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COMMUNITY DEVELOPMENT DEPARTMENT

## NOTICE TO THE PUBLIC

February 24, 2021

To Whom It May Concern:

NG Deer Path Land, LLC has submitted the attached Preliminary Plat of Deerfield Estates Second Addition for the vacant 8.25-acre parcel located at 2222 Canterbury Drive. As shown on the attachment, the developer is proposing eight (8) buildable single-family lots on two new cul-de-sacs, to be separated by a 3-acre out-lot reserved for woodland preservation, stormwater management, and floodplain compliance. The applicant has also proposed a Zoning Map Amendment (rezoning) from R-1A, Single-Family Residential to R-1B, Single-Family Residential, which would reduce the minimum front building setback to 20 feet in order to accommodate a house on proposed Lot 57. All of the proposed lots significantly exceed the minimum lot area in both the R-1A & R-1B districts.

The following public hearings will be held regarding these applications:

**City Plan Commission:** Wednesday, March 17, 2021, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

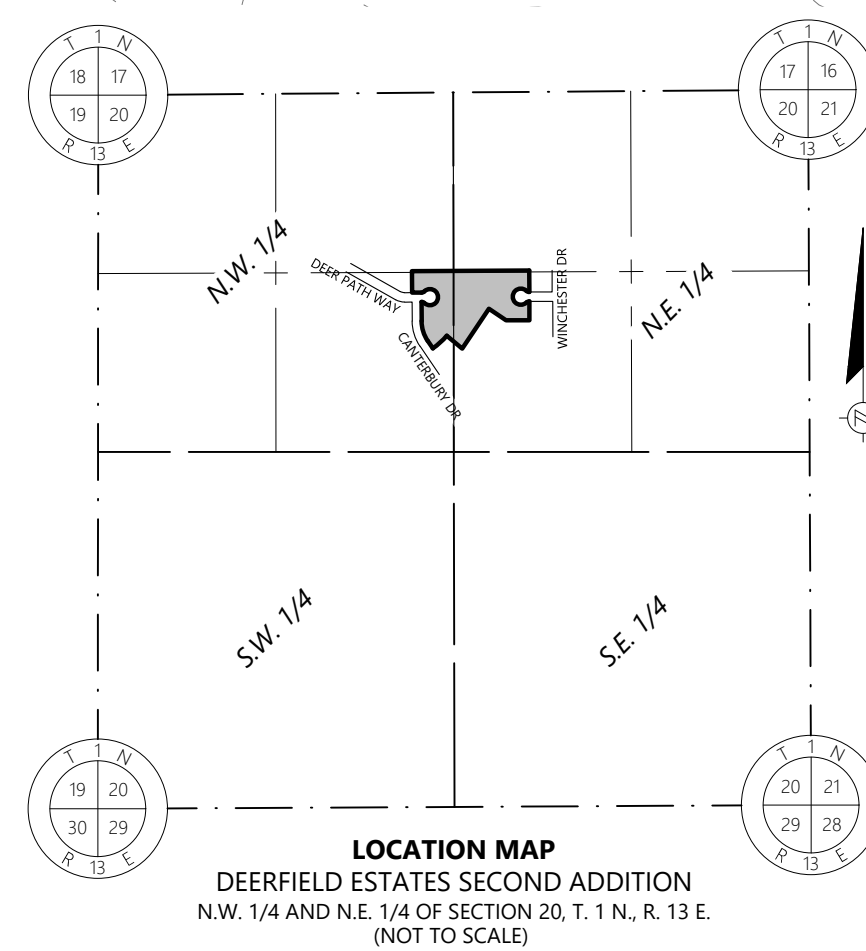
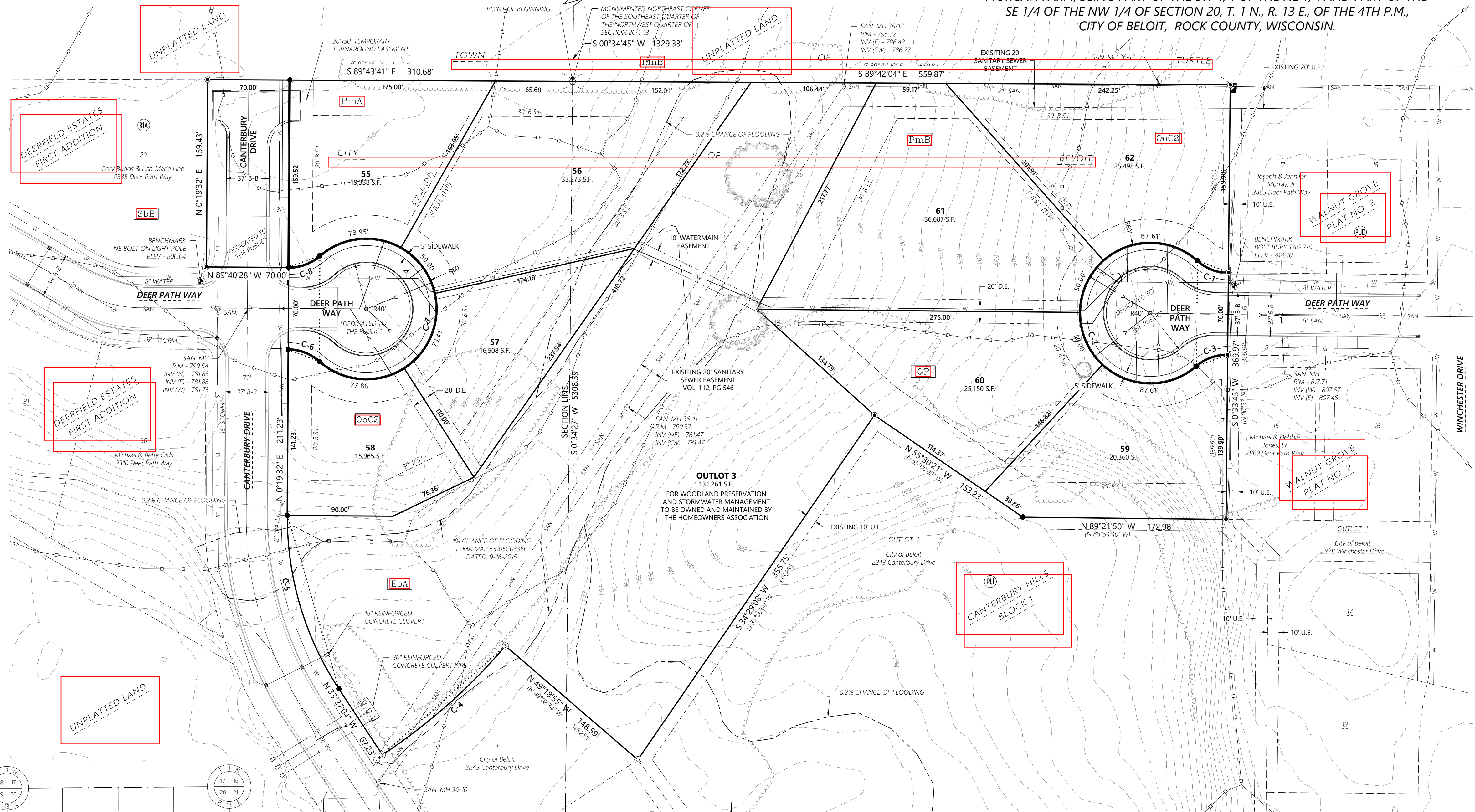
**City Council:** Monday, April 5, 2021, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**We are interested in your opinion.\***

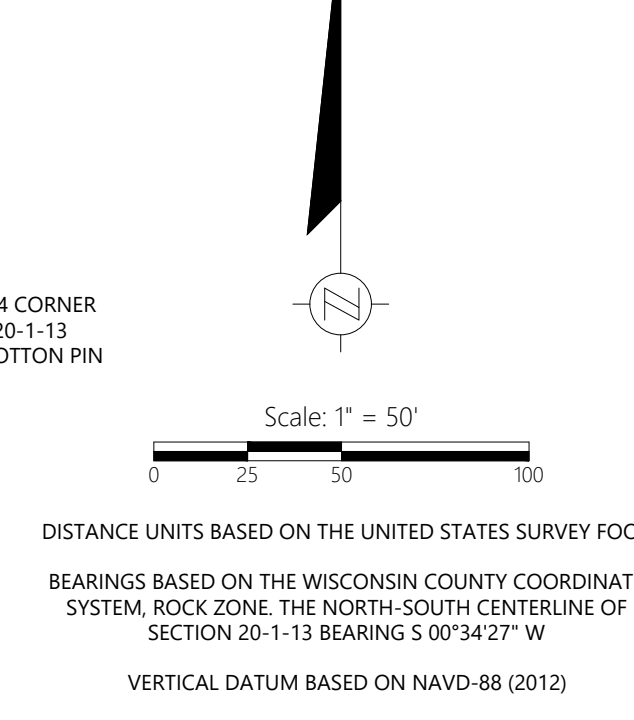
**\*Due to the COVID-19 crisis, members of the public are highly encouraged to provide oral or written comments to the Commission and City Council via alternative means. You may mail your comments to the attention of Drew Pennington at 100 State Street or via email to [penningtond@beloitwi.gov](mailto:penningtond@beloitwi.gov). You may also call (608) 364-6711 to provide your comments over the phone. In-person attendance at Commission and Council meetings will be limited.**

# PRELIMINARY PLAT OF DEERFIELD ESTATES SECOND ADDITION

PART OF LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 980076, RECORDED IN VOLUME 11 ON PAGES 355-357, BEING PART OF LOTS 3 AND 4 OF THE MORGAN FARM, BEING PART OF THE SW 1/4 OF THE NE 1/4 AND PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 20, T. 1 N., R. 13 E., OF THE 4TH P.M., CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN.



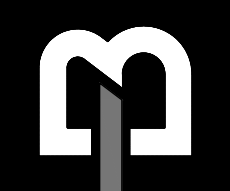
CURVE TABLE					
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C-1	41°24'35"	40.00'	28.91'	N 68°43'57" W	28.28'
C-2	262°49'09"	60.00'	275.22'	S 00°33'45" W	90.00'
C-3	41°24'35"	40.00'	28.91'	N 69°51'28" E	28.28'
C-4	16°04'45" (16°02'34")	500.00'	140.32' (140.00')	S 48°28'19" W (S 48°58'43" W)	139.86' (139.34')
C-5	33°46'36"	265.00'	156.22'	N 16°33'46" W	153.97'
C-6	41°24'35"	40.00'	28.91'	S 68°58'11" E	28.28'
C-7	262°49'09"	60.00'	275.22'	N 00°19'32" E	90.00'
C-8	41°24'35"	40.00'	28.91'	S 69°37'15" W	28.28'



- LEGEND**
- Round Iron Bar Set
  - 1 1/4" x 30" (4.17 Lbs/Ft) Iron Rebar Set at all other (lot, outlet, meander) corners
  - 3/4" x 24" (1.5 Lbs/Ft)
  - ⊙ 2" Iron Pipe Found
  - ⊗ CROSS 'X' SET
  - 1 1/4" Iron Rebar Found
  - Aluminum Monument Found
  - Existing Section Line
  - - - Existing Adjacent Property
  - - - Existing Centerline
  - ⋯ Curve Chord/Radius Line
  - Existing Soil Line
  - 0.2% CHANCE OF FLOODING
  - 1% CHANCE OF FLOODING
  - ⋯ Record Information
  - D.E. Drainage Easement
  - U.E. Utility Easement
  - B.S.L. Building Setback Line
  - ⊗ Existing Treeline
  - ⊗ Existing Zoning
  - SAN Existing Sanitary Sewer
  - W Existing Watermain
  - T Existing Telephone
  - G Existing Gas Main
  - ⊗ Existing Sanitary Manhole
  - ⊗ Existing Storm Manhole
  - ⊗ Existing Water Valve
  - ⊗ Existing Fire Hydrant
  - ⊗ Existing Curb Inlet
  - ⊗ Existing Light Pole
  - ⊗ Existing Telephone Pedestal
  - ⊗ Existing Electric Pedestal
  - ⊗ Proposed Sanitary Sewer
  - ⊗ Proposed Watermain

SITE SOILS	
PmA	PLANO SILT LOAM, GRAVELLY SUBSTRATUM (0-2% SLOPES)
PmB	PLANO SILT LOAM, GRAVELLY SUBSTRATUM (2-6% SLOPES)
SbB	ST. CHARLES SILT LOAM, GRAVELLY SUBSTRATUM (2-6% SLOPES)
OoC2	OSHTEMO SANDY LOAM, ERODED (6-12% SLOPES)
EOA	ELBURN SILT LOAM, OVERWASH (0-3% SLOPES)
GP	GRAVEL PIT

SITE SUMMARY	
TOTAL LAND AREA	8.249 ACRES
EXISTING ZONING	R-1B (SINGLE FAMILY RESIDENTIAL)
MINIMUM LOT AREA (WIDTH)	6,000 SF (50 FEET)
TOTAL LOTS PROPOSED	8 SINGLE FAMILY LOTS, 1 OUTLOT
BUILDING SETBACK	20' FRONT; 30' REAR; 5' SIDEYARD



2857 Bartels Drive  
Beloit, Wisconsin 53511  
608.365.4464  
www.batterman.com

**Batterman**  
engineers surveyors planners

DEERFIELD ESTATES  
SECOND ADDITION

FOR THE EXCLUSIVE USE OF:  
NG DEER PATH LAND, LLC  
430 EAST GRAND AVENUE, SUITE 103  
BELOIT, WI 53511

ORDER NO: 33883  
BOOK: SEE FILE  
FIELD CREW: AK  
DRAWN BY: CM  
DATE: December 15, 2020

SHEET NO.

1 of 1