. File 8051
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- i. An application for a **Relocation Order** for Easements related to the Fourth Street Bridge Project. Ms. Christensen explained that the Engineering Department has requested a relocation order for a variety of permanent and temporary easements to allow for the reconstruction of the Fourth Street Bridge over Lenigan Creek. The existing bridge structure was built in 1940 and has reached the end

of its service life.

- A relocation order for permanent and temporary easements is required for the right to operate equipment, right of ingress and egress, right to preserve, protect, remove or plant vegetation as necessary, right to grade slopes, and right to construct improvements.
- The bridge to replace the existing structure will be of substantially similar dimensions.
- The attached Location & Zoning Map and Easement Exhibits show the locations of the proposed easement areas.

Councilor De Forest explained that she would like to know more about what portions of the easement are temporary and which are permanent. Councilors Luebke and Sloniker made a motion to approve the referral to Plan Commission. Motion carried. File 7922

7. ORDINANCES

- a. City Clerk, Lori Stottler, presented an Ordinance to Amend Section 1.14 of the Code of General Ordinances of the City of Beloit Pertaining to **Polling Places** for a first reading. Ms. Stottler explained that due to the sale of McLenegan Elementary, voters in wards 19-21 were in need of a new polling location. River of Life UMC located at 2345 Prairie Avenue has agreed to host as a new polling location and the layout is quite conducive to the accessibility regulations and is central to the voting district. The ordinance also cleans up address changes reflecting correct addresses at Hackett and Gaston Schools. Councilors Luebke and Kincaid made a motion to lay over to the next meeting for a second reading. Motion carried. File 6384
- b. City Manager, Lori Luther, presented an Ordinance to Amend Section 1.28(3), to Repeal Sections 1.51(3)(g) and (i) and to Create Sections 1.59 and 1.60 of the Code of General Ordinances of the City of Beloit pertaining to the **Human Resources and Information Services Departments** for a second reading. Councilors Luebke and Kelly made a motion to approve the ordinance as presented. Motion carried. File 8705 Ordinance 3561
- c. Community Development Director, Julie Christensen, presented an Ordinance to Amend the Future Land Use Map of the City of Beloit **Comprehensive Plan** to change the future land use designation for the property located at 20 Park Avenue from Community Commercial to General Industrial for a second reading. Councilors Luebke and De Forest made a motion to approve the ordinance as presented. Motion carried. File 6226 Ordinance 3562
- d. Community Development Director, Julie Christensen, presented an Ordinance to Amend the **Zoning District Map** to change the zoning district classification of the property located at 20 Park Avenue from C-3, Community Commercial District to M-1, Limited Manufacturing District for a second reading. Councilors Kelly and Kincaid made a motion to approve the ordinance as presented. Motion carried. File 6226 Ordinance 3563
- e. Director of Parks and Leisure Services, Brian Ramsey, presented an Ordinance to Create Section 15.06(1)(e) of the Code of General Ordinances for the City of Beloit relating to the Possession and Consumption of **Alcohol Beverages in Big Hill Center** for a first reading. Mr. Ramsey explained that City Ordinance allows the issuance of beer and wine picnic permits for consumption or possession (and not sale) of beer or wine in Leeson, Big Hill, Telfer, Wootton, Summit, Hilliard, and Riverside Parks, as well as within the Rotary River Center. However, no designation has been approved for the new Big Hill Center that would allow similar use in renting this new facility. Parks & Recreation Staff, as well as the Parks & Recreation Commission agree that users of the new Big Hill Center should be permitted to possess and consume alcohol beverages in a similar manner as allowed within the Rotary River Center in Riverside Park. Therefore, this new section of the Code has been drafted to replicate Section 15.06(1)(d) and references the Big Hill Center in manner as Section 15.06(1)(d) references the Rotary River Center. Councilors Luebke and Kelly made a motion to lay over to the next meeting for a second reading. Motion carried. File 5663

8. APPOINTMENTS

President Haynes announced the openings and submitted the following appointment to City Committees, Boards, and Commissions for approval. Councilors Hendrix and Kelly made a motion to approve the appointments. The Motion carried.

- a. **Appointment Review Committee:** Incumbent Henry Clement to a term ending December 31, 2018
Incumbent Louise Reidenbach to a term ending December 31, 2018 File 6261
- b. **Board of Review:** Incumbent James Roe to a term ending December 31, 2020 File 6063
- c. **Business Improvement District/Downtown Beloit Association:** Elaina Panico, as (Beloit College Representative) for a term expiring December 31, 2018, Incumbent James Packard, Jr. (Property Owner) for a term expiring December 31, 2018, and Incumbent Richard F. Hulburt (Owner Occupant) for a term expiring December 31, 2018 File 6716
- d. **Community Development Authority:** Incumbent Loretta Evans to a term ending December 31, 2019, Incumbent David G. Baker to a term ending December 31, 2019 File 6054

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- Councilor Sloniker – no report
- Councilor Hendrix wished Councilor Kelly a happy birthday. She participated in the River of Life UMC Christmas Cantata and was pleased with the community attendance. She also attended a hip hop event at the high school featuring Hip Hop artist Diggy Simmons.
- Councilor Luebke congratulated Sgt. Mark Franseen on his retirement and thanked him for his 34 years of service to the Beloit Police department. He attended the Stateline Community Foundation dinner where Tom Finley of Finley Dencker Buick GMC, was honored as this year's recipient of the Bridge to the Future Award. The award is presented each year to a person who demonstrates the spirit of philanthropy. He attended the Rock County Youth Network Board meeting and the DBA Board meeting. He was pleased to report that there are very few vacant building spaces downtown and shared gratitude for the job Shauna is doing.
- Councilor Kelly – no report
- Councilor Kincaid – no report
- Councilor De Forest also attended the Stateline Community Foundation dinner at the Beloit Club and the hip hop event at the high school featuring Hip Hop artist Diggy Simmons. She attended the NAACP meeting. She thanked Beloit employee Holly Hartley for her work in collecting donations for the pet food pantry.
- Councilor Haynes – no report

10. CITY MANAGER'S PRESENTATION

11. REPORTS FROM BOARDS AND CITY OFFICERS

- a. Interim Police Chief Zibolski presented a resolution approving 2016-2017 Contract between the City of Beloit and the Humane Society of Southern Wisconsin, Inc. for **Animal Care and Shelter Services**. This is a routine agreement. Councilors Luebke and Sloniker made a motion to approve the resolution as presented. Motion carried. File 8576

12. Councilors Sloniker and De Forest made a motion to adjourn the meeting at 7:49 p.m. Motion carried.

Lorena Rae Stottler, City Clerk

www.beloitwi.gov

Date approved by City Council: January 11, 2015



PROCEEDINGS OF THE BELOIT CITY COUNCIL

Special Meeting

100 State Street, Beloit WI 53511

1st Floor City Hall Forum – 7:30 p.m.

Monday, December 21, 2015

Presiding: Charles M. Haynes

Present: Regina Hendrix, Sheila De Forest, Ana Kelly, Chuck Kincaid, David F. Luebke, Marilyn Sloniker

Absent: None

1. President Haynes called the meeting to order at 7:50 p.m. in the Forum at Beloit City Hall.
2. Councilors Kincaid and Kelly made a motion for the City Council to adjourn into **closed session** pursuant to Wisconsin Statute §19.85(1) (g) to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Motion carried on a voice vote, 7-0. The council proceeded into the 1st floor forum conference room for a closed session at 7:55 pm.
3. Councilors Luebke and Sloniker made a motion that the council reconvene in open session at 8:13 p.m. Motion carried, voice vote.
4. Councilors De Forest and Kelly made a motion to approve the Resolution approving **Retirement Agreement** and release between the City of Beloit and Tom Dunkin. Motion carried on a voice vote, 7-0. File 8708
5. Councilors De Forest and Kincaid made a motion to approve the Resolution approving **Retirement Agreement** and release between the City of Beloit and Norman Jacobs. Motion carried on a voice vote, 7-0. File 8708
6. Councilors Kelly and Sloniker made a motion to adjourn at 8:17 p.m. Motion carried.

Lorena Rae Stottler, City Clerk

www.beloitwi.gov

Date approved by City Council: January 11, 2016



PROCEEDINGS OF THE BELOIT CITY COUNCIL

Special Meeting

100 State Street, Beloit WI 53511

1st Floor City Hall Forum – 7:00 p.m.

Monday, January 11, 2016

Presiding: Charles M. Haynes
Present: Regina Hendrix, Sheila De Forest, Ana Kelly, David F. Luebke, Marilyn Sloniker
Absent: Chuck Kincaid

1. President Haynes called the meeting to order at 7:00 p.m. in the Forum at Beloit City Hall.
2. City Clerk, Lori Stottler presented a resolution **Combining Polling Places** for February 16, 2016 Spring Primary Election. A Spring Primary Election will take place Statewide on February 16, 2016 and one contest will be on the ballot for Beloit (Justice of the Supreme Court). In the past, elections with only one contest on the ballot have experienced extremely low voter turnout. Because of the low anticipated voter turnout, the Clerk's office is requesting that the City Council combine the regular nine polling places into two: one on the west side at the Beloit Historical Society, and on the east side at Central Christian Church. Voters who typically vote in Wards 1-12 will vote at the Beloit Historical Society, and voters who typically vote in Wards 13-25 will vote at Central Christian Church. Per Wisconsin Statute §5.25(3), the City Council shall establish the location of polling places at least 30 days prior to an election. The next regularly scheduled City Council meeting is January 19, 2016, which does not meet the 30-day requirement, and that is why this resolution is before the council at a special meeting. Combining polling places creates a cost savings of \$5,000-\$8,000. Councilors Luebke and Sloniker made a motion to approve the resolution as presented. Motion carried, voice vote. File 6384
3. City Clerk, Lori Stottler presented an Ordinance to Amend Section 1.14 of the Code of General Ordinances of the City of Beloit Pertaining to **Polling Places**. The School District of Beloit has sold its retired school buildings. One of those schools, McLenegan Elementary, was a polling place for Wards 19, 20 and 21, making it necessary to find a new polling place location. River of Life United Methodist Church was the best fit for the wards given the regulations and requirements under the law. Additionally, the proposed ordinance updates the addresses for Gaston School and Hackett School. This is second reading and adoption is recommended. Councilors Luebke and Hendrix moved to approve the Ordinance as presented. Motion carried, voice vote. File 6384 Ordinance 3564
4. City Manager, Lori Luther presented an Ordinance to Create Section 15.06(1)(e) of the Code of General Ordinances for the City of Beloit relating to the Possession and Consumption of **Alcohol Beverages in Big Hill Center** for Director of Parks and Leisure Services, Brian Ramsey. City Ordinance allows the issuance of beer and wine picnic permits for consumption or possession (and not sale) of beer or wine in Leeson, Big Hill, Telfer, Wootton, Summit, Hilliard, and Riverside Parks, as well as within the Rotary River Center. However, no designation has been approved for the new Big Hill Center that would allow similar use in renting this new facility. Parks & Recreation Staff, as well as the Parks & Recreation Commission agree that users of the new Big Hill Center should be permitted to possess and consume alcohol beverages in a similar manner as allowed within the Rotary River Center in Riverside Park. Therefore, this new section of the Code has been drafted to replicate Section 15.06(1)(d) and references the Big Hill Center in manner as Section 15.06(1)(d) references the Rotary River Center. This is a second reading and adoption is recommended. Councilors Luebke and Kelly moved to approve the Ordinance as presented. Motion carried, voice vote. File 5663 Ordinance 3565
5. Councilors De Forest and Sloniker made a motion to adjourn at 7:05 p.m. Motion carried.

Lorena Rae Stottler, City Clerk

www.beloitwi.gov

Date approved by City Council: January 19, 2016

**RESOLUTION
APPROVING A FOUR-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTIES LOCATED AT
2001 AND 3620 GATEWAY BOULEVARD IN THE CITY OF БЕЛОIT**

WHEREAS, Section 12.05(1)b of Chapter 12 of the Code of General Ordinances of the City of Beloit entitled “*Subdivision and Official Map Ordinance*” authorizes the City Council of the City of Beloit to approve, conditionally approve, or reject any minor subdivision of land within the City that involves the dedication of land to the public; and

WHEREAS, the attached four-lot Certified Survey Map for the properties located at 2001 and 3620 Gateway Boulevard, containing 52.31 Acres, is located within the jurisdiction of the City; and

WHEREAS, the City Plan Commission of the City of Beloit has reviewed the proposed four-lot Certified Survey Map, which pertains to the following described land:

PART OF THE NE ¼ OF THE NE ¼ AND SE ¼ OF THE NE ¼ AND SW ¼ OF THE NE ¼ AND NW ¼ OF THE SE/4 AND NE ¼ OF THE SE ¼ OF SECTION 21, ALL IN T. 1 N., R. 13 E., OF THE FOURTH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. Containing 52.31 acres, more or less.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Beloit does hereby conditionally approve the attached four-lot Certified Survey Map for the properties located at 2001 and 3620 Gateway Boulevard in the City of Beloit, subject to the following conditions:

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

Adopted this 19th day of January, 2016.

BELOIT CITY COUNCIL

Charles M. Haynes, Council President

ATTEST:

Lorena Rae Stottler, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Certified Survey Map (CSM) for the property located at 2001 and 3620 Gateway Blvd

Date: January 19, 2016

Presenter(s): Julie Christensen

Department(s):

Community Development

Overview/Background Information:

Andrew Janke, on behalf of the City of Beloit, has submitted an Application for the Review of a four-lot Certified Survey Map (CSM) for the properties located at 2001 and 3620 Gateway Blvd.

Key Issues:

- The intent of the proposed CSM is to divide the existing lots at 2001 and 3620 Gateway Blvd in order to isolate an out-lot containing wetlands/floodway and create three buildable parcels that will be more desirable to developers.
- Proposed Lot 1 is approximately 30.49 acres and has frontage on Gateway Blvd and Turtle Town Hall Road. Proposed Lot 2 is approximately 1.85 acres and has frontage on Turtle Town Hall Road. Proposed Lot 3 is approximately 4.09 acres and has frontage on Gateway Blvd. Out-lot 1 is approximately 15.88 acres and contains wetlands and floodway.
- Proposed Lot 1 will have limited access onto Gateway Boulevard and no access near the intersection of Gateway Blvd and Turtle Town Hall Road. Proposed Lot 2 and Proposed Lot 3 will have full access to Turtle Town Hall Road and Gateway Blvd, respectively.
- The CSM includes a right-of-way dedication that is 10-feet wide along Turtle Town Hall Road, extending approximately 950-feet.
- The Plan Commission reviewed this request on December 22, 2015 and voted unanimously (5-0) to recommend approval of the proposed CSM.

Consistency with Comprehensive Plan and Strategic Plan:

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

Sustainability:

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – The creation of the out-lot will protect environmentally sensitive land.
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Action required/Recommendation:

- Council consideration and action on the proposed Resolution.

Fiscal Note/Budget Impact: None

Attachments: Resolution and Staff Report to the Plan Commission.

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: December 22, 2015

Agenda Item: 3

File Number: CSM-2015-14

Applicant: Andrew Janke (COB)

Owner: City of Beloit

Location: 2001 and 3620 Gateway Boulevard

Existing Zoning: M-1, Limited Manufacturing District

Existing Land Use: Undeveloped open space

Total Area: 52.86 Acres

Request Overview/Background Information:

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

Key Issues:

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

Consistency with Comprehensive Plan and Strategic Plan:

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

Sustainability:

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – The creation of desirable, buildable lots in the Gateway Business Park will encourage new businesses to locate in Beloit that will add jobs and increase tax revenues.

Staff Recommendation:

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

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

Fiscal Note/Budget Impact: N/A

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

CITY of BELOIT

Planning and Building Services Division

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

Application for Review of a Minor Subdivision

(Please Type or Print)

File Number: CSM-2015-14

1. Address of property: 2001 Gateway Blvd
2. Tax Parcel Number(s): _____
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the _____ Quarter of Section 21, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: City of Beloit Phone: _____
100 State St Beloit WI 53511
(Address) (City) (State) (Zip)
5. Applicant's Name: Andrew Janke (COB)

(Address) (City) (State) (Zip)

(Office Phone #) (Cell Phone #) (E-mail Address) janke@beloitwi.gov
6. Number of new lots proposed with this land division is 4 lot(s).
7. Total area of land included in this map: 51.46
8. Total area of land remaining in parent parcel: 51.46
9. Is there a proposed dedication of any land to the City of Beloit? _____
10. The present zoning classification of this property is: M-1, Limited Manufacturing
11. Is the proposed use permitted in this zoning district: (Open space)
12. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
 - Site Assessment Checklist;** is required if the total area of CSM is over 5 acres.
 - Pre-application meeting;** a pre-application meeting was held on _____ with City of Beloit Staff.
 - Developer's Statement;** as required by section 12.02(7) of the Subdivision Ordinance.
 - Phase One Environmental Assessment;** as per section 12.05(1)(c) of the Subdivision Ordinance.
 - Certified Survey Map;** one copy as required by section 12.05(1) of the Subdivision Ordinance.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. The undersigned does hereby respectfully make application for and petition the City Plan Commission or City Council for approval of this Certified Survey Map for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

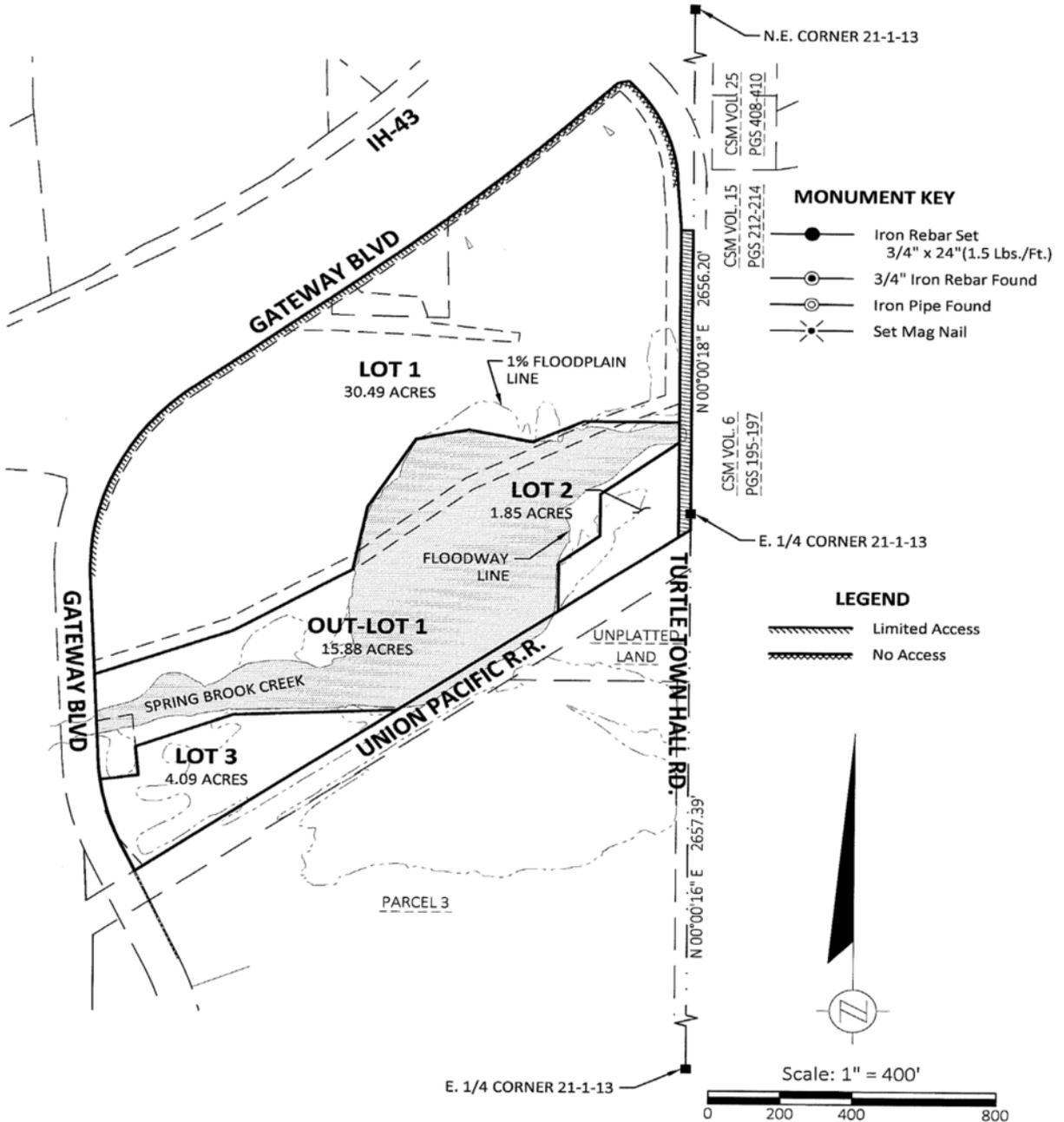
[Signature] ANDREW H JANKE 12/4/15
(Signature of applicant) (Print name of applicant) (Date)

This application must be submitted at least 21 days prior to the Plan Commission meeting date.

Review fee: \$150 plus \$10 per lot Amount paid: Waived
Scheduled meeting date: 12
Application accepted by: AEM Date: 12/22/15

PRELIMINARY CERTIFIED SURVEY MAP

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



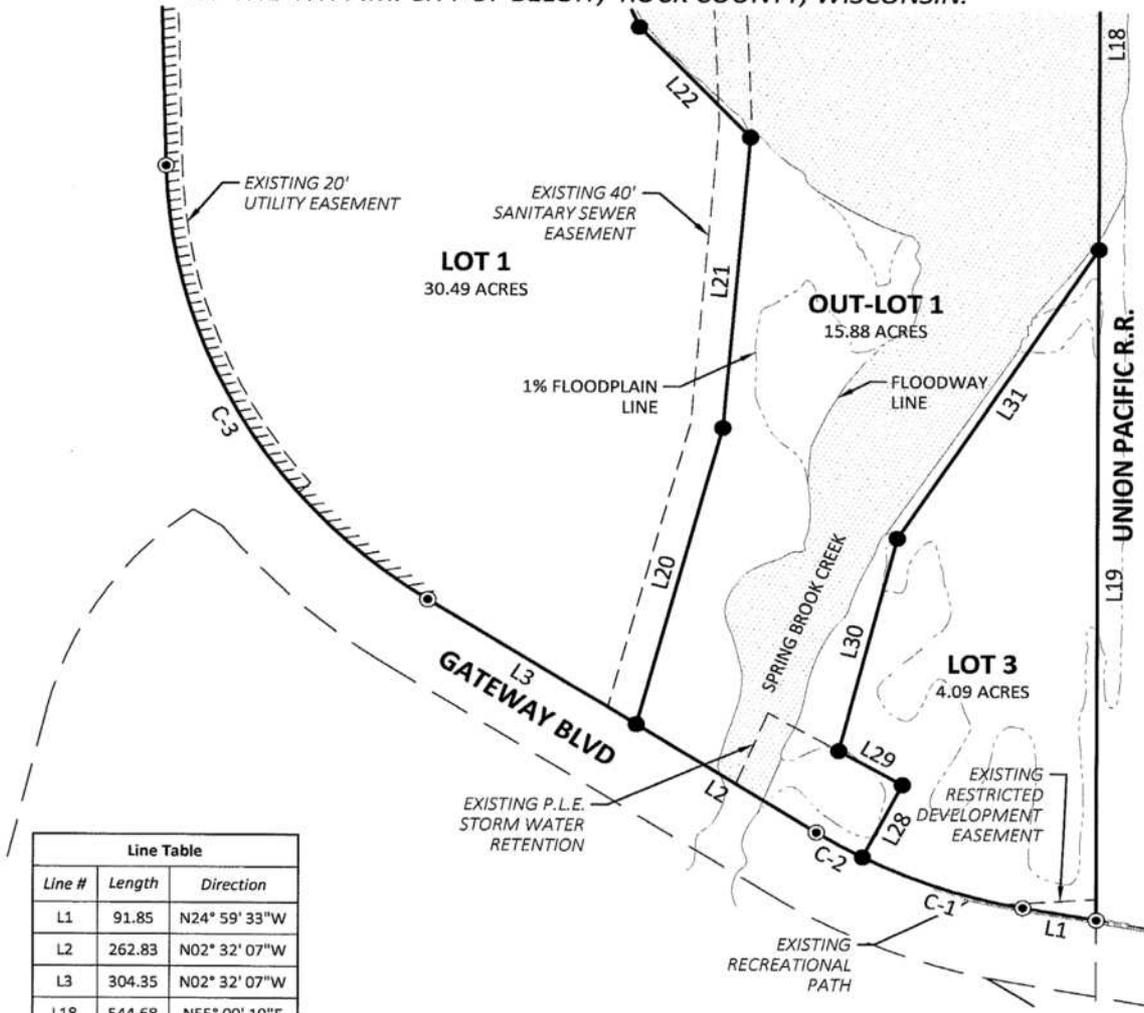
ORDER NO: 31840
 BOOK: SEE FILE
 FIELD CREW:
 DRAWN BY: LRC
 DATE: December 1, 2015

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

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

PRELIMINARY CERTIFIED SURVEY MAP

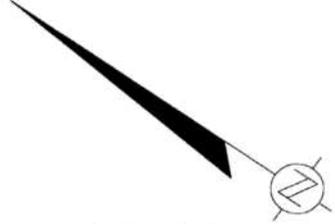
OF BEING PART OF THE NE 1/4 OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4 AND SW 1/4 OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 21, T. 1 N., R 13 E. OF THE 4TH P.M. CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.



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

MONUMENT KEY

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



Scale: 1" = 200'



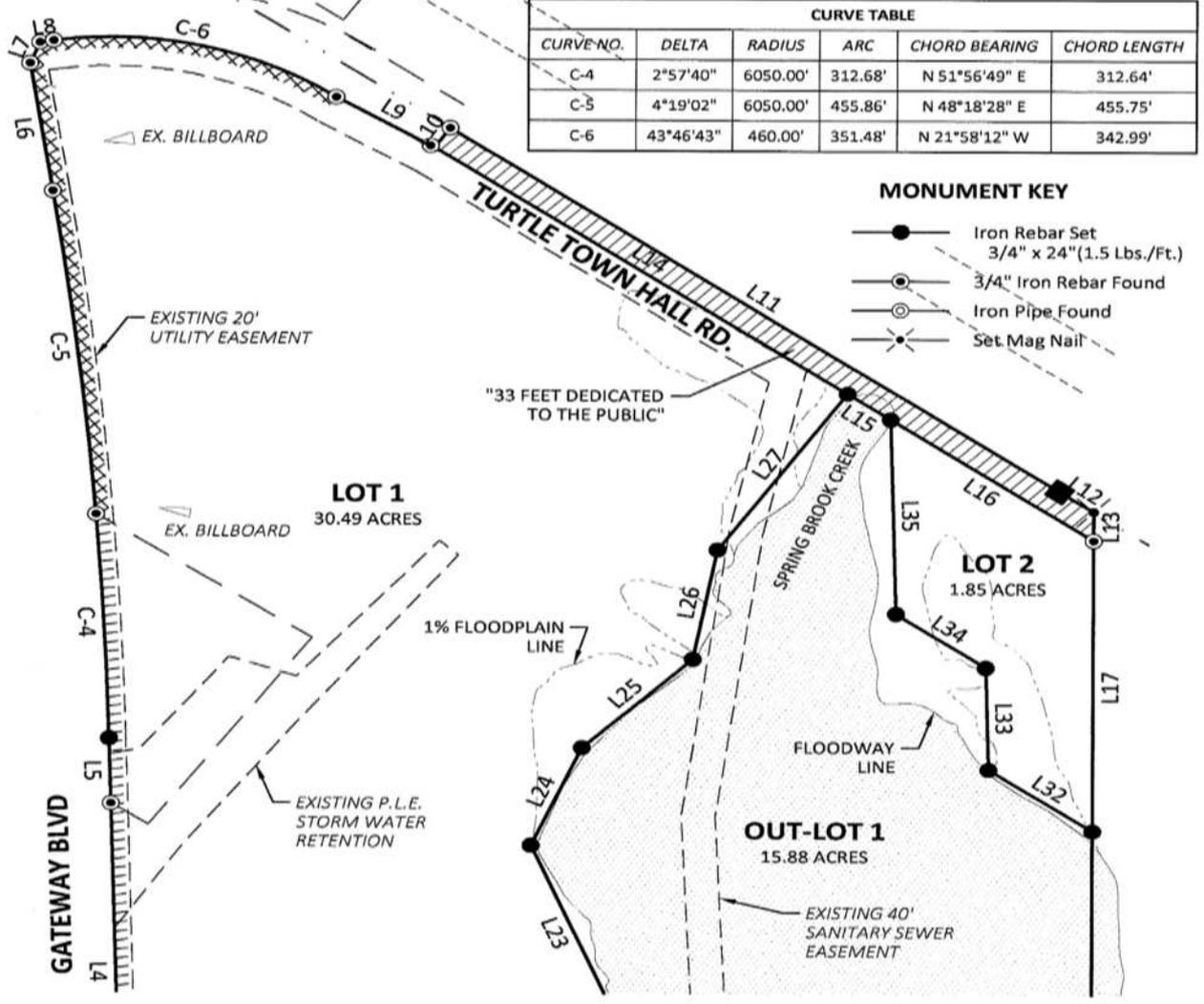
BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK ZONE. THE EAST LINE OF THE NORTHEAST QUARTER BEING N 0°00'18" E

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

ORDER NO: 31840 BOOK: SEE FILE FIELD CREW: DRAWN BY: LRC DATE: December 1, 2015	FOR THE EXCLUSIVE USE OF: CITY OF БЕЛОIT	Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com
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PRELIMINARY CERTIFIED SURVEY MAP

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

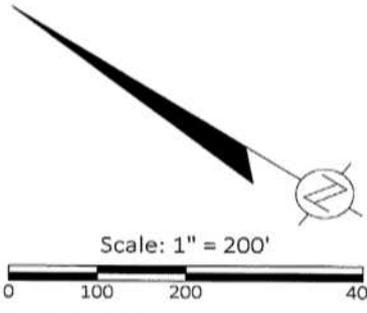


CURVE TABLE					
CURVE-NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C-4	2°57'40"	6050.00'	312.68'	N 51°56'49" E	312.64'
C-5	4°19'02"	6050.00'	455.86'	N 48°18'28" E	455.75'
C-6	43°46'43"	460.00'	351.48'	N 21°58'12" W	342.99'

MONUMENT KEY

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

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

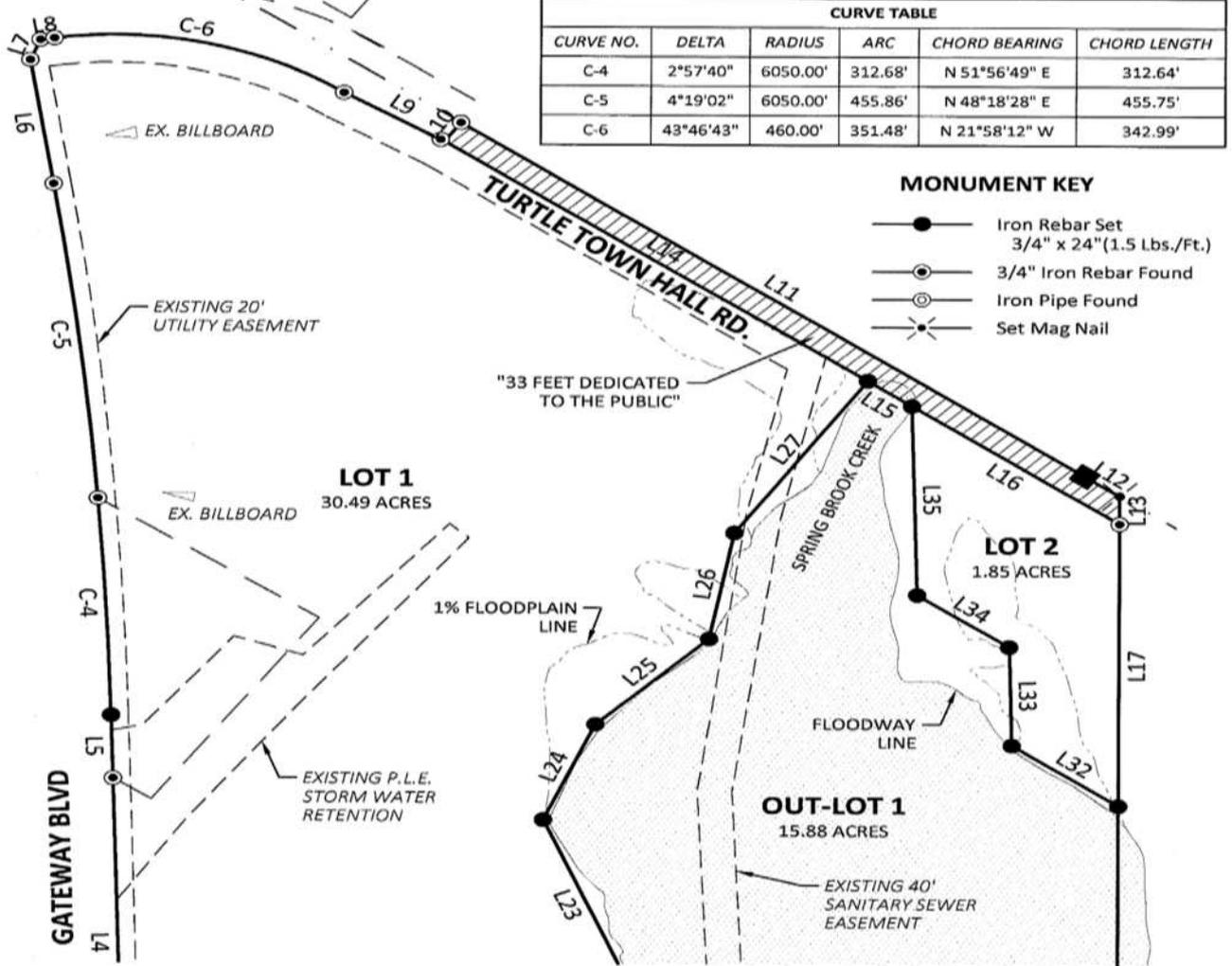


BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK ZONE. THE EAST LINE OF THE NORTHEAST QUARTER BEING N 0°00'18" E

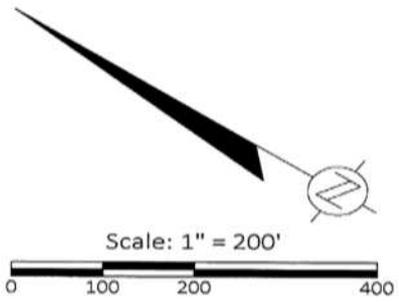
<p>ORDER NO: 31840 BOOK: SEE FILE FIELD CREW: DRAWN BY: LRC DATE: December 1, 2015</p>	<p>FOR THE EXCLUSIVE USE OF: CITY OF БЕЛОIT</p>	<p>Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com</p>
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PRELIMINARY CERTIFIED SURVEY MAP

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



Line Table								
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L6	180.14	S46° 08' 57"W	L14	598.63	N00° 00' 18"E	L27	267.00	S89° 59' 42"E
L7	31.42	S76° 44' 24"W	L15	62.42	N00° 00' 18"E	L32	150.41	N00° 00' 00"E
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L11	882.29	S00° 00' 18"W	L24	150.00	N78° 30' 00"E			



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

<p>ORDER NO: 31840 BOOK: SEE FILE FIELD CREW: DRAWN BY: LRC DATE: December 1, 2015</p>	<p>FOR THE EXCLUSIVE USE OF: CITY OF БЕЛОИТ</p> <p>SHEET 2 OF 6 File Name: J:\31800-31849\31840 COB</p>	<p>Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com</p>	
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**RESOLUTION APPROVING THE RELOCATION ORDER
FOR EASEMENTS ALONG FOURTH STREET NEAR
LENIGAN CREEK TO THE CITY OF БЕЛОIT**

WHEREAS, the City Council of the City of Beloit, Rock County, Wisconsin, has reviewed a Relocation Order for the Fourth Street Bridge over Lenigan Creek; and

WHEREAS, the existing structure was rated a sufficiency score of 44.7 out of 100 possible points in 2014 and has been programmed by the Wisconsin Department of Transportation for complete replacement in 2017; and

WHEREAS, a replacement structure has been designed in accordance with current design standards and as directed by the City Engineer; and

WHEREAS, the City of Beloit desires permanent and temporary easements to allow for the reconstruction of the Fourth Street Bridge over Lenigan Creek.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Beloit, Rock County, Wisconsin, hereby resolves that the attached Relocation Order be, and hereby, approved.

BE IT FURTHER RESOLVED that the City Manager of the City of Beloit be, and is hereby, authorized to execute the easements on behalf of the City of Beloit.

BE IT FURTHER RESOLVED that the City Clerk of the City of Beloit be, and is hereby, directed to file a copy of this Resolution and a copy of the Relocation order with the Rock County Register of Deeds within twenty (20) days of the date of this Resolution.

Adopted this 19th day of January, 2016.

BELOIT CITY COUNCIL

Charles M. Haynes, Council President

ATTEST:

Lorena Rae Stottler, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Relocation Order for Easements for the Fourth Street Bridge Reconstruction

Date: January 19, 2016

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

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

Key Issues:

- The existing bridge structure was built in 1940 and has reached the end of its service life.
 - A relocation order for permanent and temporary easements is required for the right to operate equipment, right of ingress and egress, right to preserve, protect, remove or plant vegetation as necessary, right to grade slopes, and right to construct improvements.
 - The bridge to replace the existing structure will be of substantially similar dimensions.
 - The Plan Commission reviewed this request on December 22, 2015 and voted unanimously (5-0) to recommend approval of the proposed relocation order.
 - The attached Staff report contains a Location & Zoning Map and Easement Exhibits that show the locations of the proposed easement areas.
-

Conformance to Strategic Plan:

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

Sustainability:

- **Reduce dependence upon fossil fuels** - N/A
 - **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** - N/A
 - **Reduce dependence on activities that harm life sustaining eco-systems** - N/A
 - **Meet the hierarchy of present and future human needs fairly and efficiently** – Fourth Street is an important transportation corridor for the City of Beloit whose preservation and maintenance is vital for both residents and the local economy.
-

Action Required/Recommendation:

- Council consideration and action on the proposed Resolution.
-

Fiscal Note/Budget Impact:

Bridge design and construction costs to be split 80/20 between WisDOT and the City of Beloit. The Fourth Street Bridge project is included in the City's Capital Improvement Program.

Attachments:

Resolution and Staff Report to the Plan Commission

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: December 22, 2015

Agenda Item: 4

File Number: RPB-2015-13

Applicant: Engineering Department

Current Owner: Various

Location: Fourth Street Bridge at
Lenigan Creek

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

Existing Land Use: School, Park, and
Restaurant

Parcel Size:

Request Overview/Background Information:

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

Key Issues:

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

Consistency with Strategic Plan:

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

Sustainability:

- Reduce dependence upon fossil fuels – N/A
- Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A
- Reduce dependence on activities that harm life sustaining eco-systems – N/A
- Meet the hierarchy of present and future human needs fairly and efficiently – N/A

Staff Recommendation:

The Planning and Building Services Division recommends **approval** of the requested relocation order for a variety of permanent and temporary easements to allow for the reconstruction of the Fourth Street Bridge over Lenigan Creek.

Fiscal Note/Budget Impact: N/A

Attachments:

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

RELOCATION ORDER

LPA1708 08/2011 (Replaces LPA3008)

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

Description of termini of project:

BEGIN RELOCATION ORDER:

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

END RELOCATION ORDER:

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

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

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

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

(Name/Title)

(Date)

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

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

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

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

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

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

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

November 12, 2015
(Document Created Date)

City of Beloit
(Company)

(Signature) (Date)

(Title)

(Signature) (Date)

(Title)

Utility or RAW Project ID 5989-01-08

RAW Parcel No. 4

Parcel 1

Project 5989-01-08

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

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

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

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

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

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

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

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

And

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

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

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

Parcel 2

Project 5989-01-08

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

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

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

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

And

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

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

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

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

Parcel 3

Project 5989-01-08

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

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

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

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

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

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

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

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

And

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

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

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

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

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

Document Number
CONVEYANCE OF RIGHTS IN LAND

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

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

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

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

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

This space is reserved for recording data

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

Parcel Identification Number/Tax Key Number
12620440 / 206 12620440

Legal Description

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

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

Acknowledgment

(Grantor Name)

(Signature)

(Title)

(Print Name)

(Signature)

(Title)

(Print Name)

(Date)
State of _____)
County _____) ss.

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

(Signature, Notary Public)

(Print or Type Name, Notary Public)

(Date Commission Expires)

Document Number
CONVEYANCE OF RIGHTS IN LAND

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

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

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

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

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

This space is reserved for recording data

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

Parcel Identification Number/Tax Key Number
12630415 / 206 12630415

Legal Description

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

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

Acknowledgment

(Grantor Name)

(Signature)

(Title)

(Print Name)

(Signature)

(Title)

(Print Name)

(Date)
State of _____)
County _____) ss.
On the above date, this instrument was acknowledged before me by the named person(s).

(Signature, Notary Public)

(Print or Type Name, Notary Public)

(Date Commission Expires)

Document Number
CONVEYANCE OF RIGHTS IN LAND

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

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

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

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

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

This space is reserved for recording data

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

Parcel Identification Number/Tax Key Number
12630415 / 206 12630415

Legal Description

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

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

Acknowledgment

(Grantor Name)

(Signature)

(Title)

(Print Name)

(Signature)

(Title)

(Print Name)

(Date)
State of _____)
County _____) ss.
On the above date, this instrument was acknowledged before me by the named person(s).

(Signature, Notary Public)

(Print or Type Name, Notary Public)

(Date Commission Expires)

R/W PROJECT NUMBER 5989-01-08	SHEET NUMBER 4.01	TOTAL SHEETS 3
R/W PROJECT NUMBER 5989-01-78	PLAT OF RIGHT OF WAY REQUIRED FOR CITY OF BELOIT, FOURTH STREET LENIGAN CREEK BRIDGE B-53-0288 LOCAL STREET ROCK COUNTY	

CAUTION
THIS PLAT IS FOR ILLUSTRATIVE PURPOSES
ONLY. DEEDS, EASEMENTS, DETERMINE
PROPERTY BOUNDARIES.



ACCEPTED FOR
CITY OF BELOIT

DATE: _____ CITY ENGINEER

ORIGINAL PLANS PREPARED BY
Batterman
engineers surveyors planners
R.A. BATTERMAN & CO., INC. P 608.366.4444
2857 BARTHELLE DRIVE F 608.366.8800
BELOIT, WI 53510

DATE: _____ PROFESSIONAL SURVEYOR

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION
APPROVED FOR THE DEPARTMENT
DATE: _____

REVISION DATE

SCALE 0 0.5 MILE
LAYOUT
TOTAL NET LENGTH OF CENTERLINE = 0.00

FILE NAME : J:\31850-31878\31873 LENIGAN CREEK\DESIGN\31873 - RW PLAT TITLE SHEET.DWG
LAYOUT NAME : ****
PLOT DATE : 11/13/2015 7:31 AM PLOT BY : RYAN KLEZINSKI PLOT NAME : WISDOT/CADDIS SHEET 30

- ### CONVENTIONAL SYMBOLS
- SECTION LINE
 - QUARTER LINE
 - SIXTEENTH LINE
 - NEW REFERENCE LINE
 - NEW R/W LINE
 - EXISTING R/W LINE
 - PROPERTY LINE
 - LOT, T.E. & OTHER
 - MINOR LINES
 - CORPORATE LIMITS
 - UNDERGROUND FACILITY
 - UNDERGROUND TELEPHONE, STD
 - UNDERGROUND CABLE
 - UNDERGROUND WATER MAIN
 - TEMPORARY LIMITED
 - EASEMENT AREA HIGHWAY
 - RESTRICTED DEVELOPMENT
 - TRANSMISSION STRUCTURES
 - BUILDING
 - NATIONAL GEODETIC SURVEY MONUMENT
 - SIXTEENTH CORNER MONUMENT

- ### CONVENTIONAL ABBREVIATIONS
- AR ACCESS RIGHTS
 - AC ADDRESS
 - AL ALLEYS
 - ET AL AND OTHERS
 - BLK BLOCK
 - CDL CENTERLINE
 - CSM CERTIFIED SURVEY MAP
 - CTE COUNTY TRUNK HIGHWAY
 - CTH COUNTY TRUNK HIGHWAY
 - DIST DISTANCE
 - COR CORNER
 - DOC DOCUMENT NUMBER
 - DOE DOCUMENT NUMBER
 - ENV EXISTING
 - GN GRID NORTH
 - HE HIGHWAY EASEMENT
 - ID IDENTIFICATION
 - LC LEFT CONTRACT
 - MON MONUMENT
 - NATIONAL GEODETIC SURVEY
 - NS NUMBER
 - OL OUTLOT
 - PT POINT OF TANGENCY
 - PLE PERMANENT LIMITED EASEMENT
 - PUB POINT OF BEGINNING
 - PC POINT OF CURVATURE

- ### CONVENTIONAL UTILITY SYMBOLS
- WATER
 - GAS
 - TELEPHONE
 - OVERHEAD
 - TRANSMISSION LINES
 - ELECTRIC
 - CABLE TELEVISION
 - FIBER OPTIC
 - SANITARY SEWER
 - STORM SEWER

- ### CURVE DATA
- LONG CHORD BEARING
 - RADIUS
 - DEGREE OF CURVE
 - CENTRAL ANGLE OR DELTA
 - TANGENT
 - TANGENT
 - DIRECTION AHEAD
 - DIRECTION BACK

NOTES:
COORDINATES AND BEARINGS ON THIS PLAT ARE ORIENTED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM, ROCK ZONE. ALL PLAT
DISTANCES ARE GROUND LENGTH.
RIGHT OF WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE
PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S.
PUBLIC LAND SURVEY OR OTHER SURVEYS OF PUBLIC RECORD.

SCHEDULE OF LANDS & INTERESTS REQUIRED

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

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

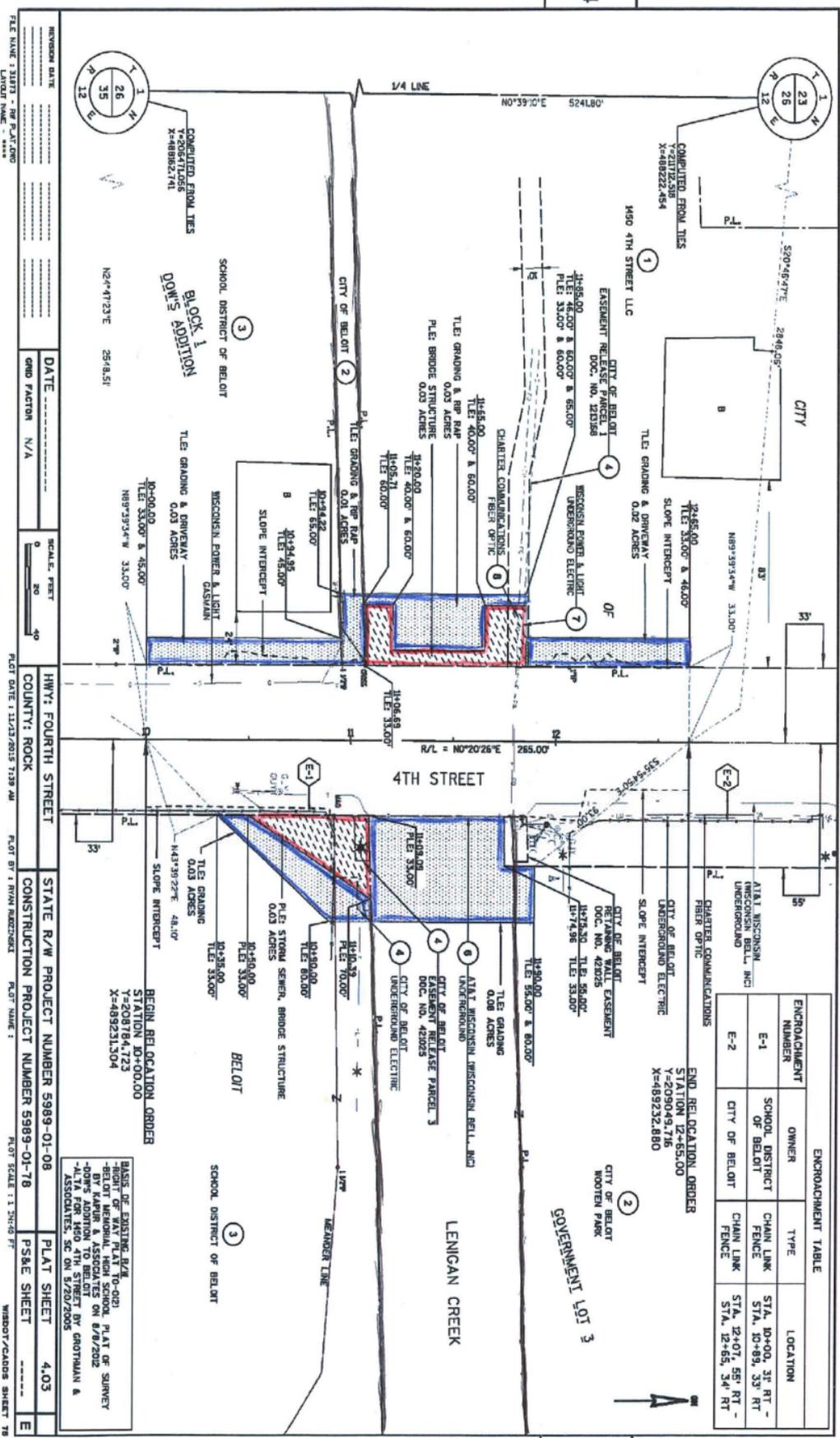
PARCEL NUMBER	SHEET NUMBER	OWNER(S)	INTEREST REQUIRED	TOTAL ACRES	RW/ACRES OR SQUARE FEET REQUIRED			TOTAL ACRES REMAINING	P.L.E. ACRES	T.L.E. ACRES
					NEW	EXISTING	TOTAL			
1	4.03	1450 4TH STREET LLC	P.L.E., T.L.E.	1.30	---	---	1.30	0.03	0.05	
2	4.03	CITY OF BELOIT	T.L.E.	3.05	---	---	3.05	---	0.09	
3	4.03	SCHOOL DISTRICT OF BELOIT	P.L.E., T.L.E.	15.70	---	---	15.70	0.03	0.05	
4	4.03	CITY OF BELOIT	RELEASE OF RIGHTS	---	---	---	---	---	---	
6	4.03	AT&T OF WISCONSIN (WISCONSIN BELL, INC)	RELEASE OF RIGHTS	---	---	---	---	---	---	
7	4.03	WISCONSIN POWER & LIGHT	RELEASE OF RIGHTS	---	---	---	---	---	---	
8	4.03	CHARTER COMMUNICATIONS	RELEASE OF RIGHTS	---	---	---	---	---	---	

4

4

REVISION DATE	DATE	SCALE, FEET	HWY: FOURTH STREET	STATE R/W PROJECT NUMBER 5989-01-08	PLAT SHEET
FILE NAME: 13173 - RW PLAT.DWG	GRID FACTOR	0	COUNTY: ROCK	CONSTRUCTION PROJECT NUMBER 5989-01-78	PS&E SHEET
LAYOUT NAME: - ****					E

WISDOT/CADDIS SHEET 78



ENCROACHMENT NUMBER	OWNER	TYPE	LOCATION
E-1	SCHOOL DISTRICT OF BELLOIT	CHAIN LINK FENCE	STA. 10+00, 31' RT - STA. 10+85, 33' RT
E-2	CITY OF BELLOIT	CHAIN LINK FENCE	STA. 12+01, 55' RT - STA. 12+65, 34' RT

REVISION DATE: _____
 DATE: _____
 GND FACTOR: N/A
 SCALE: FEET 0 20 40
 HWY: FOURTH STREET
 COUNTY: ROCK
 STATE R/W PROJECT NUMBER 5989-01-08
 CONSTRUCTION PROJECT NUMBER 5989-01-78
 PLAT SHEET 4.03
 PS&E SHEET E

BASIS OF EXISTING R/W:
 -RIGHT OF WAY PLAT 10-011
 -BELLOIT MEMORIAL HIGH SCHOOL PLAT OF SURVEY
 -BY KAYOR & ASSOCIATES ON 8/8/2012
 -ALTA FOR 450 4TH STREET BY GROTHMAN &
 ASSOCIATES, SE ON 8/20/2005

Property Line
 Permanent Limited Easement
 Temporary Limited Easement

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Planned Unit Development (PUD) - Master Land Use Plan Amendment for the property located at 2851 Milwaukee Road – Council Referral to the Plan Commission

Date: January 19, 2016

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

Menards has submitted an application for an amendment to the PUD, Master Land Use Plan for the property located at 2851 Milwaukee Road.

Key Issues:

- The applicant has proposed the construction of a warehouse expansion at their Beloit store.
- A condition in the original PUD – Master Land Use Plan, authorized in September of 2005, limits total warehouse space to no more than 27,000 sq. ft. Their existing warehouse space is 26,430 sq. ft.
- The proposed warehouse addition is approximately 22,660 sq. ft. Therefore, the applicant is requesting that the PUD be amended to allow up to 50,000 sq. ft. of warehouse space in order to accommodate the extra square footage.
- Menards is also proposing various minor changes to the exterior of the store which will be evaluated by Staff under the Architectural Review and Site Plan Review process.
- A copy of the original PUD - Master Land Use Plan Resolution is attached to this report.

Conformance to Strategic Plan:

- Consideration of this request supports Strategic Goal #5.

Sustainability:

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Action required/Recommendation:

- Referral to the Plan Commission for the January 20, 2016 meeting
- This item will most likely return to the City Council for a public hearing and possible action on February 1, 2016.

Fiscal Note/Budget Impact: N/A

Attachments: Location and Zoning Map, Application, Site Plan, Original PUD Resolution

Location Map

2851 Milwaukee Road

PUD-2016-01



0 100 200 400 Feet

Legend

-  2851 Milwaukee Road
-  COB Parcels
-  Zoning District

Planning and Building Services Division

Map prepared by: Alex Morganroth

Date: January 2016

For: City of Beloit

Planning & Building Services

Date of Aerial Photography: April 2011

CITY of BELOIT

Planning & Building Services Division

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

PUD - Master Land Use Plan Application

(Please Type or Print)

File Number: PUD-2015-02

1. Address of subject property: 2851 Milwaukee Rd
2. Legal description: See attached CSM
If necessary attach a copy of the complete legal description.
3. Area of parcel in square feet or acres: 19.42
4. Tax Parcel Number(s): _____
5. Owner of record: Menard, Inc. Phone: 715-876-2143
5101 Menard Drive Eau Claire WI 54703
(Address) (City) (State) (Zip)
6. Applicant's Name: Tyler Edwards Real Estate Representative
5101 Menard Drive Eau Claire WI 54703
(Address) (City) (State) (Zip)
715-876-2143 / 715-579-6699 / tedwards@menard-inc.com
(Office Phone #) (Cell Phone #) (E-mail Address)
7. All existing use(s) on this property are: Menard Retail Store
8. The applicant requests review and approval of a PLANNED UNIT DEVELOPMENT /
Master Land Use Plan: in a(n) C-3 Zoning District.
9. A Preapplication Conference was held on: N/A
10. All the proposed use(s) for this property will be:
Principal use(s): Menard Retail Store
Secondary use(s): N/A
11. State how the proposed development differs from the type of development that would
be permitted under the existing zoning regulations. The existing zoning limits the
size of the building to the original PUD. Menards wants to expand the warehouse building.
12. Describe how the proposed development provides greater benefits to the City of Beloit
than an otherwise permitted development. Expanding the warehouse will allow
Menards to better serve the community and stay competitive at this location.

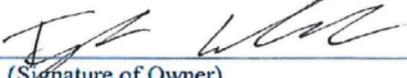
13. Project timetable: Start date: Summer 2016 Completion date: Fall 2016

14. 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: _____

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.

 / Tyler Edwards / 12/5/15
 (Signature of Owner) (Print name) Menard Inc (Date)

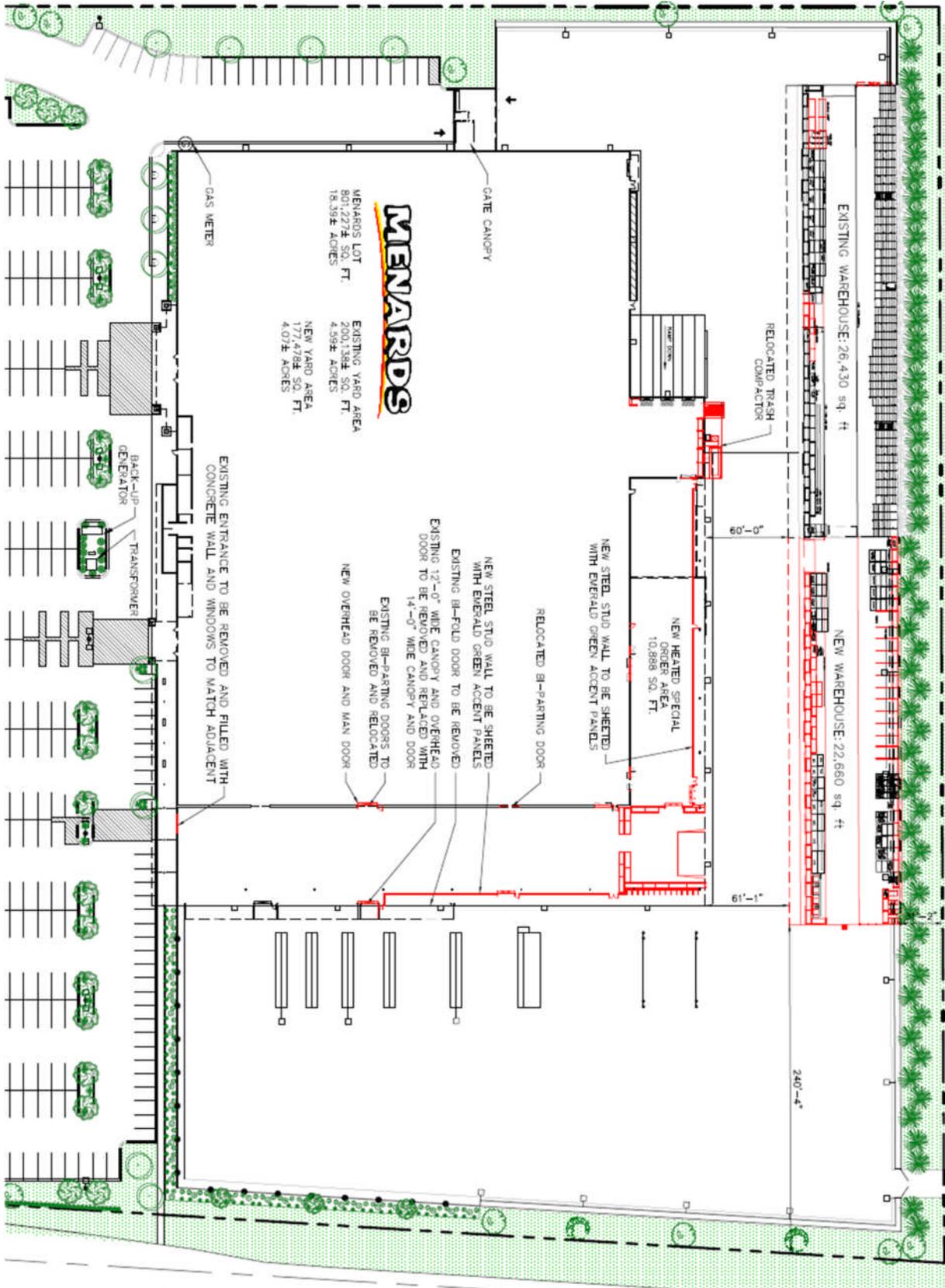
_____ / _____ / _____
 (Signature of Applicant, if different) (Print name) (Date)

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 Planning & 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 \$200.00 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: \$200.00	Amount paid: <u>\$200.00</u>	Meeting date: <u>1/20/16</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: _____	Date: _____	

Menards Warehouse Expansion Site Plan – New additions in **RED**



Original PUD Resolution for 2851 Milwaukee Road (2005)

FILE #	8185
SEP 6 2005	
CITY OF BELOIT CITY CLERK	

RESOLUTION AUTHORIZING A PLANNED UNIT DEVELOPMENT (PUD) MASTER LAND USE PLAN TO ALLOW A RETAIL COMMERCIAL DEVELOPMENT IN A C-3, AND AN MRO ZONING DISTRICTS

WHEREAS, the application of Turtle Creek Development LLC, Inc. for approval of a Planned Unit Development (PUD) Master Land Use Plan to allow a retail commercial development with an outdoor storage yard area in a C-3, Community Commercial District, and an MRO, Milwaukee Road Overlay District, having been considered by the City Council of the City of Beloit, Wisconsin at a public hearing held for that purpose and due notice of said hearing having been given by publication as appears by the Proof of Publication on file in the office of the City Clerk.

NOW THEREFORE IT IS HEREBY RESOLVED that the City Council of the City of Beloit, Rock County, Wisconsin does hereby approve the proposed PUD Master Land Use Plan to allow a retail commercial development with an outdoor storage yard area on property located at 1900 Freeman Parkway and 2851 Milwaukee Road in the City of Beloit, for the following described premises:

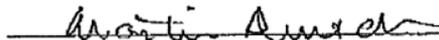
Lot 2 of Certified Survey Maps, Volume 16, Pages 75 & 76 and Lot 2 of Certified Survey Maps, Volume 19, Pages 280-285 City of Beloit, Rock County, Wisconsin. Containing 19.25 acres, more or less. (Also known as 1900 Freeman Parkway and 2851 Milwaukee Road)

As a condition of granting the PUD Master Land Use Plan, the City Council does hereby stipulate the following conditions and restrictions upon the development which are hereby deemed necessary for the public interest:

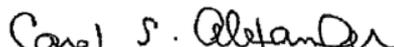
1. The applicant shall construct one retail building not to exceed 163,000 square feet of gross floor area and unheated overhang area not to exceed 41,000 square feet. The accessory lumber/warehouse building shall not exceed 27,000 square feet in size. The applicant shall also combine the parcels of 1900 Freeman Parkway and 2851 Milwaukee Road into one lot.
2. The proposed freestanding sign shall not exceed 75 feet in height, with a maximum of 300 square feet of sign area per side. The proposed sign shall be relocated to a new location approved by staff. The "Harvey House" sign shall be removed prior to issuance of a Certificate of Occupancy. The proposed fence for the outdoor storage area shall not exceed 14 feet in height
3. The portion of the property south of the "future development lot" shall be dedicated to the public to allow for right-of-way improvements. Roadway access to this site shall be as indicated on the PUD Final Plan or as otherwise approved by the City Engineer.
4. The applicant shall submit a detailed landscaping plan, color elevation drawings, drawings of the proposed fence and building material samples as part of the *PUD Final Plan*.
5. The exterior architectural appearance of the buildings must be of a design and materials to be in keeping with concept elevation drawings and regulations of the Milwaukee Road Overlay District and Architectural Review and Landscape Ordinance.
6. The Plan Commission and City Council shall approve any major changes in the adopted conditions or use of this property. The Community Development Director may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of these standards.

Adopted this 6th day of September, 2005.

BELOIT CITY COUNCIL


Martin Densch, Council President

ATTEST:


Carol S. Alexander, CMC, City Clerk
PUD-05-04, 1900 Freeman & 2851 Milwaukee

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Zoning Map Amendment Application for the property located at 2345 Prairie Avenue – Council Referral to the Plan Commission

Date: January 19, 2016

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

Kevin Cook of JNB Signs, on behalf of United Methodist River of Life Church (UMRLC), has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1A, Single-Family Residential District to PLI, Public Lands/Institutions District, for the property located at 2345 Prairie Avenue.

Key Issues:

- The subject property is currently the site of UMRLC.
- The purpose of the Zoning Map Amendment request is to allow the applicant's client, UMRLC, to install an electronic variable messaging (EVM) sign near the location of their existing ground monument sign.
- If the Zoning Map Amendment is approved, the proposed EVM sign will be reviewed by Planning staff under the Architectural Review Certificate process.
- The Comprehensive Plan Future Land Use Map recommends Single-Family Residential – Urban for the subject parcel. The applicant does not need to apply for a Comprehensive Plan Amendment as the recommended land use category includes churches as an appropriate use.
- This application is being considered in accordance with the Zoning Map Amendment procedures contained in Section 2-300 of the Zoning Ordinance.

Conformance to Strategic Plan:

- Consideration of this request supports Strategic Goal #5.

Sustainability:

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Action required/Recommendation:

- Referral to the Plan Commission for the January 20, 2016 meeting
- This item will most likely return to the City Council for a public hearing and first reading on February 1, 2016

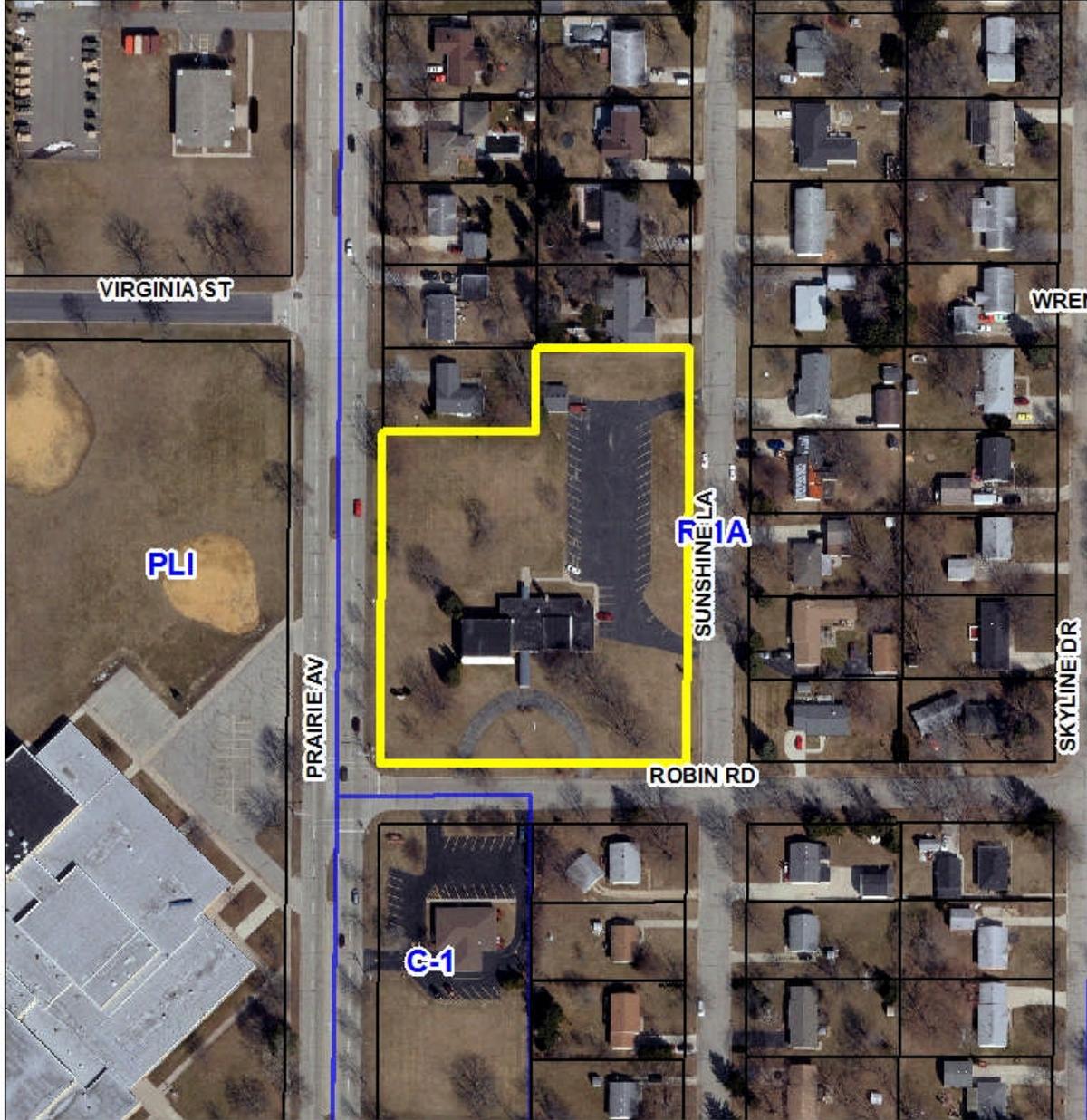
Fiscal Note/Budget Impact: N/A

Attachments: Location and Zoning Map, Application

Location Map

2345 Prairie Avenue

ZMA-2016-01



0 50 100 200 Feet

Legend

-  2345 Prairie Ave
-  COB Parcels
-  Zoning District

Planning and Building Services Division

Map prepared by: Alex Morganroth

Date: January 2016

For: City of Beloit

Planning & Building Services

Date of Aerial Photography: April 2011

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.: 2MA-2015-04

1. Address of subject property: 2345 Prairie Ave.

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 = _____ square feet.

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

3. Tax Parcel Number(s): 2146030

4. Owner of record: The United Methodist Church Conference Phone: _____

750 Windsor St. etc Jan Prairie WI 53590
(Address) (City) (State) (Zip)

5. Applicant's Name: JNB SIGNS

1221 Venture DR. Suite 1 Janesville, WI 53546
(Address) (City) (State) (Zip)

608-754-6338 1608-921-9689 1 kcook@jnbsigns.com
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: R-1A to: PLI

All existing uses on this property are: River of Life Church

7. All the proposed uses for this property are:

Principal use(s): River of Life Church

Secondary use(s): _____

Accessory use(s): _____

**RESOLUTION AUTHORIZING THE CITY MANAGER OF
THE CITY OF БЕLOIT TO SUBMIT A GRANT APPLICATION TO THE
WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT)
2016-2020 TRANSPORTATION ALTERNATIVES PROGRAM (TAP)
AWARD CYCLE**

WHEREAS, the Wisconsin Department of Transportation is offering grants for Infrastructure –related projects and systems that will provide safe routes for non-drivers; and,

WHEREAS, the application is to construct the Milwaukee Road Bicycle/Pedestrian Path and Lighting project; and,

WHEREAS, the City of Beloit recognizes that WisDOT reimburses project sponsors for the federal share of up to 80% of the approved TAP project costs, up to the limit of the federal award amount; and,

WHEREAS, the City of Beloit and the School District of Beloit will be splitting the local match and any nonparticipating costs for this project; and,

WHEREAS, the local match is available through future CIP budgets; and,

NOW THEREFORE BE IT RESOLVED, that the City Council does hereby authorize the City Manager to submit a grant application to the Wisconsin Department of Transportation for the Milwaukee Road Bicycle/Pedestrian Path and Lighting for \$2,014,213 TAP project.

Dated at Beloit, Wisconsin this 19th day of January, 2016.

City Council of the City of Beloit

Charles M. Haynes, President

ATTEST:

Lorena Rae Stottler, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Resolution authorizing the City Manager of the City of Beloit to submit a grant application to the Wisconsin Department of Transportation (WisDOT) 2016-2020 Transportation Alternatives Program (TAP) Award Cycle.

Date: January 19, 2016

Presenter(s): Greg Boysen **Department(s):** Public Works/Engineering

Overview/Background Information:

This grant, if received, will construct a new bicycle/pedestrian path in the City. The Milwaukee Road Path and lighting will construct an off road path from White Avenue to Cranston Road with decorative lighting included. It will provide a safe route from the central city to the area of commerce and industry near the Interstate for non-drivers. It also provides safe access to the Fruzen Intermediate School.

Key Issues (maximum of 5):

1. The Wisconsin Department of Transportation is offering grants for Infrastructure-related systems that will provide safe routes for non-drivers.
2. The City of Beloit will submit an application for the Milwaukee Road Path and Lighting.
3. WisDOT will reimburse the project sponsors for the federal share of up to 80% of the TAP project costs. The local government will be responsible for local match.
4. The City of Beloit and the School District of Beloit will split the local match for the design and construction and any nonparticipating costs for this project.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

1. Develop a high quality community through the responsible stewardship and enhancement of City resources to further Beloit's resurgence as a gem of the Rock River Valley.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels**
Provides a link to the Interstate area of commerce and industry and the Central City for non-drivers
- **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**
Improves access to the industrial and manufacturing areas and to Fruzen Intermediate School and the Central City for non-drivers and students.

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation:

The Engineering Division recommends approving the resolution authorizing the City Manager to apply for the TAP grant.

Fiscal Note/Budget Impact:

The School District of Beloit has agreed to contribute half of the cost of the local share for this project. If the grant is approved, additional agreements would need to be finalized between the City of Beloit and the School District of Beloit.

**CITY OF BELOIT
EXTERNALLY FUNDED GRANT CHECKLIST FORM**

GRANT NAME	Wis DOT Transportation Alternatives Program(TAP) Milwaukee Rd Path
DEPARTMENT	Public Works/ Engineering

A. CITY MANAGER REVIEW

- Consistent with overall program goals of City: _____yes _____
Identify goal _____
- Local Match requirements/ budget impact: \$402,843 (20%)
- Personnel requirements needed to implement objectives of grant:
Engineering Staff and Consultants
- Identification of staff responsibilities:

Program manager	<u>Michael Flesch</u>
Fiscal manager	<u>Dawn DeuVall</u>
- Time line for implementation of grant:

	Date
Notice of intent to apply	<u>8-Jan-16</u>
Council Approval	<u>19-Jan-16</u>
Grant submission to funding source	<u>29-Jan-16</u>
City Manager _____	Date _____

B. BUSINESS PLANNING REVIEW

- Staff designated to submit financial information: Dawn DeuVall
- Staff designated to submit program information: Dawn DeuVall
Accounting _____ Date _____

C. NOTICE OF INTENT TO APPLY

(Attach copy)

Completed by: Michael Flesch Date 8-Jan-16

D. COUNCIL APPROVAL

(Attach copy of minutes)

Completed by: _____ Date 19-Jan-16

E. OFFICIAL AWARD RECEIPT

- Original grant approval to City Clerk/City Council
Completed by: _____ Date _____
- Review of procedures for grant reimbursement, staff assignments, and program reporting requirements
Accounting _____ Date _____
- Copy of grant approval and grant checklist form to Accounting
Accounting _____ Date _____

NOTICE OF INTENT TO APPLY FOR EXTERNAL FUNDING

DEPARTMENT: Public Works/Engineering

DATE: January 19, 2016

FUNDING SOURCE: Wisconsin Department of Transportation

NAME OF GRANT: Transportation Alternative (TAP) Grant

AMOUNT OF PROPOSED GRANT: \$2,147,213

LOCAL MATCH REQUIREMENTS: \$402,843 (20%)

PURPOSE OF GRANT:

The construction of the off road bike/pedestrian path from White Avenue to Cranston Road along the south side of Milwaukee Road completes a link from the central residential area to the area of commerce and industry. This path provides a viable alternative to using motorized vehicles to commute from home to the workplace and shopping. The project will add an off road bike/pedestrian path. Milwaukee Road will have the south lane converted to the path from White Avenue until it has crossed both the CP rail road and Turtle Creek. The path then migrates to the terrace area on the south side of Milwaukee Road and continues in that location to Cranston Road. Street lighting will be included for the length of the project to provide lighting for the path and the street to create a safe and inviting corridor.

ADDITIONAL INFORMATION CAN BE OBTAINED FROM:

Michael F. Flesch, P.E.
City Engineer

**RESOLUTION
AUTHORIZING FINAL PAYMENT OF PUBLIC WORKS CONTRACT C15-12
Fourth Street Island Repairs**

WHEREAS, work under this contract has been completed satisfactorily and in conformance with the requirements of the contract; and

WHEREAS, This project replaced the concrete median islands at the intersection of Fourth Street and Portland Avenue with corrugated mountable medians; and

WHEREAS, the city engineer, comptroller, and attorney recommend final payment to the contractor.

NOW, THEREFORE, BE IT RESOLVED, by the City of Beloit City Council that CPR, Inc. be paid \$36,240.43 as the final payment for Public Works Contract C15-12 Fourth Street Island Repairs as recommended by the City Engineer.

Dated at Beloit, Wisconsin, this 19th day of January 2016.

BELOIT CITY COUNCIL

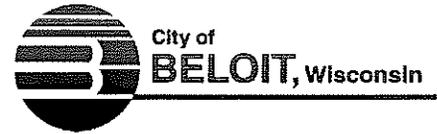
Charles M. Haynes, President

ATTEST:

Lorena Rae Stottler, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Final Payment for Contract C15-12, Fourth Street Island Repairs

Date: January 19, 2016

Presenter(s): Gregory Boysen

Department(s): Public Works/ Engineering

Overview/Background Information:

This project repaired/replaced the concrete median islands at the intersection of Fourth Street and Portland Avenue with corrugated mountable medians.

Key Issues (maximum of 5):

1. The requirements of the contract have been completed to the satisfaction of the City.
2. The awarded contract amount was \$ 44,738.80
Quantity decreases and change orders \$ (8,498.37)
Net payment due contractor \$ 36,240.43
3. The City Engineer, City Attorney, and Director of Accounting recommend that a final payment be made to CPR, Inc. in the amount of \$36,240.43.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

1. **Develop a high quality community through the responsible stewardship and enhancement of City resources to further Beloit's resurgence as a gem of the Rock River Valley.**
 - This project enhances the quality of life in Beloit by improving the appearance and quality of the Fourth Street and Portland Avenue intersection.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels**
n/a
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature**
n/a
- **Reduce dependence on activities that harm life sustaining eco-systems**
n/a
- **Meet the hierarchy of present and future human needs fairly and efficiently**
The improved pavement meets the present and future needs by extending the life of the pavement and reducing pavement maintenance.

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation:

Approval of the Resolution authorizing the Final Payment.

Fiscal Note/Budget Impact:

Adequate funding is available from the 2015 Capital Improvement Plan.

CITY OF BELOIT
DEPARTMENTAL CORRESPONDENCE

TO: Mike Flesch, City Engineer

FROM: Jason Dupuis, Transportation Engineer

DATE: December 16, 2015

SUBJECT: Contract C15-12
Fourth Street Island Repairs

✓ RD
12/16/15

The work on this project was deemed completed on October 2, 2015. I have inspected the work and find it to be satisfactory and in conformance with the requirements of the contract. The contractor has asked for final payment in the amount of \$36,240.43. The construction of this project was managed and inspected by City staff.

The original contract amount was \$44,738.80, and the final contract amount is \$36,240.43, a decrease of approximately 19.0%. The decrease was primarily due to the fact that the striping was removed from the contract and quantity differences. A chart of variance is attached for your review and approval. I recommend a final payment in the amount of **\$36,240.43** be made to the contractor.

Please sign the attached final pay estimate form and yellow copy of the purchase order.

CITY OF BELOIT
DEPARTMENTAL CORRESPONDENCE

TO: Jason Dupuis, Transportation Engineer

FROM: Elizabeth A. Krueger, City Attorney 

DATE: January 13, 2016

SUBJECT: **Final Payment Public Works Contract C15-12**
C.P.R., Inc.
Fourth Street Island Repairs

I have reviewed the materials you sent over for final payment approval on the above contract. Everything appears in order and you may process the matter in your normal fashion.

/tdh
encs.

**RESOLUTION
AUTHORIZING FINAL PAYMENT OF PUBLIC WORKS CONTRACT C15-16
Gateway Lights**

WHEREAS, work under this contract has been completed satisfactorily and in conformance with the requirements of the contract; and

WHEREAS, This project added LED street lights along Cranston Road west of Gateway Boulevard and along Gateway Boulevard between Cranston Road and the state line; and

WHEREAS, the city engineer, comptroller, and attorney recommend final payment to the contractor.

NOW, THEREFORE, BE IT RESOLVED, by the City of Beloit City Council that Outdoor Lighting Construction Co., Inc. be paid \$228,926.48 as the final payment for Public Works Contract C15-16 Gateway Lights as recommended by the City Engineer.

Dated at Beloit, Wisconsin, this 19th day of January 2016.

BELOIT CITY COUNCIL

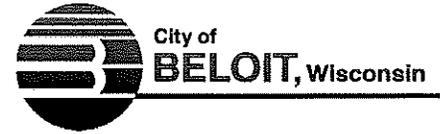
Charles M. Haynes, President

ATTEST:

Lorena Rae Stottler, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Final Payment for Contract C15-16, Gateway Street Lighting

Date: January 19, 2016

Presenter(s): Gregory Boysen

Department(s): Public Works/ Engineering

Overview/Background Information:

This project added LED street lights along Cranston road west of Gateway Boulevard and along Gateway Boulevard between Cranston Road and the state line.

Key Issues (maximum of 5):

1. The requirements of the contract have been completed to the satisfaction of the City.
2. The awarded contract amount was \$ 556,923.08
Quantity decreases and change orders \$ (9740.72)
Net payment due contractor \$ 228,926.48
3. The City Engineer, City Attorney, and Director of Accounting recommend that a final payment be made to Outdoor Lighting Construction Co., Inc. in the amount of \$228,926.48.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

1. **Develop a high quality community through the responsible stewardship and enhancement of City resources to further Beloit's resurgence as a gem of the Rock River Valley.**
 - This project enhances the quality of life in Beloit by improving the appearance and quality of Cranston Road and Gateway Boulevard.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- 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

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation:

Approval of the Resolution authorizing the Final Payment.

Fiscal Note/Budget Impact:

Adequate funding is available from the 2015 Capital Improvement Plan.

CITY OF BELOIT
DEPARTMENTAL CORRESPONDENCE

TO: Mike Flesch, City Engineer

FROM: Jason Dupuis, Transportation Engineer

DATE: November 24, 2015

SUBJECT: Contract C15-16
Gateway Street Lighting

JRD
11/24/15

The work on this project was deemed completed on October 9, 2015. I have inspected the work and find it to be satisfactory and in conformance with the requirements of the contract. The contractor has asked for final payment in the amount of \$228,926.48. The construction of this project was managed and inspected by City staff.

The original contract amount was \$556,923.08, and the final contract amount is \$547,182.36, a decrease of approximately 1.75%. The decrease was primarily due to quantity differences. A chart of variance is attached for your review and approval. I recommend a final payment in the amount of **\$228,926.48** be made to the contractor.

Please sign the attached final pay estimate form and yellow copy of the purchase order.

CITY OF BELOIT
DEPARTMENTAL CORRESPONDENCE

TO: Jason Dupuis, Transportation Engineer

FROM: Elizabeth A. Krueger, City Attorney 

DATE: January 11, 2016

SUBJECT: **Final Payment Public Works Contract C15-16**
Outdoor Lighting Construction Co., Inc.
Gateway Street Lighting

I have reviewed the materials you sent over for final payment approval on the above contract. Everything appears in order and you may process the matter in your normal fashion.

/tdh
encs.