



**MEETING NOTICE AND AGENDA**  
**Beloit City Plan Commission**  
**Wednesday, December 6, 2017 at 7:00 PM**  
**The Forum**  
**Beloit City Hall**  
**100 State Street, Beloit**

1. **Call to Order and Roll Call**
2. **Approval of the Minutes of the November 21, 2017 Meeting**
3. **Extraterritorial Certified Survey Map – 6108 East County Road J**  
Review and consideration of a two-lot Certified Survey Map for the property located at 6108 East County Road J in the Town of Turtle
4. **Extraterritorial Certified Survey Map – 6110 East County Road J and adjacent property**  
Review and consideration of a two-lot Certified Survey Map for the property located at 6110 East County Road J and part of the adjacent property to the east in the Town of Turtle
5. **Acquisition of Utility Easements by the Wisconsin Department of Transportation**  
Review and consideration of a request by the Wisconsin Department of Transportation to acquire utility easements over private property it has purchased for the I-39/I-90 Reconstruction Project
6. **Status Report on Prior Plan Commission Items**
7. **Adjournment**

If you are unable to attend this meeting, please contact Frank Fuerte in the Community Development Department at 364-6700 **no later than 4:00 PM the day before the meeting.**

Notice Posted: December 1, 2017  
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, November 21, 2017 at 7:00 PM**  
**The Forum**  
**Beloit City Hall**  
**100 State Street, Beloit**

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

Chairperson Faragher called the meeting to order at 7:02pm. Commissioners Haynes, Weeden, Faragher, Ruster, and Finnegan were present. Commissioners Tinder and Johnson and City Councilor Leavy were absent.

**2. Approval of the Minutes of the November 8, 2017 Meeting**

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

**3. Extraterritorial Certified Survey Map – Northwest Corner of Inman Parkway and Prairie Avenue**

Ms. Julie Christensen, Community Development Director, presented the staff report and recommendation. Commissioner Weeden asked Mr. Dean Holton (in audience) a representative for Casey's Convenience Store about proximity restrictions regarding new locations for the franchise. Dean Holton, 12425 Meadow Drive, Winnebago, IL, indicated that Casey's has strategic placements for store locations to avoid having multiple stores too close to each other.

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

**4. Sign Easement Agreement – City of Beloit (Beloit Public Library), Hendricks Commercial Properties, and American Builders & Contractors Supply Company**

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

Nick Dimassis, Beloit Public Library Director, 219 Milwaukee Rd, Beloit, thanked Ms. Christensen for her contribution on this project and discussed the locations of the signs in detail.

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

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

Ms. Christensen mentioned the approval of the Conditional Use Permit for Welder's Supply Company and discussed some of the safety concerns that City Council Leavy brought up regarding the inspection and safety of the tank. Staff will provide information to verify that annual inspections will be performed by the Fire Department. Ms. Christensen also acknowledged the approval of Wisconsin Power and Light's Underground Electric Easement for 810 Pleasant St. Furthermore, the Steering Committee meeting for the Comprehensive Plan is scheduled for the 29<sup>th</sup> of November, 2017. This meeting will be held at the City of Beloit's Engineering Building.

9. **Adjournment**

Commissioner Haynes moved to adjourn the meeting, Ruster second the motion. Meeting adjourned at 7:25pm.

Minutes respectfully submitted by Frank Fuerte

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** December 6, 2017

**Agenda Item:** 3

**File Number:** CSM-2017-20

**Applicant:** R.H. Batterman and Co.,  
Inc.

**Owner:** Jeremy & Chelsea Delong

**Location:** 6108 East County Road J

**Existing Zoning:** A-E, Exclusive  
Agricultural District

**Existing Land Use:** Agricultural,  
Residential

**Total CSM Area:** 9.2 Acres

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### Request Overview/Background Information:

R.H. Batterman and Co., Inc., on behalf of Jeremy & Chelsea Delong, has submitted an Application for the Review of a Minor Subdivision and a two-lot Certified Survey Map (CSM) for the property located at 6108 East County Road J in the Town of Turtle. According to Section 12.05(1)(b) of the Subdivision Ordinance, the Plan Commission may approve, conditionally approve, or reject any minor subdivision of land within the City of Beloit's extraterritorial jurisdiction.

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### Key Issues:

- The intent of this CSM is to subdivide the subject property into two separate lots, one of which will change its zoning from A-E, Exclusive Agricultural District, to R-R, Rural Residential District.
- Proposed Lot 1 will include 223.23 feet of frontage on East County Rd J, a 30 foot wide cross access easement, and will be approximately 1.1 acres in area. Proposed Lot 1 will include an existing single-family dwelling, and its zoning will change from A-E to R-R.
- Proposed Lot 2 will include 480.82 feet of frontage on East County Rd J and will be approximately 8.1 acres in area. The zoning for Lot 2 will remain A-E.
- The boundary dividing these two proposed lots will be the centerline of the existing creek which runs through the parent parcel.
- The City's Review Agents have reviewed the proposed CSM and have not submitted any objections.
- The application and proposed CSM are attached for your review.

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### Consistency with Comprehensive Plan and Strategic Plan:

The subject property is outside of the Future Land Use Map area and therefore does not have a recommended land use.

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### 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

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### Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the two-lot Certified Survey Map (CSM) for the property located at 6108 East County Road J in the Town of Turtle, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by March 1, 2018.

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

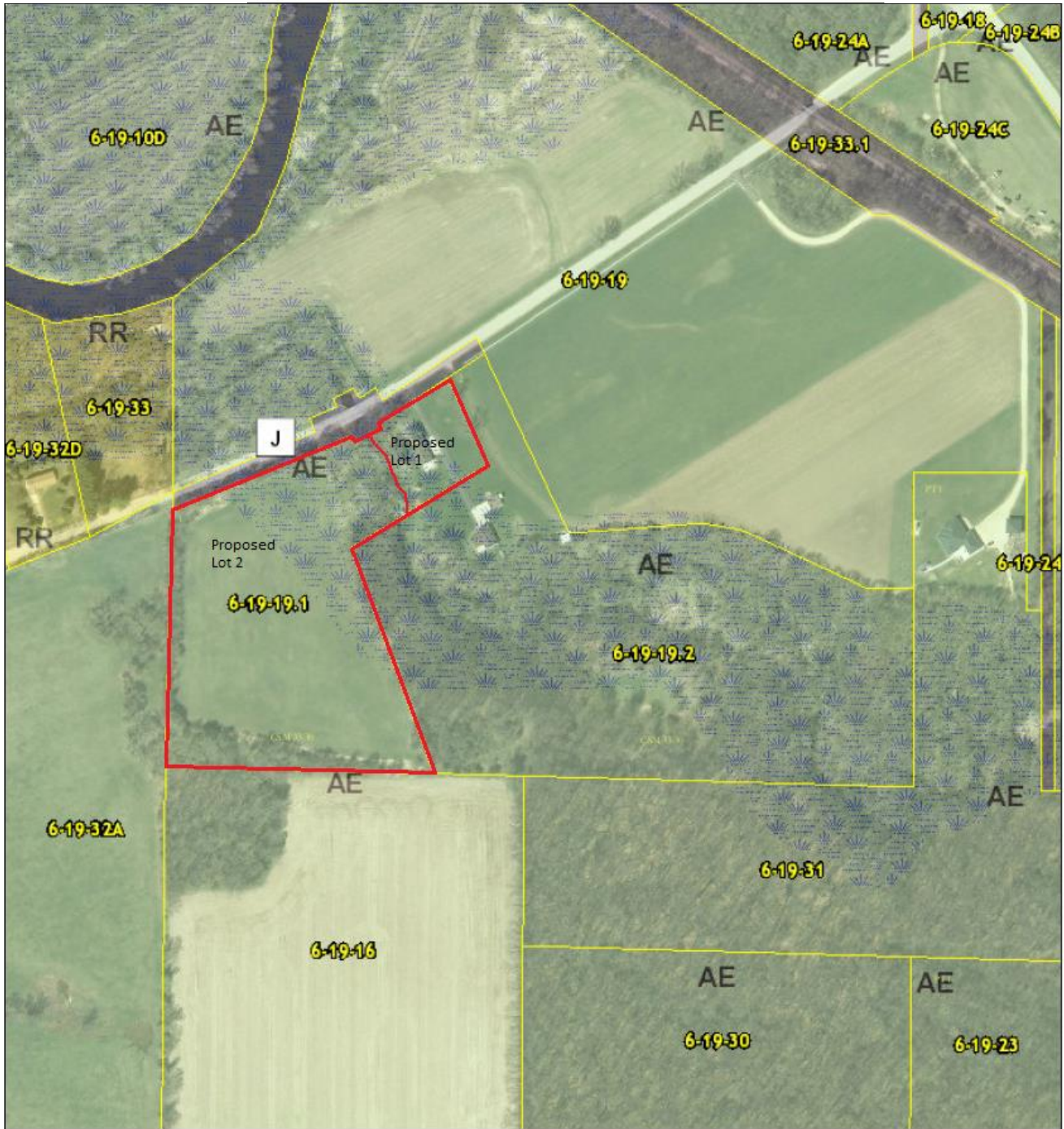
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**Attachments:** Location & Zoning Map, CSM, Application, and Resolution

# Location & Zoning Map

6108 E County Rd J

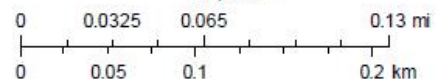
CSM-2017-20



November 20, 2017

1:3,880

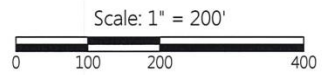
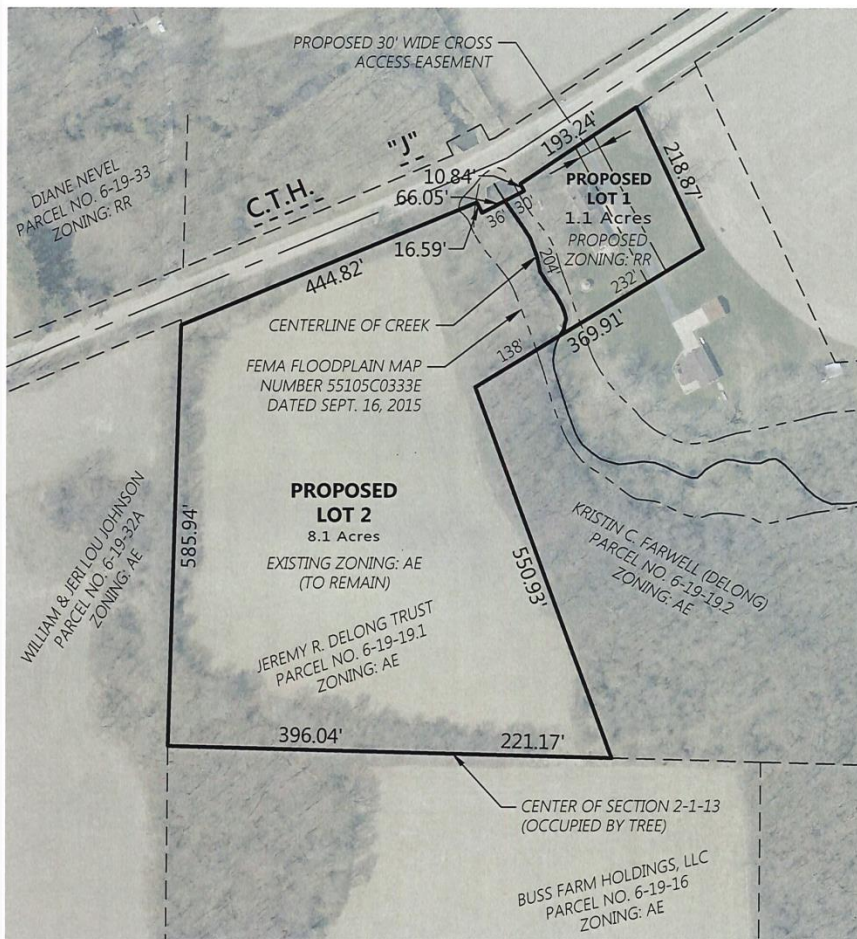
-  Lowland Conservancy Overlay District
-  Antennas and Communications Towers
-  Highland Conservancy Overlay District
-  Planned Unit Development Overlay
-  Mobile Home Park Overlay
-  Historic Conservation
-  County Owned Property Overlay





# PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO.  
1861603, RECORDED IN VOLUME 33 ON PAGES 30-34, BEING  
PART OF THE SW 1/4 OF THE NE 1/4 AND SE 1/4 OF THE  
NW 1/4 OF SECTION 2, T. 1 N., R. 13 E., OF THE 4TH P.M.,  
TURTLE TOWNSHIP, ROCK COUNTY, WISCONSIN.



<b>ORDER NO: 32862</b> BOOK: SEE FILE FIELD CREW: N/A DRAWN BY: KJB DATE: November 7, 2017	FOR THE EXCLUSIVE USE OF: <b>JEREMY &amp; CHELSEA DELONG</b> 3424 KINGSBRIDGE DRIVE JANESVILLE, WI 53546	<b>Batterman</b> engineers surveyors planners 2857 Bartells Drive    Beloit, Wisconsin 53511 608.365.4464        www.rhbatterman.com
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File Name: J:\32800-32899\32862 - Delong Properties - CSM\SURVEY\RHB DRAWING FILES

# CITY of BELOIT

## Neighborhood Planning 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-2017-20

1. Address of property: 6108 E. County Road J
2. Tax Parcel Number(s): S-19-19.1
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
In the NE/NW Quarter of Section 2, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: Jeremy & Chelsea DeLong Phone: 414-897-4892  
3424 Kingsbridge Drive Janesville WI 53546  
(Address) (City) (State) (Zip)
5. Surveyor's name: R.H. Batterman & Co., Inc. Phone: 608-365-4464  
2857 Bartells Drive Beloit WI 53511  
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 2 lot(s).
7. Total area of land included in this map: 9.2 Acres
8. Total area of land remaining in parent parcel: 0 Acres
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: AE
11. Is the proposed use permitted in this zoning district: RR & AE
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 11/15/17 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.

Jeremy & Chelsea DeLong 11-9-17  
(Signature of applicant) (Name of applicant) (Date)

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

Review fee: <u>\$150 plus \$10 per lot</u> Amount paid: <u>\$170.00</u>
Scheduled meeting date: <u>DEC 6, 2017</u>
Application accepted by: <u>[Signature]</u> Date: <u>11/15/17</u>

**RESOLUTION  
APPROVING A TWO-LOT CERTIFIED SURVEY MAP  
FOR THE PROPERTY LOCATED AT 6108 EAST COUNTY ROAD J**

**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 Plan Commission of the City of Beloit to approve, conditionally approve, or reject any minor subdivision of land within the extraterritorial jurisdiction of the City; and

**WHEREAS**, the attached two-lot Certified Survey Map (CSM) for the property located at 6108 East County Road J in the Town of Turtle, containing 9.2 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

PART OF LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1861603,  
RECORDED IN VOLUME 33 ON PAGES 30-34, BEING PART OF THE SW ¼  
OF THE NE ¼ AND SE ¼ OF THE NW ¼ OF SECTION 2, T. 1 N., R. 13 E., OF  
THE 4<sup>TH</sup> P.M., TURTLE TOWNSHIP, ROCK COUNTY, WISCONSIN.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Certified Survey Map (CSM) for the property located at 6108 East County Road J in the Town of Turtle, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by March 1, 2018.

Adopted this 6<sup>th</sup> day of December, 2017.

\_\_\_\_\_  
James Faragher, Plan Commission Chairman

**ATTEST:**

\_\_\_\_\_  
Julie Christensen,  
Community Development Director



## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** December 6, 2017

**Agenda Item:** 4

**File Number:** CSM-2017-21

**Applicant:** R.H. Batterman and Co., Inc.

**Owner:** Kristin Farwell

**Location:** 6110 East County Road J and Part of the Adjacent Property to the East

**Existing Zoning:** A-E, Exclusive Agricultural District

**Existing Land Use:** Agricultural, Residential

**Total CSM Area:** 17.7 Acres

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### Request Overview/Background Information:

R.H. Batterman and Co., Inc., on behalf of Kristin Farwell, has submitted an Application for the Review of a Minor Subdivision and a two-lot Certified Survey Map (CSM) for the property located at 6110 East County Road J and part of the adjacent property to the east in the in the Town of Turtle. According to Section 12.05(1)(b) of the Subdivision Ordinance, the Plan Commission may approve, conditionally approve, or reject any minor subdivision of land within the City of Beloit's extraterritorial jurisdiction.

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### Key Issues:

- The intent of this CSM is to subdivide the subject property into two separate lots, one of which will change its zoning from A-E, Exclusive Agricultural District, to R-R, Rural Residential District.
- Proposed Lot 1 will include 101.11 feet of frontage on East County Rd J and will be approximately 2.6 acres in area. Proposed lot 1 will include an existing single-family dwelling, and its zoning will change from A-E to R-R.
- Proposed Lot 2 will include 101.11 feet of frontage on East County Rd J with a 40 foot wide strip of land dedicated to the public, and will be approximately 15.1 acres in area. The zoning for Lot 2 will remain A-E.
- Proposed Lot 2 will contain portions of land from 6110 East County Rd J and the adjacent property to the east; the portion of land from the property adjacent to 6110 East County Rd J will be a 101.11 foot by 509.28 foot area which is intended to provide Lot 2 with 100 foot of frontage, as required by the Town of Turtle.
- Part of the boundary dividing these two proposed lots will be the centerline of the existing creek which runs through the 6110 E County Road J property.
- The City's Review Agents have reviewed the proposed CSM. Alliant Energy has submitted a request to the applicant for the removal of existing trees for the placement of new utility poles on the future right-of-way.
- The application and proposed CSM are attached for your review.

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### Consistency with Comprehensive Plan and Strategic Plan:

The subject properties are outside of the Future Land Use Map area and therefore do not have recommended land uses.

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### 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

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### Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached two-lot Certified Survey Map (CSM) for the property located at 6110 East County Road J and part of the adjacent property to the east in the in the Town of Turtle, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by March 1, 2018.

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

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**Attachments:** Location & Zoning Map, CSM, Application, and Resolution

# Location & Zoning Map

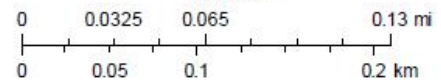
6110 E County Rd J and Part of the adjacent lot to the East






CSM-2017-21



November 20, 2017

1:3,880

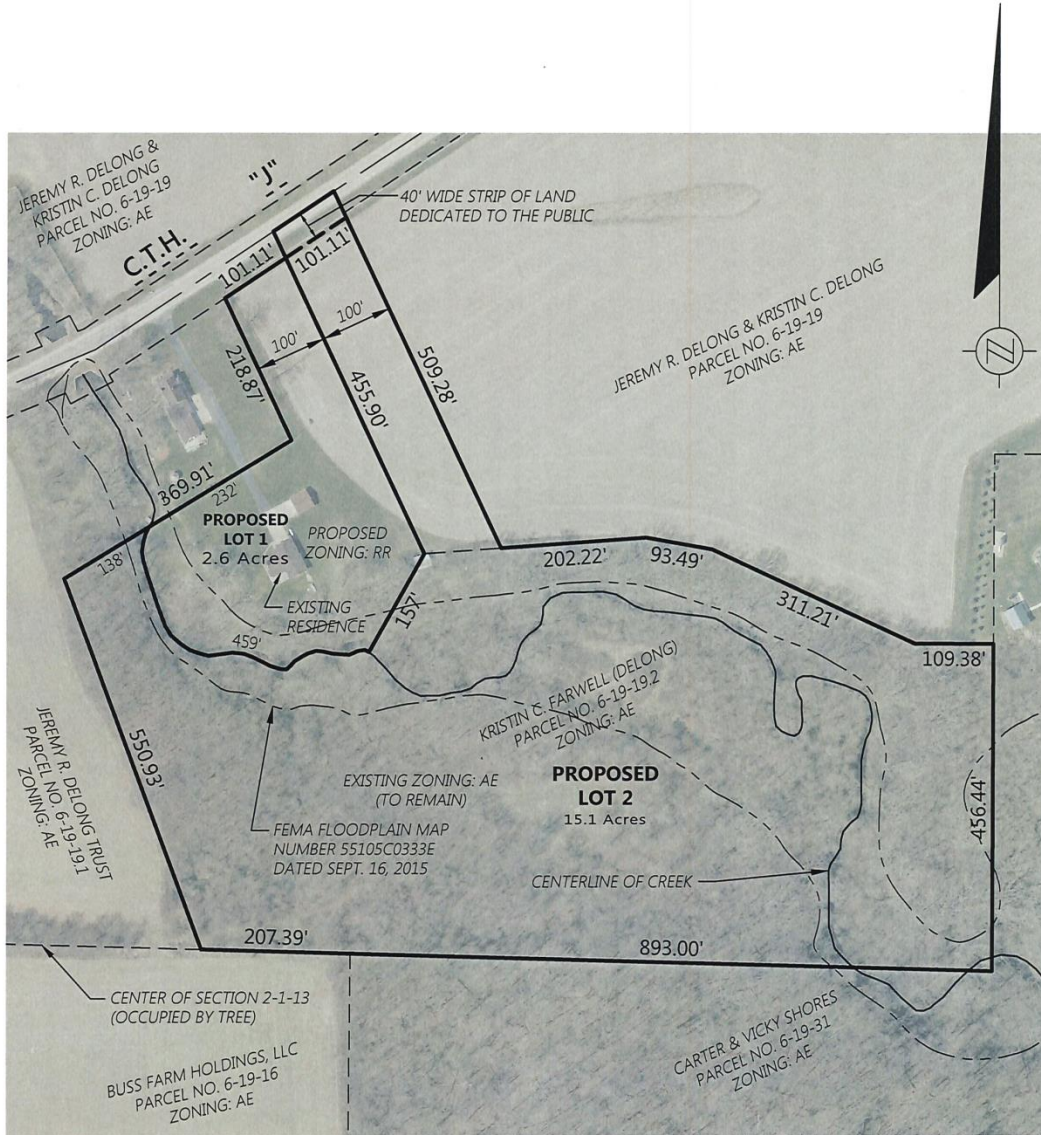


-  Lowland Conservancy Overlay District
-  Antennas and Communications Towers
-  Highland Conservancy Overlay District
-  Planned Unit Development Overlay
-  Mobile Home Park Overlay
-  Historic Conservation
-  County Owned Property Overlay



# PRELIMINARY CERTIFIED SURVEY MAP

OF LOT 2 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1861603,  
RECORDED IN VOLUME 33 ON PAGES 30-34, AND UNPLATTED  
LANDS BEING PART OF THE SE 1/4 OF THE NE 1/4 AND THE  
SW 1/4 OF THE NE 1/4 OF SECTION 2, T. 1 N., R. 13 E., OF THE  
4TH P.M., TURTLE TOWNSHIP, ROCK COUNTY, WISCONSIN.



Scale: 1" = 200'



<b>ORDER NO: 32862</b> BOOK: SEE FILE FIELD CREW: N/A DRAWN BY: KJB DATE: November 7, 2017	FOR THE EXCLUSIVE USE OF: <b>KRISTIN FARWELL (DELONG)</b> 1721 - 310TH STREET SHERRARD, IL 61281	<b>Batterman</b> engineers surveyors planners 2857 Bartells Drive    Beloit, Wisconsin 53511 608.365.4464        www.rhbatterman.com
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File Name: J:\32800-32899\32862 - Delong Properties - CSM\SURVEY\RHB DRAWING FILES

# CITY of BELOIT

## Neighborhood Planning 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-2017-21

1. Address of property: 6110 E. County Road J & PART OF PARCEL 6-19-19
2. Tax Parcel Number(s): 6-19-19.2 & 6-19-19
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
In the NE Quarter of Section 2, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: Kristin Farwell (DeLong) Phone: 309-373-1985  
1721 - 310th Street Sherrard IL 61281  
(Address) (City) (State) (Zip)
5. Surveyor's name: R.H. Batterman & Co., Inc. Phone: 608-365-4464  
2857 Bartells Drive Beloit WI 53511  
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 2 lot(s).
7. Total area of land included in this map: 17.7 Acres
8. Total area of land remaining in parent parcel: 38.2 Acres
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: AE
11. Is the proposed use permitted in this zoning district: RR & AE
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 11/15/17 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.

Kristin Farwell, Kristin Farwell , 11-10-17  
(Signature of applicant) (Name of applicant) (Date)

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

Review fee: <u>\$150 plus \$10 per lot</u> Amount paid: <u>\$170.00</u>
Scheduled meeting date: <u>DEC 6, 2017</u>
Application accepted by: <u>[Signature]</u> Date: <u>11/15/17</u>

**RESOLUTION  
APPROVING A TWO-LOT CERTIFIED SURVEY MAP  
FOR THE PROPERTY LOCATED AT  
6110 EAST COUNTY ROAD J AND PART OF THE ADJACENT PROPERTY TO THE  
EAST**

**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 Plan Commission of the City of Beloit to approve, conditionally approve, or reject any minor subdivision of land within the extraterritorial jurisdiction of the City; and

**WHEREAS**, the attached two-lot Certified Survey Map (CSM) for the property located at 6110 East County Road J and part of the adjacent property to the east in the Town of Turtle, containing 17.7 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

PART OF LOT 2 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1861603,  
RECORDED IN VOLUME 33 ON PAGES 30-34, AND UNPLATTED LANDS  
BEING PART OF THE SE ¼ OF THE NE ¼ AND SW ¼ OF THE NE ¼ OF  
SECTION 2, T. 1 N., R. 13 E., OF THE 4<sup>TH</sup> P.M., TURTLE TOWNSHIP, ROCK  
COUNTY, WISCONSIN.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Certified Survey Map (CSM) for the property located at 6110 East County Road J and part of the adjacent property to the east in the Town of Turtle, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by March 1, 2018.

Adopted this 6<sup>th</sup> day of December, 2017.

\_\_\_\_\_  
James Faragher, Plan Commission Chairman

**ATTEST:**

\_\_\_\_\_  
Julie Christensen,  
Community Development Director



## **REPORT TO THE BELOIT CITY PLAN COMMISSION**

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**Meeting Date:** December 6, 2017

**Agenda Item:** 5

**File Number:** RPB-2017-09

**Request:** Conveyance to Wis. DOT

**Owner:** Private Owners (3)

**Location:** 1630 Apex Dr., 2426 Field Crest Rd, 3001 Chatsworth Dr.

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### **Request Overview/Background Information:**

As part of the Interstate Highway 39/90 Reconstruction Project, the Wisconsin Department of Transportation (DOT) is acquiring additional land in order to widen the DOT right of way. The City of Beloit owns utilities within utility easements that will be impacted by the construction. The areas impacted are shown on the attached Transportation Project Plats. This request involves the conveyance of easement rights, with and without relocation of existing utilities.

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.

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### **Key Issues:**

- The DOT has acquired land from private parties in which the City of Beloit has utility easements. The DOT is seeking to acquire our easements using *Conveyance of Rights in Land* and a *Quit Claim Deed*. Some of the utilities in the easements will be relocated and some will be allowed to remain in place.
- The *Conveyance of Rights in Land* documents (one for sewer and one for water) allow DOT to build over the top of the City's sewer and water utilities that are currently in a utility easement over the property located at 1630 Apex Drive and to leave the utilities in place in the new right-of-way. If the DOT were to require the utilities to move in the future, it would be at their cost. See the Plats labeled "Area 1 Water" and "Area 1 Sewer."
- The *Quit Claim Deed* gives up the City's utility easement rights completely and relates to an existing sewer main over the properties located at 2426 Field Crest Road (east side of I-90) and 3001 Chatsworth Drive (west side of I-90). The deed relates to the areas in which an existing sanitary sewer will be relocated from the new DOT right-of-way. DOT is paying for the relocation now. Any future relocation of our utility in the current right of way would be the City's cost. See the Plat labeled "Area 2 Sewer."
- The sewer relocation is being paid for by DOT, aside from any system improvements added to the project.
- Agreements for the utility relocations will be coming to the City Council for possible action on December 18, 2017.

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### **Consistency with Strategic Plan:**

- Consideration of this request supports Strategic Goal #5 – to create and sustain high quality infrastructure and connectivity.

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### **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**

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### **Staff Recommendation:**

The Planning & Building Services Division recommends **approval** of the attached Conveyance of Rights in Land documents and Quit Claim Deed relating to existing City utilities within easements over property being acquired as interstate highway right-of-way by the Wisconsin DOT.

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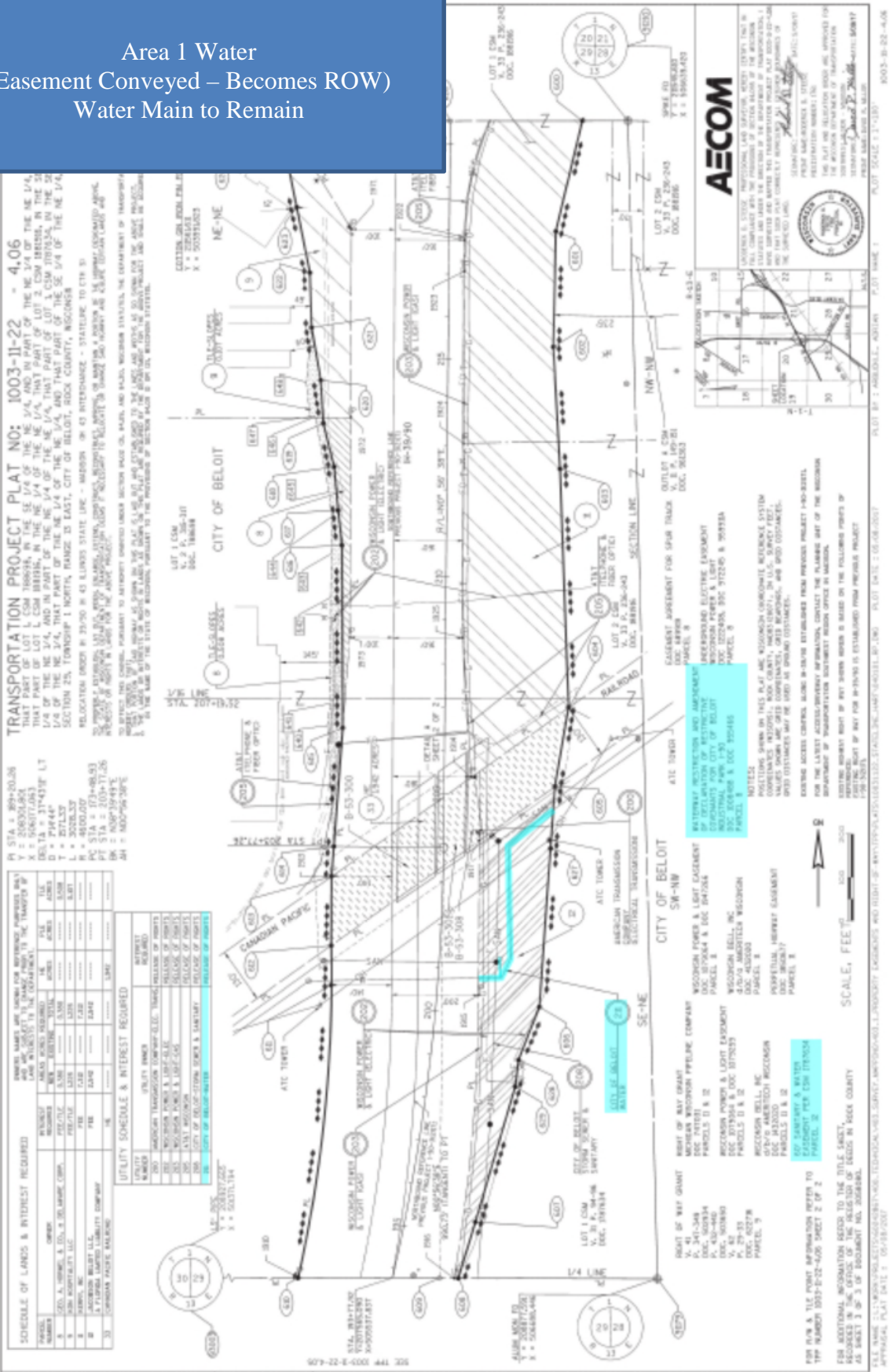
**Fiscal Note/Budget Impact:** N/A

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**Attachments:** Area 1 Sewer Plat, Area 1 Water Plat, Area 2 Sewer Plat, Conveyance of Rights in Land (Area 1 Sewer), Conveyance of Rights in Land (Area 1 Water), and Quit Claim Deed (Area 2 Sewer)

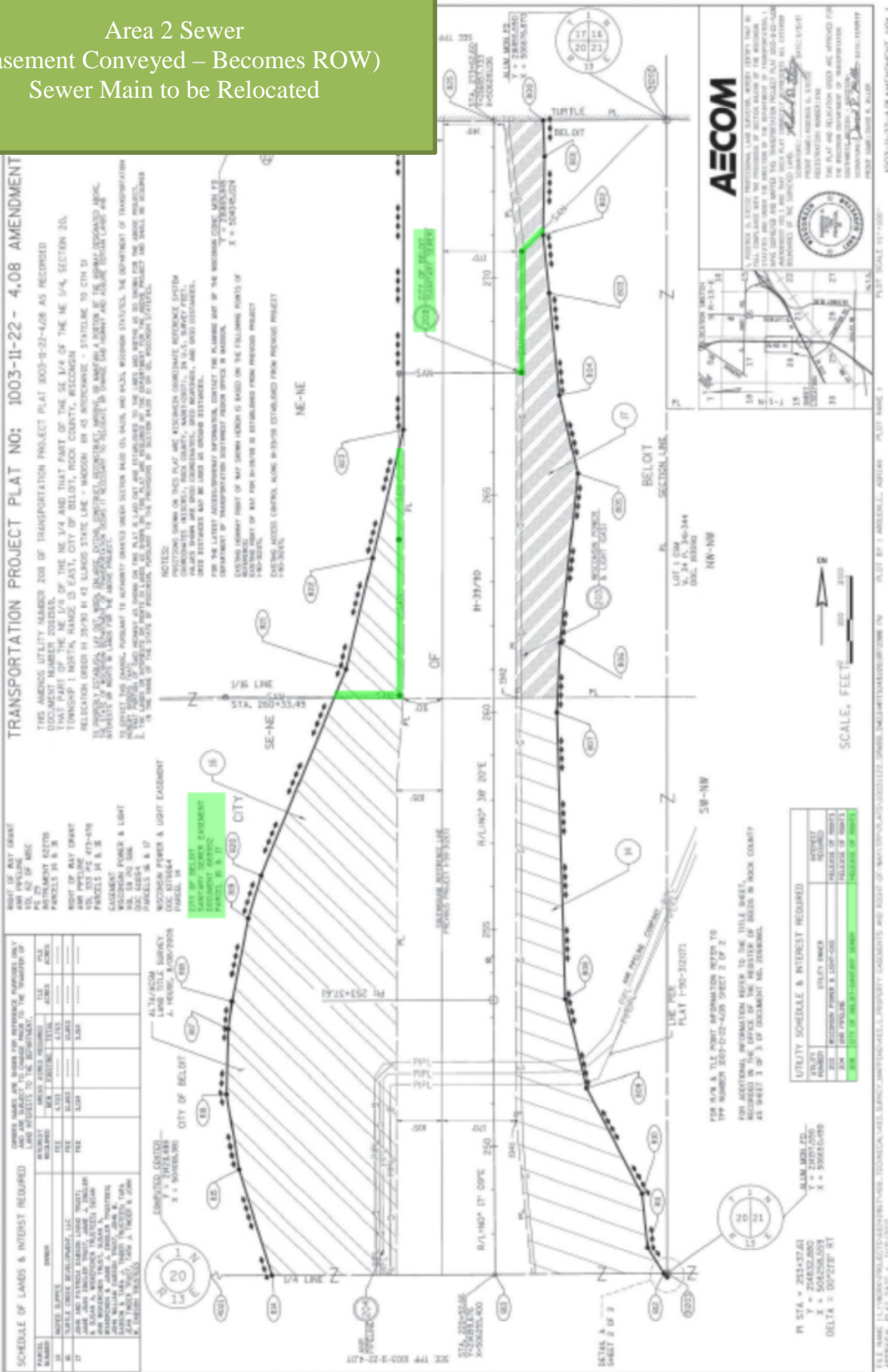


Area 1 Water  
(Easement Conveyed – Becomes ROW)  
Water Main to Remain





Area 2 Sewer  
(Easement Conveyed – Becomes ROW)  
Sewer Main to be Relocated



SCALE, FEET 1" = 100'

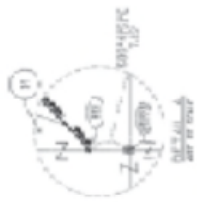
PLAT BY T. WHEEDLE, ARS 1003-11-22-4.08 AMENDMENT, PROJECT 1003-02-426 AS RECORDED DOCUMENT NUMBER 202808

TRANSPORTATION PROJECT PLAT NO: 1003-11-22 - 4.08 AMENDMENT NO: 1

REGULATORY AGENCY: STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, CALIFORNIA HIGHWAYS

CHAIN - S. STA.	READING	HEIGHT	DISCREP.
890	1021.08	1.81 W	0.00
891	1021.08	1.81 W	0.00
892	1021.08	1.81 W	0.00
893	1021.08	1.81 W	0.00
894	1021.08	1.81 W	0.00
895	1021.08	1.81 W	0.00
896	1021.08	1.81 W	0.00
897	1021.08	1.81 W	0.00
898	1021.08	1.81 W	0.00
899	1021.08	1.81 W	0.00
900	1021.08	1.81 W	0.00
901	1021.08	1.81 W	0.00
902	1021.08	1.81 W	0.00
903	1021.08	1.81 W	0.00
904	1021.08	1.81 W	0.00
905	1021.08	1.81 W	0.00
906	1021.08	1.81 W	0.00
907	1021.08	1.81 W	0.00
908	1021.08	1.81 W	0.00
909	1021.08	1.81 W	0.00
910	1021.08	1.81 W	0.00
911	1021.08	1.81 W	0.00
912	1021.08	1.81 W	0.00
913	1021.08	1.81 W	0.00
914	1021.08	1.81 W	0.00
915	1021.08	1.81 W	0.00
916	1021.08	1.81 W	0.00
917	1021.08	1.81 W	0.00
918	1021.08	1.81 W	0.00
919	1021.08	1.81 W	0.00
920	1021.08	1.81 W	0.00
921	1021.08	1.81 W	0.00
922	1021.08	1.81 W	0.00
923	1021.08	1.81 W	0.00
924	1021.08	1.81 W	0.00
925	1021.08	1.81 W	0.00
926	1021.08	1.81 W	0.00
927	1021.08	1.81 W	0.00
928	1021.08	1.81 W	0.00
929	1021.08	1.81 W	0.00
930	1021.08	1.81 W	0.00
931	1021.08	1.81 W	0.00
932	1021.08	1.81 W	0.00
933	1021.08	1.81 W	0.00
934	1021.08	1.81 W	0.00
935	1021.08	1.81 W	0.00
936	1021.08	1.81 W	0.00
937	1021.08	1.81 W	0.00
938	1021.08	1.81 W	0.00
939	1021.08	1.81 W	0.00
940	1021.08	1.81 W	0.00
941	1021.08	1.81 W	0.00
942	1021.08	1.81 W	0.00
943	1021.08	1.81 W	0.00
944	1021.08	1.81 W	0.00
945	1021.08	1.81 W	0.00
946	1021.08	1.81 W	0.00
947	1021.08	1.81 W	0.00
948	1021.08	1.81 W	0.00
949	1021.08	1.81 W	0.00
950	1021.08	1.81 W	0.00
951	1021.08	1.81 W	0.00
952	1021.08	1.81 W	0.00
953	1021.08	1.81 W	0.00
954	1021.08	1.81 W	0.00
955	1021.08	1.81 W	0.00
956	1021.08	1.81 W	0.00
957	1021.08	1.81 W	0.00
958	1021.08	1.81 W	0.00
959	1021.08	1.81 W	0.00
960	1021.08	1.81 W	0.00
961	1021.08	1.81 W	0.00
962	1021.08	1.81 W	0.00
963	1021.08	1.81 W	0.00
964	1021.08	1.81 W	0.00
965	1021.08	1.81 W	0.00
966	1021.08	1.81 W	0.00
967	1021.08	1.81 W	0.00
968	1021.08	1.81 W	0.00
969	1021.08	1.81 W	0.00
970	1021.08	1.81 W	0.00
971	1021.08	1.81 W	0.00
972	1021.08	1.81 W	0.00
973	1021.08	1.81 W	0.00
974	1021.08	1.81 W	0.00
975	1021.08	1.81 W	0.00
976	1021.08	1.81 W	0.00
977	1021.08	1.81 W	0.00
978	1021.08	1.81 W	0.00
979	1021.08	1.81 W	0.00
980	1021.08	1.81 W	0.00
981	1021.08	1.81 W	0.00
982	1021.08	1.81 W	0.00
983	1021.08	1.81 W	0.00
984	1021.08	1.81 W	0.00
985	1021.08	1.81 W	0.00
986	1021.08	1.81 W	0.00
987	1021.08	1.81 W	0.00
988	1021.08	1.81 W	0.00
989	1021.08	1.81 W	0.00
990	1021.08	1.81 W	0.00
991	1021.08	1.81 W	0.00
992	1021.08	1.81 W	0.00
993	1021.08	1.81 W	0.00
994	1021.08	1.81 W	0.00
995	1021.08	1.81 W	0.00
996	1021.08	1.81 W	0.00
997	1021.08	1.81 W	0.00
998	1021.08	1.81 W	0.00
999	1021.08	1.81 W	0.00
1000	1021.08	1.81 W	0.00

CHAIN - S. STA.	READING	HEIGHT	DISCREP.
1001	1021.08	1.81 W	0.00
1002	1021.08	1.81 W	0.00
1003	1021.08	1.81 W	0.00
1004	1021.08	1.81 W	0.00
1005	1021.08	1.81 W	0.00
1006	1021.08	1.81 W	0.00
1007	1021.08	1.81 W	0.00
1008	1021.08	1.81 W	0.00
1009	1021.08	1.81 W	0.00
1010	1021.08	1.81 W	0.00
1011	1021.08	1.81 W	0.00
1012	1021.08	1.81 W	0.00
1013	1021.08	1.81 W	0.00
1014	1021.08	1.81 W	0.00
1015	1021.08	1.81 W	0.00
1016	1021.08	1.81 W	0.00
1017	1021.08	1.81 W	0.00
1018	1021.08	1.81 W	0.00
1019	1021.08	1.81 W	0.00
1020	1021.08	1.81 W	0.00
1021	1021.08	1.81 W	0.00
1022	1021.08	1.81 W	0.00
1023	1021.08	1.81 W	0.00
1024	1021.08	1.81 W	0.00
1025	1021.08	1.81 W	0.00
1026	1021.08	1.81 W	0.00
1027	1021.08	1.81 W	0.00
1028	1021.08	1.81 W	0.00
1029	1021.08	1.81 W	0.00
1030	1021.08	1.81 W	0.00
1031	1021.08	1.81 W	0.00
1032	1021.08	1.81 W	0.00
1033	1021.08	1.81 W	0.00
1034	1021.08	1.81 W	0.00
1035	1021.08	1.81 W	0.00
1036	1021.08	1.81 W	0.00
1037	1021.08	1.81 W	0.00
1038	1021.08	1.81 W	0.00
1039	1021.08	1.81 W	0.00
1040	1021.08	1.81 W	0.00
1041	1021.08	1.81 W	0.00
1042	1021.08	1.81 W	0.00
1043	1021.08	1.81 W	0.00
1044	1021.08	1.81 W	0.00
1045	1021.08	1.81 W	0.00
1046	1021.08	1.81 W	0.00
1047	1021.08	1.81 W	0.00
1048	1021.08	1.81 W	0.00
1049	1021.08	1.81 W	0.00
1050	1021.08	1.81 W	0.00



CHAIN	READING	HEIGHT	DISCREP.
1051	1021.08	1.81 W	0.00
1052	1021.08	1.81 W	0.00
1053	1021.08	1.81 W	0.00
1054	1021.08	1.81 W	0.00
1055	1021.08	1.81 W	0.00
1056	1021.08	1.81 W	0.00
1057	1021.08	1.81 W	0.00
1058	1021.08	1.81 W	0.00
1059	1021.08	1.81 W	0.00
1060	1021.08	1.81 W	0.00

NO LONGER APPLICABLE



**CONVEYANCE OF RIGHTS IN LAND**

**(Non-Fee Land Interests)**

Wisconsin Department of Transportation  
Exempt from filing transfer form s.77.21(1) Wis. Stats.  
DT1660 7/2017 s.84.09(1) Wis. Stats.

City of Beloit (sewer utility), GRANTOR, for and in consideration of the sum of one dollar (\$1.00) 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 State of Wisconsin, Department of Transportation, 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.

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

This space is reserved for recording data

Return to  
Sean Hadfield, AECOM  
Utility Coordinator  
WisDOT SW Region Project Office  
111 Interstate Blvd  
Edgerton WI 53534

Parcel Identification Number/Tax Key Number

**Legal Description**

All that part of the lands subject to Grantor's easement or interests included in lands acquired for the improvement of IH 39 by the Grantee in:

Parcel 12 of Transportation Project Plat 1003-11-22-4.06, recorded as Document No.2078148, on May 16, 2017, in the Rock County Office of Register of Deeds, Janesville, 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.

**Acknowledgement**

\_\_\_\_\_  
(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)

**CONVEYANCE OF RIGHTS IN LAND  
(Non-Fee Land Interests)**

Wisconsin Department of Transportation  
Exempt from filing transfer form s. 77.21(1) Wis. Stats.  
DT1660 7/2017 s.84.09(1) Wis. Stats.

City of Beloit (water utility), GRANTOR, for and in consideration of the sum of one dollar (\$1.00) 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 State of Wisconsin, Department of Transportation, 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.

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

This space is reserved for recording data

Return to  
Sean Hadfield, AECOM  
Utility Coordinator  
WisDOT SW Region Project Office  
111 Interstate Blvd  
Edgerton WI 53534

Parcel Identification Number/Tax Key Number

**Legal Description**

All that part of the lands subject to Grantor's easement or interests included in lands acquired for the improvement of IH 39 by the Grantee in:

Parcel 12 of Transportation Project Plat 1003-11-22-4.06, recorded as Document No.2078148, on May 16, 2017, in the Rock County Office of Register of Deeds, Janesville, 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.

**Acknowledgement**

\_\_\_\_\_  
(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)

**QUIT CLAIM DEED By Utility  
(Non-Fee Land Interests)**

Wisconsin Department of Transportation  
Exempt from filing transfer form s.77.21(1) Wis. Stats.  
DT1661 7/2017 s. 84.09(1) Wis. Stats.

THIS DEED, made by City of Beloit (sewer utility), GRANTOR, a utility authorized to transact business in the State of Wisconsin, quit claims to the State of Wisconsin, Department of Transportation, GRANTEE, all of its title, rights, or interests in and to the lands described, reserving to itself the ownership and title of its facilities or personalties occupying the described lands, and which the GRANTOR, at its own cost and expense will remove from the lands, or will so relocate, change, or alter that they will not interfere with or be interfered with by the normal operation and maintenance of a public highway on the described lands, for the sum of one dollar (\$1.00) and other good and valuable consideration.

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

This space is reserved for recording data

Return to  
Sean Hadfield, AECOM  
Utility Coordinator  
WisDOT SW Region Project Office  
111 Interstate Blvd  
Edgerton WI 53534

Parcel Identification Number/Tax Key Number

**Legal Description**

All that part of the lands subject to Grantor's easement or interests included in lands acquired for the improvement of IH 39 by the Grantee in:

Parcels 16 and 17 of Transportation Project Plat 1003-11-22--4.08 Amendment 1, recorded as Document No.2092204, on November 21, 2017, in the Rock County Office of Register of Deeds, Janesville, Wisconsin.

GRANTOR, a utility organized and existing under the laws of the State of Wisconsin with its principal place of business at 100 State Street, City of Beloit, County of Rock, State of Wisconsin.

The undersigned certify that this instrument is executed with the full right, power and authority to do so on behalf of Grantor.

**Acknowledgement**

\_\_\_\_\_  
(Grantor Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Date)

State of \_\_\_\_\_ )  
) ss.  
\_\_\_\_\_ County )

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)