



**PUBLIC NOTICE & AGENDA
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, January 08, 2020**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Review and consideration of the minutes of the December 18, 2019 Plan Commission meeting
[Attachment](#)
3. REPORTS
 - 3.a. Consideration of a three-lot Certified Survey Map for a portion of the property located at 1452 Townhall Road
[Attachment](#)
4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
5. ADJOURNMENT

** 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.



**MINUTES
PLAN COMMISSION
2400 Springbrook Court, Beloit, WI 53511
7:00 PM
Wednesday, December 18, 2019**

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order by Chairperson Faragher at 7:02PM. Commissioners Haynes, Robson, Weeden, Faragher, Finnegan, Ruster, and Councilor Preuschl were present. Commissioner Johnson was absent.

2. MINUTES

2.a. Consideration of the minutes of the December 4, 2019 Plan Commission meeting

Motion was made by Commissioner Robson, seconded by Commissioner Weeden to approve the minutes. Motion carried, voice vote.

3. PUBLIC HEARINGS

3.a. Consideration of a request for an exception to 34.21 (2)(c) of the Architectural Review and Landscape Code to waive the landscape strip requirement for the property located at 511 Public Ave

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

Commissioner Robson asked if Hendricks has to put in a landscape strip, how many parking stalls have to be taken away. Ms. Christensen stated that ten would need to be eliminated. Commissioner Weeden asked if this is a five foot landscape strip they are eliminating. Ms. Christensen said that it is a minimum of five feet. Commissioner Weeden and Robson asked if Hendricks can find two feet somewhere else, so they do not have to eliminate the landscape strip completely.

Chairperson Faragher opened the public hearing.

Glenn Serdar, representing Hendricks Commercial Properties, 525 Third Street, Beloit, said that he appreciates the City's allowing them to rezone the property to PUD so that they can have a mixed Residential and Commercial Development. Hendricks Commercial Properties looked into having the property zoned Central Business District,

but the retail and residential land uses did not fit the zoning requirements. Mr. Serdar stated they could pick up a few feet in the island by the perpendicular stalls.

Commissioner Robson asked about the area facing Public Avenue, whether it could be scaled back or could the parking stalls be diagonal facing Public Avenue. Mr. Serdar stated they plan to utilize the whole site and that taking ten feet out would wipe an entire row of parking stalls, but that it is possible that Hendricks could pick up two or three feet there with a partial wall to meet landscape code.

Commissioner Faragher closed the public hearing.

Commissioner Weeden made a motion to layover the item to allow the applicant to come up with a plan that would provide a landscape strip along Public Avenue. Commissioner Robson seconded the motion. Motion carried, voice vote.

4. REPORTS

4.a. Consideration of an Underground Electrical Easement to Wisconsin Power & Light on the property located at 1111 Elaine Drive

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

Motion made by Commissioner Haynes and seconded by Commissioner Robson. Motion carried, voice vote.

4.b. Consideration of a three-lot Certified Survey Map for the property located at 2000 Sutler Avenue

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

Motion made by Commissioner Finnegan and seconded by Commissioner Ruster. Motion carried, voice vote.

4.c. Consideration of a one-lot Certified Survey Map to combine the properties located at 2924 Wyetta Drive and 2951 Kennedy Drive

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

Motion made by Commissioner Haynes and seconded by Commissioner Weeden. Motion carried, voice vote.

4.d. Appointment of a Plan Commissioner to the Greater Beloit Economic Development Corporation (GBEDC)

Commissioner Haynes nominated Commissioner Weeden to represent the Plan Commission at GBEDC. Commissioner Robson seconded the motion. Motion carried, voice vote.

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Ms. Christensen said that at Monday's City Council meeting, the City Council held the Public Hearing for the rezoning for Visit Beloit and approved the Subdivision and Sign Ordinance Amendments. Ms. Christensen stated that the closing for Amazon was scheduled for December 18, 2019. January 6, 2019 will be the first City Council meeting back at City Hall.

6. ADJOURNMENT

Motion was made by Commissioner Haynes, seconded by Commissioner Robson to adjourn the meeting. Motion passed, voice vote. Meeting was adjourned at 7:55 PM.

Respectfully submitted by Amber DesRoberts.



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: January 8, 2020

Agenda Item: 3.a.

File Number: CSM-2020-01

General Information

Applicant: Arc Design Resources Inc.

Owner: Luke E. Madson (Note: New Leaf Homes has made an offer to purchase)

Address/Location: Part of 1452 Townhall Road

Applicant's Request: The applicant has proposed a 3-Lot Certified Survey Map (CSM) for part of 1452 Townhall Road in the City of Beloit.

Staff Analysis

Existing Conditions: The area covered by this CSM contains vacant land currently farmed.

Proposed Land Division: The intent of the proposed CSM is to create lots for future subdivision Plats 4 and 5 of Eagles Ridge. The proposed CSM creates a 565,949 square foot Lot (proposed Lot 1) for future Eagles Ridge Plat Number 4, a 636,844 square foot Lot (proposed Lot 2) for future Eagles Ridge Plat Number 5, and a 85,431 square foot Lot (proposed Lot 3) for temporary storm water detention until additional development occurs and a permanent storm water detention solution is determined.

Surrounding Land Use and Zoning: There are single-family residential uses zoned R-1A, Single-Family Residential District, to the north of the subject property. To the east is residential home and agricultural uses zoned DH, Development Holding District. Agricultural uses zoned AE, Exclusive Agricultural District in the Town of Turtle are to the south and west of the property.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends Single-Family Residential urban for the subject property. The proposed land division is consistent with this recommendation. This request supports Strategic Goal #3 by creating residential growth.

Municipal Utilities: The subject property is currently not served by municipal utilities but once a final subdivision plat is approved, a development agreement will be established for public infrastructure. The proposed CSM dedicates a 50 foot right-of-way along Townhall Road.

Review Agent Comments: The proposed Certified Survey Map (CSM) was sent to the City of Beloit Staff and Utility Contacts who provided the following comments:

The Assessor is requesting a deed actually transfer the property not just a notation on the CSM.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends approval of the attached 3-Lot Certified Survey Map (CSM) for the property located at 1452 Townhall Road in the City of Beloit, subject to the following conditions:

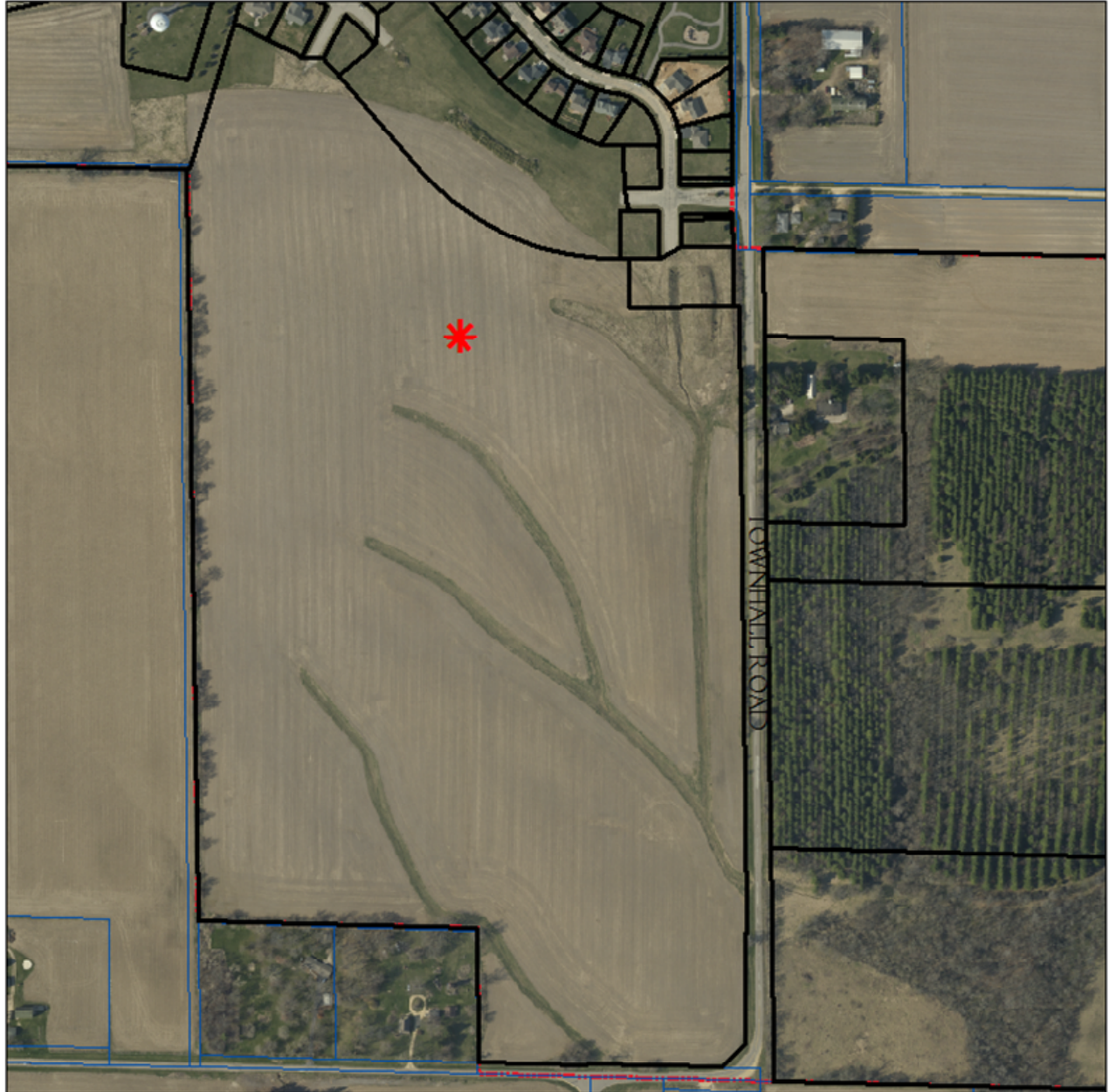
1. The applicant shall provide a copy of the recorded property deed to the assessor's office prior to Plat Approval.
2. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2020 and a copy provided to the Planning and Building Services Division.

ATTACHMENTS: Location Map, Preliminary Certified Survey Map, and Application.

Location & Zoning Map

1452 Townhall Road

CSM-2020-01



1 inch = 421 feet
0 115 230 460 690 Feet

Legend

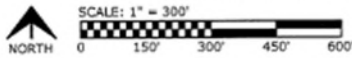
- Parcel Poly
- City Limits (Corp Poly)

Map prepared by: Hilary Rottmann
Date: January 2020
For: City of Beloit Planning & Building
Date of Aerial Photography: April 2016

PLANNING & BUILDING SERVICES DIVISION

CERTIFIED SURVEY MAP OF

PART OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL BEING PART OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 13 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF BELOIT, ROCK COUNTY, WISCONSIN



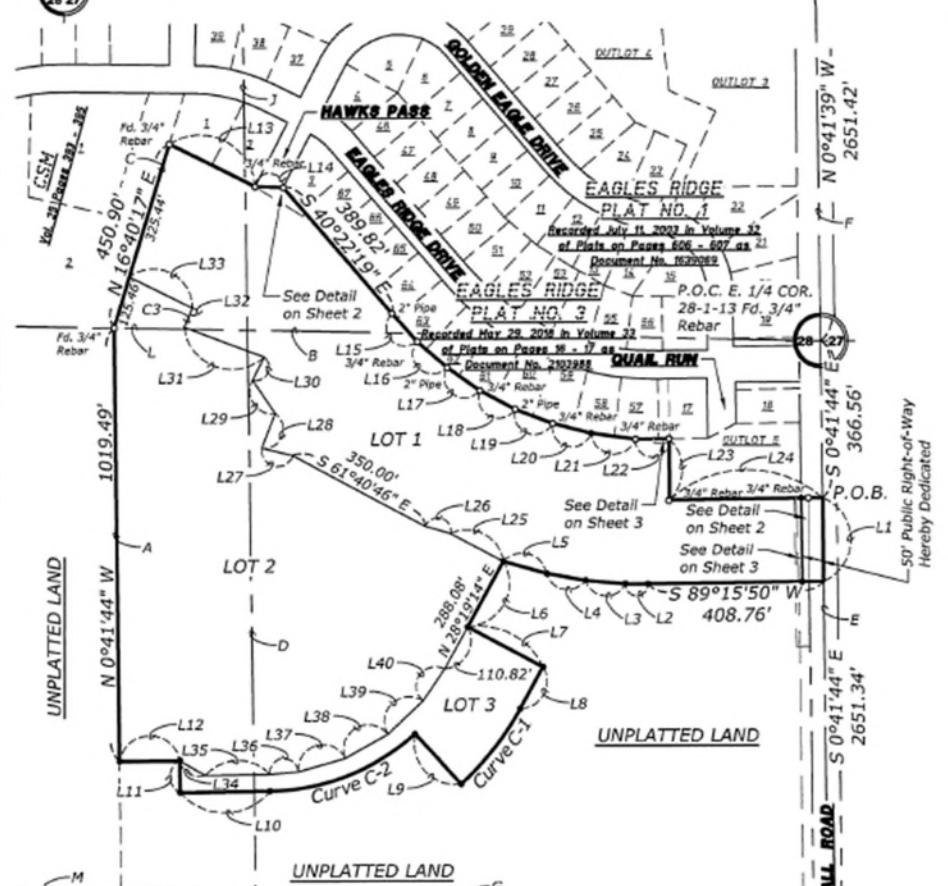
Basis of Bearing is the East Line of the Northeast Quarter of Section 28-01-13 which as measured bears S 0°41'39" E. This was determined based upon G.P.S. observations referenced to the Rock County Coordinate System - NAD 83 (2007).

KEY LEGEND:

- Set Monument: Iron Rebar 1.25" O.D. x 18" (4.30 LBS / LF)
- Found Monument: See Map for Monument Material

N.E. COR. 28-1-13
Fd. 3/4" Rebar in
Monument Box

Section Corner Monument



AREA TABULATION		
Lot 1	565,949 sq.ft.	12.992 acres
Lot 2	636,844 sq.ft.	14.620 acres
Lot 3	85,431 sq.ft.	1.961 acres
Roadway	9,840 sq.ft.	0.226 acres

9839.9860

Total 1,298,064 sq.ft. 29.799 acres

For: Luke E. and Mark J. Madison
c/o New Leaf Homes, LLC

Prepared by: Arc Design Resources, Inc.
5291 Zenith Pkwy.
Loves Park, IL 61111

S.E. COR. 28-1-13
Fd. 5/8" Rebar in
2 1/2" pipe

Sheet 1 of 7
Arc Project: 19152
Date: 12-14-2019

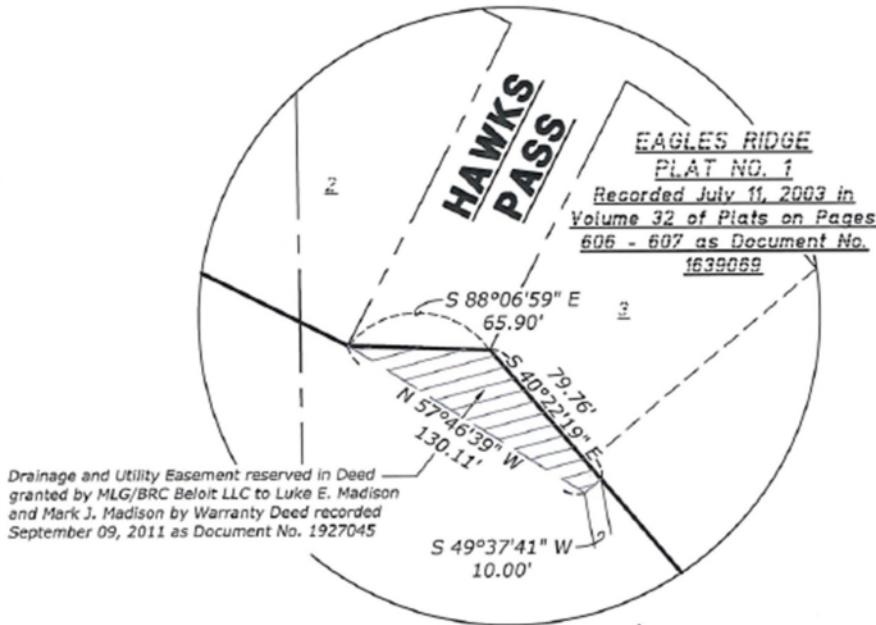
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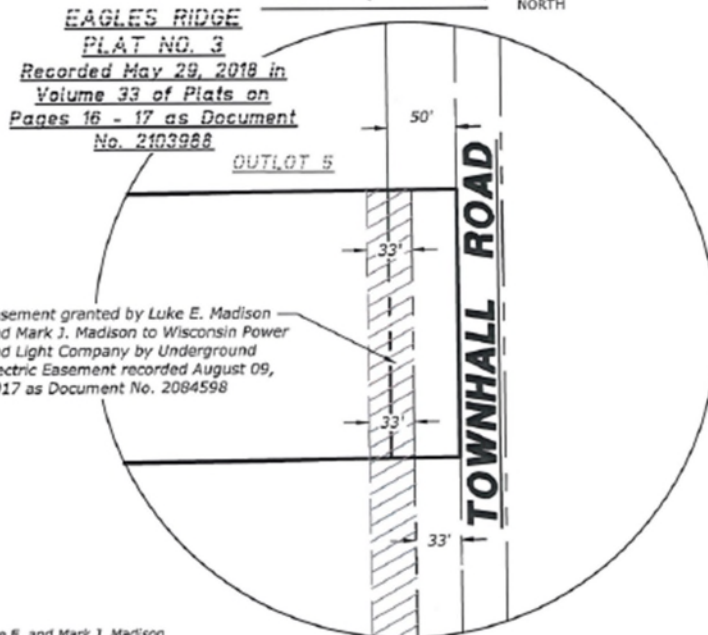
ARC DESIGN
RESOURCES INC.

5291 ZENITH
PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Design Firm License No. 184-001334

DETAIL (not to scale)



DETAIL (not to scale)



For: Luke E. and Mark J. Madison
c/o New Leaf Homes, LLC


Sheet 2 of 7
Arc Project: 19152
Date: 12-14-2019

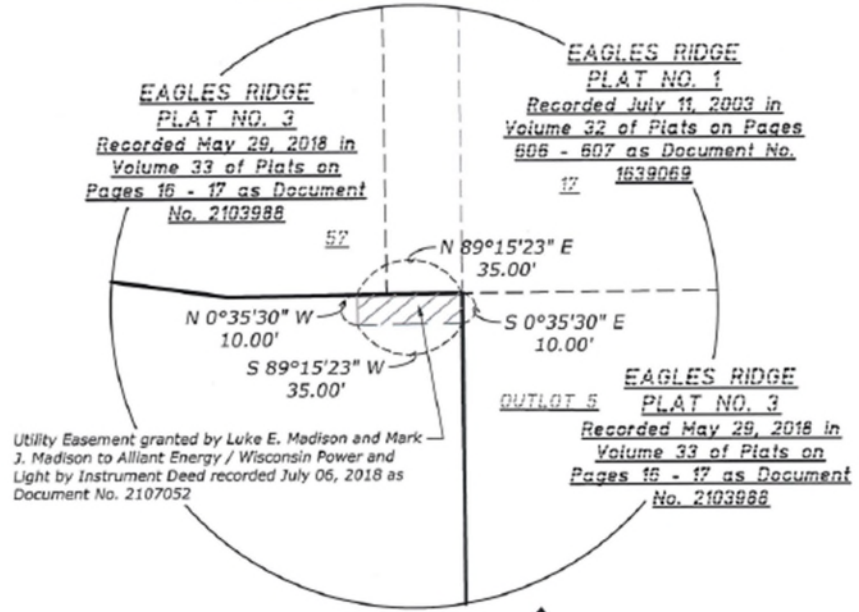
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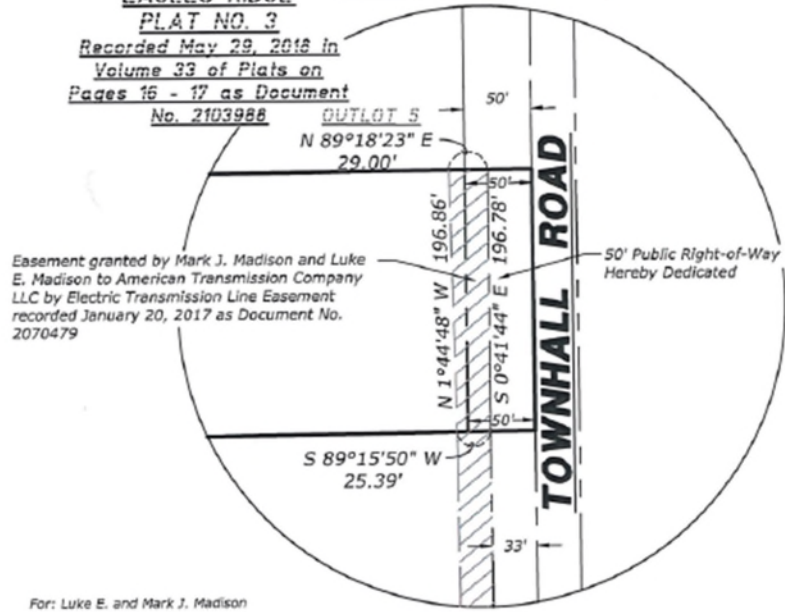
ARC DESIGN
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FAX: (815) 484-4303
www.arcdesign.com
Design Firm License No. 164-001334

DETAIL (not to scale) 



DETAIL (not to scale) 



For: Luke E. and Mark J. Madison
c/o New Leaf Homes, LLC

Sheet 3 of 7
Arc Project: 19152
Date: 12-14-2019

CERTIFIED SURVEY MAP OF

PART OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER
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Design Firm License No. 184-001334

LINE TABLE		
Line No.	Bearing	Distance
L1	S 0°41'44" E	196.78'
L2	N 89°14'01" W	52.45'
L3	N 85°03'54" W	93.02'
L4	N 79°43'59" W	93.02'
L5	N 74°04'04" W	104.65'
L6	S 28°19'14" W	176.00'
L7	S 61°40'46" E	200.00'
L8	S 28°19'14" W	112.08'
L9	N 42°23'57" W	160.00'
L10	S 89°18'16" W	209.00'
L11	N 0°41'44" W	75.00'
L12	S 89°18'16" W	140.00'
L13	S 63°03'33" E	222.97'
L14	S 88°09'07" E	66.06'
L15	S 41°53'34" E	88.11'
L16	S 48°36'13" E	93.27'
L17	S 54°58'50" E	93.30'
L18	S 61°38'28" E	93.21'
L19	S 69°09'26" E	93.17'
L20	S 75°35'16" E	93.19'
L21	S 82°10'05" E	104.63'
L22	N 89°15'23" E	77.75'
L23	S 0°35'30" E	143.03'
L24	N 89°18'23" E	356.04'
L25	N 61°40'46" W	140.00'
L26	N 74°15'56" W	61.48'
L27	N 75°50'46" W	74.77'
L28	N 21°29'36" E	86.40'
L29	N 33°46'12" W	95.47'
L30	N 26°54'52" E	60.07'
L31	N 69°11'01" W	199.26'
L32	N 26°54'52" E	12.89'
L33	N 63°05'09" W	164.88'
L34	S 60°26'20" E	69.46'
L35	N 89°18'16" E	149.00'
L36	N 85°15'48" E	64.24'
L37	N 74°15'37" E	113.94'
L38	N 60°20'10" E	113.94'
L39	N 46°24'43" E	113.94'
L40	N 33°53'07" E	91.15'

RECORD LINE TABLE		
Line No.	Bearing	Distance
L13	S 63°05'09" E	222.80'
L14	S 88°03'39" E	66.19'
L15	S 42°27'39" E	88.03'
L16	S 49°13'19" E	93.45'
L17	S 55°39'45" E	93.23'
L18	S 62°18'54" E	93.18'
L19	S 69°45'31" E	93.19'
L20	S 76°13'16" E	93.19'
L21	S 82°47'51" E	104.55'
L22	N 88°37'42" E	77.75'
L23	S 1°17'05" E	143.04'
L24	N 88°39'58" E	355.98'

CURVE DATA

CURVE C-1

Δ = 19°16'50"
 R = 670.00'
 T = 113.81'
 L = 225.46'
 CB = S 37°57'39" W
 CD = 224.40'
 Tan. IN = S 28°19'14" W
 Tan. OUT = S 47°36'03" W

CURVE C-2

Δ = 41°42'13"
 R = 510.00'
 T = 194.26'
 L = 371.21'
 CB = S 68°27'10" W
 CD = 363.07'
 Tan. IN = S 47°36'03" W
 Tan. OUT = S 89°18'16" W

CURVE C-3

Δ = 6°05'53"
 R = 330.00'
 T = 17.58'
 L = 35.12'
 CB = N 23°51'56" E
 CD = 35.11'
 Tan. IN = N 20°48'59" E
 Tan. OUT = N 26°54'52" E

For: Luke E. and Mark J. Madison
c/o New Leaf Homes, LLC

Sheet 4 of 7
Arc Project: 19152
Date: 12-14-2019

CERTIFIED SURVEY MAP OF
PART OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER
OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST
QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST
QUARTER, ALL BEING PART OF SECTION 28, TOWNSHIP 1 NORTH,
RANGE 13 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF
BELOIT, ROCK COUNTY, WISCONSIN



NOTES

- A. West line of the East 100 acres of the Southeast Quarter of Section 28, Township 1 North, Range 13 East of the Fourth Principal Meridian.
- B. North Line of the Southeast Quarter of Section 28, Township 1 North, Range 13 East of the Fourth Principal Meridian.
- C. East line of Lot 2 of CSM recorded December 11, 2002 in Volume 25 of Certified Survey Maps on Pages 393 - 395 as Document No. 1579564.
- D. West Line of the Northeast Quarter of the Southeast Quarter of Section 28, Township 1 North, Range 13 East of the Fourth Principal Meridian.
- E. East Line of the Southeast Quarter of Section 28, Township 1 North, Range 13 East of the Fourth Principal Meridian.
- F. East Line of the Northeast Quarter of Section 28, Township 1 North, Range 13 East of the Fourth Principal Meridian.
- G. South Line of the Northeast Quarter of the Southeast Quarter of Section 28, Township 1 North, Range 13 East of the Fourth Principal Meridian.
- H. Lot 3 is reserved for storm water detention until such time that it would included in an additional development. At that time alternate storm water detention will be provided.
- I. Field work was completed on 11/22/2019.
- J. West line of the Southeast Quarter of the Northeast Quarter of Section 28, Township 1 North, Range 13 East of the Fourth Principal Meridian.
- K. There are no existing buildings on the property included within the boundary of this CSM.
- L. North line of the Northwest Quarter of the Southeast Quarter of Section 28, Township 1 North, Range 13 East of the Fourth Principal Meridian.
- M. South Line of the Northwest Quarter of the Southeast Quarter of Section 28, Township 1 North, Range 13 East of the Fourth Principal Meridian.

For: Luke E. and Mark J. Madison
c/o New Leaf Homes, LLC

Sheet 5 of 7
Arc Project: 19152
Date: 12-14-2019

CERTIFIED SURVEY MAP OF
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OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST
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QUARTER, ALL BEING PART OF SECTION 28, TOWNSHIP 1 NORTH,
RANGE 13 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF
BELOIT, ROCK COUNTY, WISCONSIN



STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) ss

I, Lee S. Sprecher, a Registered Land Surveyor, do hereby certify that I have surveyed and mapped part of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter and part of the Northwest Quarter and the Northeast Quarter of the Southeast Quarter, all being part of Section 28, Township 1 North, Range 13 East of the Fourth Principal Meridian, City of Beloit, Rock County, Wisconsin, described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 28; thence South 0 degrees 41 minutes 44 seconds East along the East line of the Northeast Quarter of the Southeast Quarter of said Section 28, a distance of 366.56 feet to the Easterly extension of the South line of Outlot 5 as designated upon Eagles Ridge Plat No. 3, the plat of which subdivision was recorded May 29, 2018 in Volume 33 of Plats on Pages 16 - 17 as Document No. 2103988 in the Register's Office of Rock County, Wisconsin, said point being the Point of Beginning for the hereinafter described parcel of land; thence continuing South 0 degrees 41 minutes 44 seconds East along the East line of the Northeast Quarter of the Southeast Quarter of said Section 28, a distance of 196.78 feet; thence South 89 degrees 15 minutes 50 seconds West, a distance of 408.76 feet; thence North 89 degrees 14 minutes 01 seconds West, a distance of 52.45 feet; thence North 85 degrees 03 minutes 54 seconds West, a distance of 93.02 feet; thence North 79 degrees 43 minutes 59 seconds West, a distance of 93.02 feet; thence North 74 degrees 04 minutes 04 seconds West, a distance of 104.65 feet; thence South 28 degrees 19 minutes 14 seconds West, a distance of 176.00 feet; thence South 61 degrees 40 minutes 46 seconds East perpendicular to the last described course, a distance of 200.00 feet; thence South 28 degrees 19 minutes 14 seconds West perpendicular to the last described course, a distance of 112.08 feet to a point of curvature; thence Southwesterly an arc distance of 225.46 feet along a circular curve whose radius is 670.00 feet and whose center lies to the Northwest, the long chord of which curve bears South 37 degrees 57 minutes 39 seconds West, a chord distance of 224.40 feet; thence North 42 degrees 23 minutes 57 seconds West, a distance of 160.00 feet; thence Southwesterly an arc distance of 371.21 feet along a circular curve whose radius is 510.00 feet and whose center lies to the Northwest, the long chord of which curve bears South 68 degrees 27 minutes 10 seconds West, a chord distance of 363.07 feet to a point of tangency; thence South 89 degrees 18 minutes 16 seconds West, a distance of 209.00 feet; thence North 0 degrees 41 minutes 44 seconds West, a distance of 75.00 feet; thence South 89 degrees 18 minutes 16 seconds West perpendicular to the last described course, a distance of 140.00 feet to the West line of the East 100 acres of the Southeast Quarter of said Section 28; thence North 0 degrees 41 minutes 44 seconds West along the West line of the East 100 acres of the Southeast Quarter of said Section 28, a distance of 1019.49 feet to the Southeast corner of Lot 2 of a CSM recorded December 11, 2002 in Volume 25 of Certified Survey Maps on Pages 393 - 395 in said Register's Office; thence North 16 degrees 40 minutes 17 seconds East along the East line of said Lot 2, a distance of 450.90 feet to the Southwest corner of Eagles Ridge Plat No. 1, the plat of which subdivision was recorded July 11, 2003 in Volume 32 of Plats on Pages 606 - 607 as Document No. 1639069 in said Register's Office; thence South 63 degrees 03 minutes 33 seconds East along the Southerly line of said Eagles Ridge Plat No. 1, a distance of 222.97 feet; thence South 88 degrees 09 minutes 07 seconds East along the Southerly line of said Eagles Ridge Plat No. 1, a distance of 66.06 feet; thence South 40 degrees 22 minutes 19 seconds East along the Southerly line of said Eagles Ridge Plat No. 1 and the Southerly line of said Eagles Ridge Plat No. 3, a distance of 389.82 feet; thence South 41 degrees 53 minutes 34 seconds East along the Southerly line of said Eagles Ridge Plat No. 3, a distance of 88.11 feet; thence South 48 degrees 36 minutes 13 seconds East along the Southerly line of said Eagles Ridge Plat No. 3, a distance of 93.27 feet; thence South 54 degrees 58 minutes 50 seconds East along the Southerly line of said Eagles Ridge Plat No. 3, a distance of 93.30 feet; thence South 61 degrees 38 minutes 28 seconds East along the Southerly line of said Eagles Ridge Plat No. 3, a distance of 93.21 feet; thence South 69 degrees 09 minutes 26 seconds East along the Southerly line of said Eagles Ridge Plat No. 3, a distance of 93.17 feet; thence South 75 degrees 35 minutes 16 seconds East along the Southerly line of said Eagles Ridge Plat No. 3, a distance of 93.19 feet; thence South 82 degrees 10 minutes 05 seconds East along the Southerly line of said Eagles Ridge Plat No. 3, a distance of 104.63 feet; thence North 89 degrees 15 minutes 23 seconds East along the Southerly line of said Eagles Ridge Plat No. 3, a distance of 77.75 feet to the Northwest corner of said Outlot 5; thence South 0 degrees 35 minutes 30 seconds East along the West line of said Outlot 5, a distance of 143.03 feet to the Southwest corner thereof; thence North 89 degrees 18 minutes 23 seconds East along the South line and the Easterly extension of the South line of said Outlot 5, a distance of 356.04 feet to the Point of Beginning.

Subject to all easement and restrictions, recorded and unrecorded.

That I have made such survey and map by the direction of the Owner of said land and that I have complied fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying and mapping the same.

That the map is correct representation of all the exterior boundaries of the land surveyed and the division of that land.

Given under my hand and seal this _____ day of _____, 2020.

Lee S. Sprecher
Wisconsin Professional Land Surveyor No. 2672
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111
(815) 484-4300

For: Luke E. and Mark J. Madison
c/o New Leaf Homes, LLC
Sheet 6 of 7
Arc Project: 19152
Date: 12-14-2019

CERTIFIED SURVEY MAP OF
 PART OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER
 OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST
 QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST
 QUARTER, ALL BEING PART OF SECTION 28, TOWNSHIP 1 NORTH,
 RANGE 13 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF
 BELOIT, ROCK COUNTY, WISCONSIN



STATE OF WISCONSIN)
 COUNTY OF _____) ss

OWNER CERTIFICATE: We, _____, as
 _____, do hereby certify that we have caused the land described on this
 plat to be surveyed, divided, mapped and dedicated as represented hereon. We also certify that this Certified
 Survey Map is required by Sections 236.10 and 236.12 of the Wisconsin Statutes to be submitted to the City of
 Beloit.

WITNESS the hand and seal of said Member, this _____ day of _____, 2020.

By: _____

STATE OF WISCONSIN)
 COUNTY OF _____) ss

Personally came before me, this _____ day of _____, 2020, the above-named, to me known to be
 the person who executed the foregoing certificate and acknowledged the same.

By: _____ Notary Public, _____ County, Wisconsin.
 My Commission Expires _____

Approved for recording per the City of Beloit Council, this _____ day of _____, 2020

By: _____

Approved by the Planning Commission of the City of Beloit, this _____ day of _____, 2020.

By: _____

I hereby certify that the property taxes on the parent parcel are current and have been paid as of this
 _____ day of _____, 2020.

By: _____ Rock County Treasurer

DOCUMENT NO. _____ RECEIVED FOR RECORD THIS _____ DAY OF _____, 2020 AT
 _____ O'CLOCK ____ M. AND RECORDED IN VOLUME _____, PAGES _____ OF

CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN. _____ REGISTER OF DEEDS

For: Luke E. and Mark J. Madison
 c/o New Leaf Homes, LLC

Sheet 7 of 7
 Arc Project: 19152
 Date: 12-14-2019

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-2020-01

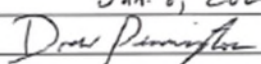
1. Address of property: 1452 Townhall Road, Beloit WI 53511
2. Tax Parcel Number(s): 22830020
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the ^{NE & SE} Quarter of Section 28, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: Luke E. Madison Phone: 608-676-5166
8729 E Little Ln. Clinton WI 53525
(Address) (City) (State) (Zip)
5. Surveyor's name: Arc Design Resources, Inc. / Lee Sprecher Phone: 815-484-4300
5291 Zenith Parkway Loves Park IL 61111
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 3 lot(s).
7. Total area of land included in this map: 29.799 acres
8. Total area of land remaining in parent parcel: 59.913 acres
9. Is there a proposed dedication of any land to the City of Beloit? Yes
10. The present zoning classification of this property is: R-1A
11. Is the proposed use permitted in this zoning district: Yes
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 12/05/2019 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.

, Arc Design Resources, Inc. / 12/18/2019
(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: \$150 plus \$10 per lot Amount paid: \$180.⁰⁰
Scheduled meeting date: Jan 8, 2020
Application accepted by:  Date: DEC 19 2019