



**MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, July 5, 2017 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit**

1. **Call to Order and Roll Call**
2. **Approval of the Minutes of the June 21, 2017 Meeting**
3. **Architectural Review Exception – 1344 E Grand Avenue – Turtle Tap**
Public hearing, review and consideration of an Exception to Section 34.15(1) of the Architectural Review and Landscape Code to allow the use of metal materials on more than 25 percent of an exterior wall on a non-industrial building for the property located at 1344 E Grand Avenue
4. **Sale of Land for Right-of-Way Purposes and a Temporary Limited Easement**
Review and consideration of the sale of land for right-of-way purposes and the granting of a Temporary Limited Easement over City-owned property located at 2001 Gateway Boulevard
5. **Status Report on Prior Plan Commission Items**
6. **Adjournment**

If you are unable to attend this meeting, please contact Amber in the Community Development Department at 364-6650 **no later than 4:00 PM the day before the meeting.**

Notice Mailed: June 30, 2017

Approved: Julie Christensen, Community
Development Director

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



**Meeting Minutes
Beloit City Plan Commission
Wednesday, June 21, 2017 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit**

1. Call to Order and Roll Call

Chairperson Faragher called the meeting to order at 7:00pm. Commissioners Haynes, Weeden, Johnson, Faragher, Finnegan, and Councilor De Forest were present. Commissioners Ruster and Tinder were absent.

2. Approval of the Minutes of the June 7, 2017 Meeting

Commissioner Haynes moved to approve the minutes from the June 7, 2017 meeting. Commissioner Weeden seconded the motion. The motion passed, voice vote.

3. Extraterritorial Certified Survey Map – 7504 East State Highway 67 – Town of Turtle

Review and consideration of a One-Lot Certified Survey Map for the property located at 7504 East State Highway 67 in the Town of Turtle

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

Commissioner Weeden asked what the point of changing the agriculture zoning was. Ms. Christensen stated that it has to be if it doesn't meet certain size restrictions.

Commissioner Johnson moved to approve the resolution. Commissioner Haynes seconded the motion. The motion passed, voice vote.

4. Extraterritorial Certified Survey Map – 1133 & 1143 East Inman Parkway – Town of Beloit

Review and consideration of a Two-Lot Certified Survey Map for the property located at 1133 and 1143 East Inman Parkway in the Town of Beloit

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

Commissioner Weeden moved to approve the resolution. Commissioner Johnson seconded the motion. The motion passed, voice vote.

5. Extraterritorial Certified Survey Map – 2433 & 2449 Riverside Drive – Town of Beloit

Review and consideration of a Three-Lot Certified Survey Map for the property located at 2433 & 2449 Riverside Drive in the Town of Beloit

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

Commissioner Johnson moved to approve the resolution. Commissioner Haynes seconded the motion. The motion passed, voice vote.

6. Certified Survey Map – 3 Reynold Drive – City of Beloit

Review and consideration of a Two-Lot Certified Survey Map for the property located at 3 Reynolds Drive in the City of Beloit

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

Commissioner Johnson asked if the construction was going to take place on lot one. Ms. Christensen said it would. Commissioner Weeden asked if the plans for the hotel would be reviewed by Plan Commission. Ms. Christensen responded that they would not be reviewed by Plan Commission, but that staff could bring them to the board for informational purposes once they have been submitted to staff for review.

Commissioner Weeden moved to approve the resolution. Commissioner Johnson seconded the motion. The motion passed, voice vote.

7. Conditional Use Permit – 640 Bluff Street

Public hearing, review and consideration of a Conditional Use Permit to allow a multi-family use in a C-1, Office District, for the property located at 640 Bluff Street

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

James Coutts, 2433 Skyline Drive, representing United Church (located at 657 Bluff St) stated that from the church's perspective they are pleased to see that the City has changed the zoning to facilitate the multi-family use as a conditional use. The church wants to encourage and support the work they are doing with cleaning up the building. Mr. Coutts suggested that the City could assist the new owner with acquiring historic preservation tax credits.

Luther Ledic, managing partner for Bluff St. Investments LLC, stated that they applied for the historic preservation tax credits but were denied. Mr. Ledic explained that since the existing hallway would be altered, the building was not eligible for tax credits. Ms. Christensen said that when one is awarded Historical Preservation tax credits, the issuing agency has control over how the building is remodeled. Mr. Ledic stated that they are very excited about the project. They plan on completely remodeling the building, including but not limited to replacing the electrical, plumbing, and mechanicals.

Commissioner Johnson asked if Bluff St Investments LLC would be removing the roof structure over the courtyard. Mr. Ledic explained that the roof would stay in place and that they will actually be adding hallways for each floor in that space.

Commissioner Faragher asked if there would be twelve two-bedroom units and what they will collect for rent. Mr. Ledic confirmed that there will be twelve units and that they are planning to charge \$650 a month for rent. Storage lockers and coin-operated laundry in the basement will also be available. They will be starting the final plans after they are approved and will get contractors in by the middle of July 2017.

Ms. Christensen asked what the planned square footage will be for each apartment. Mr. Ledic said they will be 750 square feet, similar layouts, with the bedrooms on the exterior walls to correct one of the existing code violations. She also inquired into the status of the failing staircase on the rear of the building. Mr. Ledic stated that it will be replaced with a staircase that meets code.

Commissioner Johnson moved to approve the resolution. Commissioner Weeden seconded the motion. The motion passed, voice vote.

8. Status Report on Prior Plan Commission Items

The Neighborhood Revitalization Strategy Area (NRSA) meetings were well attended and the City will be moving forward with the NRSA. There will be a public hearing in July as well as a presentation to the City Council in August. There will be a meeting at Kolak regarding the future use of the Kolak building on June 28, 2017 at 6:30pm.

9. Adjournment

The meeting adjourned at 7:45pm.

Minutes respectfully submitted by Amber DesRoberts

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: July 5, 2017

Agenda Item: 3

File Number: ARC/EXP-2017-02

Applicant: Curt Brannon

Owner: Curt Brannon

Location: 1344 East Grand Avenue

Existing Zoning: C-2, Neighborhood Commercial District

Existing Land Use: Tavern

Parcel Size: 121,096.8 SF (2.78 Acres)

Request Overview/Background Information:

Curt Brannon, of Turtle Tap LTD, has filed an application for an Exception to Section 34.15(1) of the Architectural Review and Landscape Code to allow the installation of metal materials on more than 25% of an exterior wall on a non-industrial located in the C-2, Neighborhood Commercial District, for the property located at 1344 East Grand Avenue.

Key Issues:

- On June 1, 2017, staff reviewed the submitted Architectural Review Application and approved the replacement of second story windows, window trim, and soffits; however, staff did not approve the proposed metal siding.
- The submitted application indicated the placement of new steel siding would cover more than 25% of the rear exterior wall surface. Section 34.15(1) of the Architectural Review and Landscape Code limits the placement of metal materials to no more than 25% of an exterior wall surface on non-industrial buildings.
- The applicant would like to install brown vertical steel siding on the all three rear exterior walls of building. The larger rear exterior wall recently had its brick veneer removed, and the other two rear exterior walls currently have steel siding, which the applicant would like to remove. The submitted specifications indicate that the new steel siding will cover more than 25% of each rear exterior wall surface.
- The application, photos, and wall specifications are attached to this report.
- **Findings of Fact** – Section 34.22(5) of the Architectural Review and Landscape Code states that the City Council may grant exceptions to the regulations contained in this chapter when:
 - (a) ***Such exceptions are in harmony with the general purpose and intent of this chapter;***
Granting the requested exception would be the first approval of metal siding on a permanent commercial building since the Architectural Review Code was adopted in 2004. The applicant's objectives for installing steel siding are mainly aesthetic; however, other maintenance-free, durable siding products can be used to achieve the desired outcome.
 - (b) ***The City Council finds that special circumstances exist involving the size, shape, topography, location or surroundings of the property referred to in the application***
There are no special circumstances involving the characteristics of the subject property.
 - (c) ***Denial of the exception will cause unreasonable or unnecessary hardship;***
Denial of the requested exception will force the applicant to find an alternative siding material. The applicant can still use a durable, maintenance-free product, and can use metal as an accent material. Given this fact and the compelling public purposes achieved by the 25% metal cap, the applicant will not face unreasonable or unnecessary hardship.
 - (d) ***Granting the exception will not cause substantial injury to the value of other property in the vicinity nor be detrimental to the general welfare of the neighborhood or the public.***
Granting the exception would allow the installation of vertical metal siding that is designed for agricultural buildings to be installed on a visible, permanent commercial building. Allowing vertical metal siding in a commercial district may negatively impact property values in the vicinity, and will set a bad precedent City-wide.

Consistency with Comprehensive Plan and Strategic Plan:

- The City's Comprehensive Plan recommends *Community Commercial* uses. Consideration of this request supports Strategic Goal #3.
-

Staff Recommendation:

The Planning & Building Services Division recommends **denial** of an Exception to Section 34.15(1) of the Architectural Review and Landscape Code to allow the installation of metal materials on more than 25% of an exterior wall on a non-industrial located in the C-2, Neighborhood Commercial District, for the property located at 1344 East Grand Avenue.

Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Application, Photos, Specifications, Public Notice, and Mailing List.

Location & Zoning Map

1344 East Grand Avenue

ARC/EXP-2017-02



1 inch = 70 feet
0 10 20 40 60 Feet

Legend

- City Limits
- Zoning District

Map prepared by: Rudy Moreno, Planner II
Date: June 8, 2017
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

CITY of BELOIT

Planning & Building Services Division

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

Architectural Review Exception Application Form

(Please Type or Print)

File number: ARC/EXP-2017-02

1. Name of applicant: curt Brannon Phone #: (608) 290-4746
2108 E Ridge Beloit WI 53511
(Address) (City) (State) (Zip)

2. Address of subject property: 1344 E Grand Beloit WI 53511

3. Tax Parcel Number(s): _____

4. Legal description: Turtle Tap LTD

5. Present zoning: Commercial Present use: Bar & Grill Tavern

6. Proposed use (if different): n/a

7. Owner of record: curt Brannon Phone: (608) 290-4746
2108 E Ridge Beloit WI 53511
(Address) (City) (State) (Zip)

8. Code from which relief is sought or exception is taken:

Architectural Review () Landscape Regulations

9. State specific sections of code and exception(s) requested: (Use separate sheet if necessary)

Replace failing steel siding on back of building. Has been
pieced together over the years & new windows had been
installed. Would like an exemption from the 25% only
Steel Siding rule

10. State specific hardship experienced by the applicant: (Use separate sheet if necessary)

A visual look at the back, park side, of the building. Much of
it can not be seen due to fencing around trash
receptacles. I have cement structures both to the left
& right of the desired still section I would like to replace.

(Continued on back)

This new siding would definitely be an upgrade due to old siding coming loose being pieced together + fading. Any other type of material would look out of place + out of contrast with the rest of the building.

11. In order for this application to be considered complete, the applicant must attach a scale drawing (1" = 20' usually works best) showing the location of property lines and their dimensions, existing buildings and improvements, all abutting properties and improvements thereon, and the proposed changes or additions. A professional drawing is not required. You are required to furnish a legible drawing with enough detail that will adequately advise and inform the Commission.

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

Curtis Brannon / *curtis brannon* / *6/2/17*
 (Signature of Owner) (Print name) (Date)

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

The applicant acknowledges that this application is not deemed filed until dated and receipt acknowledged by a person authorized to receive the application. The applicant is entitled to receive a copy of the acknowledged application once it is officially reviewed and accepted.



Hearings are usually held in City Hall Forum, City Hall, 100 State Street at 7:00 P.M.

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

The application fee will be \$100 and applicants will be charged actual out-of-pocket costs for mailing public notices at the rate of \$0.50 per notice.

To be completed by Planning staff		
Filing fee: \$100.00	Amount paid: <i>\$100.00</i>	Meeting date: <i>6/2/17</i>
Application accepted by: <i>Rudy Moreno</i>		Date: <i>6/2/17</i>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Date Notice Published: <i>6/2/17</i>	Date Notice Mailed: <i>6/23/17</i>	

#10 Continued:

It would also greatly help with future thoughts & changes to my building colors to Sand tan with dark brown trim. All adjoining properties & property lines are owned by myself as well as storage building, Creekside, ballpark just over five lane, two houses & garage, and all lots surrounding.

Rear Exterior Wall with Brick Veneer Removed



Rear Exterior Wall with Steel Siding



Rear Exterior Wall Specifications # 1

BROWN
Vynol Scallops

Copy # 1

Smoke Golden
steel siding
NO



step is out

Turtle Tap

T1-11

CVT
290-4746

Rear Exterior Wall Specifications # 2

Brick vinyl
scallops

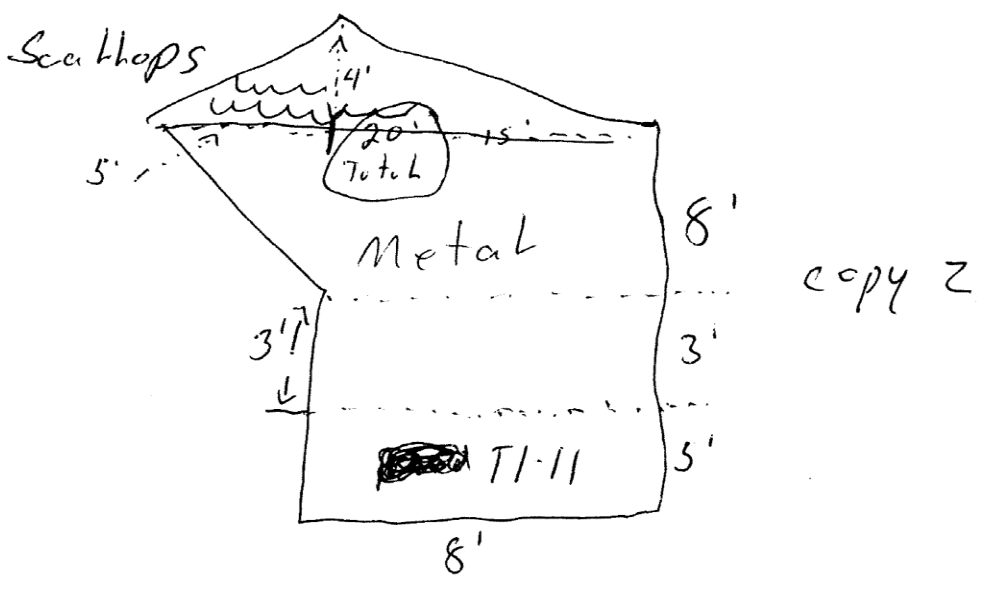
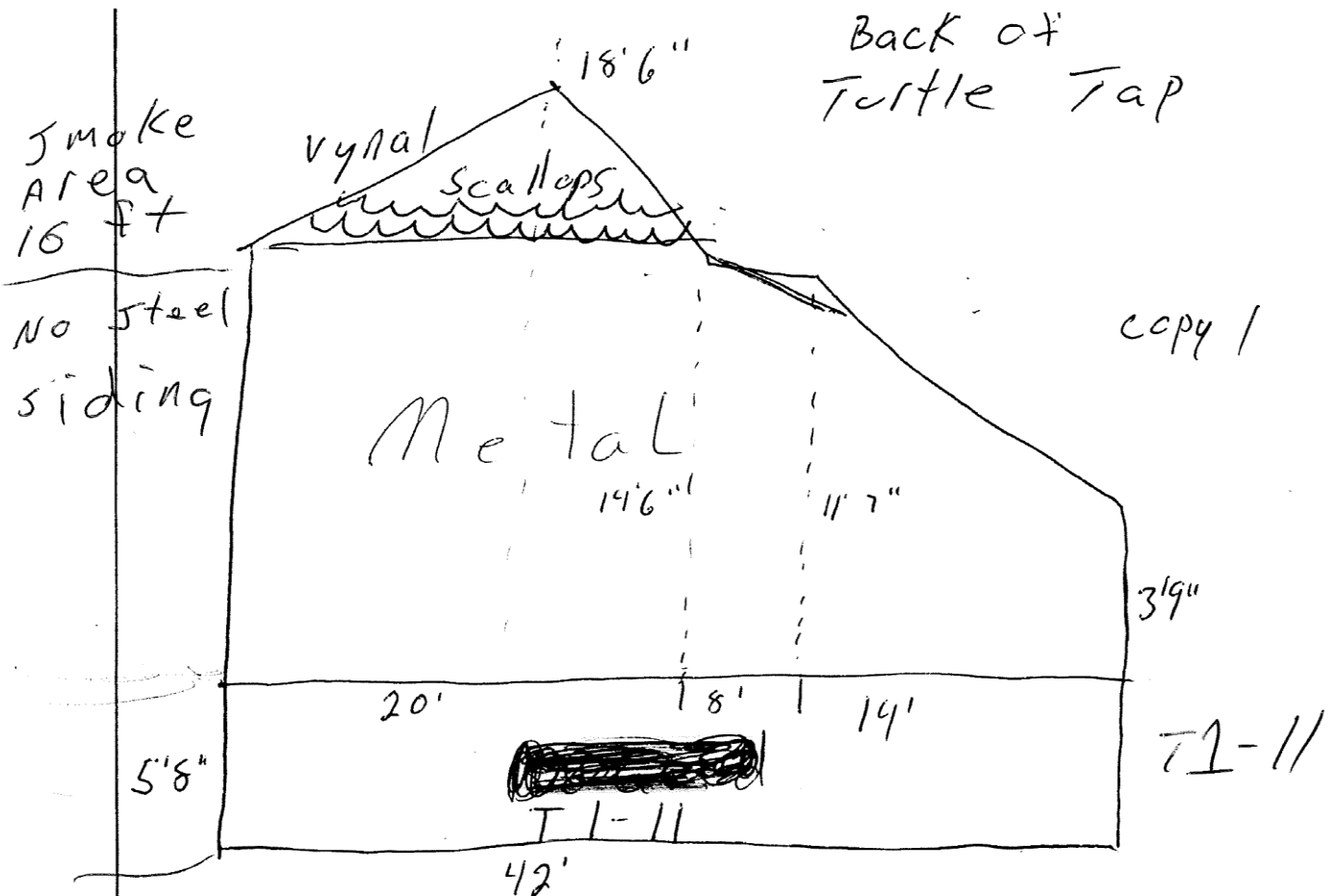
copy # 2



All Brick

Color
change
only

Rear Exterior Wall Specifications # 3





Your Roof. For Life.™

Residential / Post Frame Color Chart

- SMP* Paint System
- 29 & 26 Gauge Galvalume® Steel Substrate
- 40 Year and Lifetime Warranty



Arctic White
TSR† = 63%



White
TSR = 46%



Ivory
TSR = 58%



Light Stone
TSR = 51%



Sahara Tan
TSR = 36%



Pearl Gray
TSR = 35%



Cocoa Brown
TSR = 29%



Burnished Slate
TSR = 32%



Light Brown
TSR = 36%



Clay
TSR = 32%



Charcoal Gray
TSR = 31%



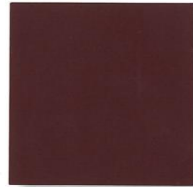
Black
TSR = 25%



Patriot Red
TSR = 36%



Terracotta Red
TSR = 32%



Burgundy
TSR = 25%



Copper Metallic‡
TSR = 46%



Gallery Blue
TSR = 25%



Royal Blue
TSR = 31%



Evergreen
TSR = 26%



Marine Green
TSR = 30%

Non-Painted



Acrylic Coated Galvalume
TSR = 55%



Denotes Energy Star™ certified high reflectance color which can reduce cooling costs.



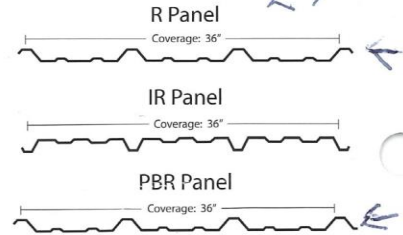
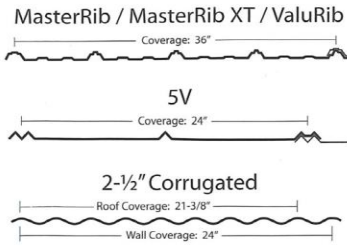
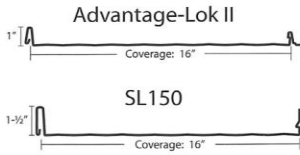
Union utilizes the most advanced Silicized Modified Polyester paint system in the industry, based on Akzo Nobel's Ceram-A-Star 1050 technology.

NOTE: Colors shown have been matched as accurately as possible to actual finish. For exact color match, please request a metal color sample. Availability of colors and materials is subject to change. Most panels available are available in bare galvanized or bare galvalume.

† TSR = Total Solar Reflectance. An Energy Star certified color must meet the following TSR requirements: 25% initial, 15% after 3 years of exposure testing.

‡ Premium color. To ensure proper color match, orders for metallic colors should be placed so that they come from the same batch.

Material Information



PANEL	GAUGE	Arctic White	Black	Burgundy	Burnished Slate	Charcoal Gray	Clay	Cocoa Brown	Copper Metallic	Evergreen	Gallery Blue	Ivory	Light Brown	Light Stone	Marine Green	Patriot Red	Pearl Gray	Royal Blue	Sahara Tan	Terracotta Red	White	Acrylic Coated Galvalume	
Advantage-Lok II	26	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
SL150	26	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
MasterRib	29	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
MasterRib XT	29	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
ValuRib*	29	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
5V	29	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
5V	26	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
2-1/2" Corrugated	29	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
2-1/2" Corrugated	26	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
R Panel	26	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
IR Panel	26	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PBR Panel	26	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

* ValuRib colors are not Energy Star certified

PERFORMANCE DATA

COLOR	INITIAL SOLAR REFLECTANCE	3 YR. TOTAL SOLAR REFLECTANCE	INITIAL THERMAL EMITTANCE	SOLAR REFLECTANCE INDEX
Arctic White	0.65	0.63	0.87	78
Black	0.25	0.25	0.85	24
Burgundy	0.25	0.25	0.87	24
Burnished Slate	0.31	0.32	0.88	32
Charcoal Gray	0.30	0.31	0.88	31
Clay	0.33	0.32	0.87	35
Cocoa Brown	0.28	0.29	0.89	29
Copper Metallic	0.46	0.46	0.86	52
Evergreen	0.26	0.26	0.88	26
Gallery Blue	0.25	0.25	0.87	24
Ivory	0.60	0.58	0.87	71
Light Brown	0.35	0.36	0.88	38
Light Stone	0.52	0.51	0.87	60
Marine Green	0.30	0.30	0.87	31
Patriot Red	0.35	0.36	0.88	38
Pearl Gray	0.37	0.35	0.87	40
Royal Blue	0.30	0.31	0.87	31
Sahara Tan	0.36	0.36	0.87	39
Terracotta Red	0.32	0.32	0.87	33
White	0.56	0.46	0.87	66
Acrylic Coated Galvalume	0.67	0.55	0.14	56

ENERGY STAR Requirements

Initial Solar Reflectivity
 Steep Slope Roofs (>2:12) ≥ 0.25
 Low Slope Roofs (≤2:12) ≥ 0.65
 3 Year Solar Reflectivity
 Steep Slope Roofs (>2:12) = 0.15
 Low Slope Roofs (≤2:12) = 0.50

LEED 2.2 Requirements

Solar Reflectance Index (SRI)
 Steep Slope Roofs = ≥ 29
 Low Slope Roofs = ≥ 78

PLANT LOCATIONS

Corporate Headquarters
 701 S. King St.
 Fayetteville, NC 28301
 (888) 685-7663

490 Oak Road
 Ocala, FL 34472
 (800) 331-3584

101 Lexington Ave.
 Spencer, NC 28159
 (800) 526-8156

1463 Interplex Circle
 Ceres Industrial Complex
 Vicksburg, MS 39183
 (888) 661-0577

200 Coe Rd.
 Anderson, SC 29624
 (800) 544-5169

625 N. Third St.
 Tipp City, OH 45371
 (877) 615-9812

3365 US Hwy 41 South
 Tifton, GA 31794
 (800) 962-9131

600 N. Sara Road
 Suite B
 Yukon, OK 73099
 (866) 373-5286

12435 James Madison Hwy
 Orange, VA 22690
 (800) 762-6785

1019 Underwood Rd.
 Olyphant, PA 18447
 (866) 695-6455

3920 Kennedy Rd.
 Janesville, WI 53545
 (877) 615-9812

NOTICE TO THE PUBLIC

June 19, 2017

To Whom It May Concern:

Curt Brannon of Turtle Tap LTD has filed an application for an Exception to Section 34.15(1) of the Architectural Review and Landscape Code to waive the exterior wall limitation on metal materials for on a non-industrial structure located at:

1344 East Grand Avenue

The applicant is proposing the installment of steel siding on the rear facing walls of the Turtle Tap building. The proposed metal siding requires an Exception to Section 34.15(1) of the Architectural Review and Landscape Code, as it would cover more than 25% of the exterior wall surface. Section 34.15(1) of the Architectural Review and Landscape Code limits the placement of metal materials to no more than 25% of an exterior wall surface on non-industrial buildings.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, July 5, 2017, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Monday, July 17, 2017, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

We are interested in your opinion.

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

For additional information, please contact Rudy Moreno, Planner II, in the Planning & Building Services Division at (608) 364-6708 or morenor@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

Curt Brannon
2108 E. Ridge Rd.
Beloit, WI 53511

Hendricks Commercial Properties, LLC.
525 Third Street, Suite 300
Beloit, WI 53511

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: July 5, 2017

Agenda Item: 4

File Number: RPB-2017-03

Request: Sale of Land to Wis. DOT

Owner: City of Beloit

Location: 2001 Gateway Blvd

Request Overview/Background Information:

As part of the Interstate Highway 39/90/43 and Hwy 81 Interchange Reconstruction Project, the Wisconsin Department of Transportation (DOT) is seeking to acquire 0.531 acre of land from the City of Beloit for right-of-way purposes along with a Temporary Limited Easement (TLE) over 0.247 acre as shown on the attached Project Plat. The sale of land for roadway purposes is required to be referred to and reviewed by the Plan Commission in accordance with Section 62.23(5) of Wisconsin Statutes.

Key Issues:

- The DOT is currently undergoing negotiations with property owners for the acquisition of real estate along the Interstate corridor. The land to be acquired is a part of the City-owned parcel addressed as 2001 Gateway Blvd.
 - As shown on the attached map, the requested land is specifically related to the extension of Milwaukee Road/Hwy 81 to the east side of I-39/90 and the reconstruction of its intersection with Gateway Blvd.
 - The proposed 0.531 acre to be acquired will be permanently dedicated as highway right-of-way.
 - The proposed TLE area (0.247 acre) will be graded as part of this project but will remain part of the subject property.
 - This interchange will be reconstructed from fall 2018 to fall 2020.
-

Consistency with 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**
-

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the sale of 0.531 acre of land for right-of-way purposes and the granting of a Temporary Limited Easement (TLE) over 0.247 acre of the City-owned property located at 2001 Gateway Blvd to the Wisconsin DOT as shown on the attached Project Plat.

Fiscal Note/Budget Impact: The purchase price of this land is \$21,200.

Attachments: Project Diagram & Project Plat

