



**PUBLIC NOTICE & AGENDA  
BELOIT PLAN COMMISSION  
City Hall Forum - 100 State Street, Beloit, WI 53511  
7:00 PM  
Wednesday, April 21, 2021**

\*  
*Members of the media or the public may participate in the open session portion of this agenda by calling 1 (872) 240-3412, access code 459-857-333. All participants' phones will be muted. Attendance at the meeting in person will be limited. If you would like to provide comments for the any of the items on the agenda, please submit those to [planning@beloitwi.gov](mailto:planning@beloitwi.gov) by 12:00 noon on Wednesday, April 21, 2021.*

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
  - 2.a. Consideration of the minutes of the April 7, 2021 Plan Commission meeting  
[Attachment](#)
3. REPORTS
  - 3.a. Consideration of a Final Subdivision Plat named Deerfield Estates Second Addition  
[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**  
**City Hall Forum - 100 State Street, Beloit, WI 53511**  
**7:00 PM**  
**Wednesday, April 7, 2021**

**1. CALL TO ORDER AND ROLL CALL**

Meeting was called to order at 7:00 PM. Chairman Weeden, Commissioners Robson, Toral, Finnegan, Ramsden, Ruster, and Councilor Preuschl were present.

**2. MINUTES**

**2.a. Consideration of the minutes of the March 17, 2021 Plan Commission meeting**

A motion was made by Commissioner Ramsden, seconded by Commissioner Ruster to approve the minutes, as submitted. Motion carried, roll call vote.

**3. PUBLIC HEARINGS**

**3.a. Consideration of a Conditional Use Permit to allow self-service storage in the C-3 Community Commercial District, for the property located at 2761 Prairie Ave**

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

Commissioner Weeden asked if this conditional use permit had any impact on the rest of the Shopko mall to the south. Ms. Christensen explained that the Shopko mall to the south is owned by someone else. Commissioner Weeden expressed concerns about the condition of the asphalt in the parking lot and asked about security for the facility.

Commissioner Weeden opened the public hearing.

David Bernstein, 19333 Collins Ave, Miami, Florida, representing Larkspur Acquisitions LLC, explained that they plan to have an office with two employees at a time operating from 9:00 AM to 5:30 PM. If the person is an existing customer and have a storage unit, they can drive through the facility. They can access the facility through a key fob. He indicated that the only way you could get in to the facility is from 6:00 AM to 10:00 PM, and there will be 15-25 cameras up and down the corridors of the facility for security.

Commissioner Weeden asked if the monitors will be looked at after hours. Mr. Bernstein stated that he or any employees could be looking at the monitors 24/7 if they needed to. Commissioner Finnegan asked if Mr. Bernstein is recording and storing the information based on movement. Mr. Bernstein stated yes it was based

off movement and he did not know how long they are backed up for, but they are backed up.

Commissioner Robson asked if something suspicious was to happen, would the police have access to get in the building. Mr. Bernstein stated there is a burglar alarm that gets monitored 24/7. Commissioner Robson asked if the police would be able to open the door to get in. Mr. Bernstein stated that normally the fire department has access, and if the City of Beloit Police Department wants access, they would provide it to them.

Commissioner Toral asked if they would be putting in any green area in the parking lot. Mr. Bernstein stated that if it was allowed by code, they could put in green space, but they have not worked that out yet. Commissioner Weeden asked Ms. Christensen if there is anything in the landscape code that would apply to the space. Ms. Christensen explained that the ordinance only addresses adding landscaping for additions and reconstructions of parking lots.

Commissioner Ruster asked if there is going to be repaving done. Mr. Bernstein stated he has had several conversations with the joining owner as far as looking at ways to improve the maintenance of the parking lot. Commissioner Robson suggested the applicant should plant more trees and flowers to make the parking lot look more appealing.

Commissioner Weeden closed the public hearing.

Motion was made by Commissioner Finnegan to approve the Conditional Use Permit to allow self-service storage, seconded by Commissioner Ruster. Motion carried, roll call vote.

**3.b. Consideration of a Conditional Use Permit to allow outdoor events along with the possession, sales and consumption of alcohol in the M-2, General Manufacturing District, for the Ironworks Golf Lab located at 625 Third Street with events being held at 701 Third Street**

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

Commissioner Robson asked if the area will be curtained off or will people be able to bring their drinks to the back. Ms. Christensen stated that all the specifics of how the alcohol will be provided will be considered by the Alcohol Committee. Plan Commission evaluates the application from a land use perspective, but it does look like there is some fencing. Commissioner Ramsden asked if the pedestrians will have access through the spine or would they be detoured around the YMCA. Ms. Christensen stated they would walk through the spine road.

Commissioner Weeden opened the public hearing.

Ryan Hickey and Annie Kearns, representing the Ironworks Golf Lab, were in attendance virtually. Mr. Hickey stated that they would have a bike rack style barricade that will be monitored by personnel. Commissioner Robson asked if anyone can come off the street come in and buy a mixed drink and leave the building with it. Ms. Kearns stated that they have reached out to Lori Stottler, City of Beloit Clerk, and she has not gotten back in touch with that answer since she is looking into the local ordinance that has changed.

Commissioner Ramsden asked if the YMCA is on board with the event and the temporary closing to the parking lot. Ms. Kearns stated that the property manager has gotten in contact with the manager of YMCA, and they are on board with this because it is a limited event.

Commissioner Weeden asked if they were aware of the conditions recommended by the Planning Department. Ms. Kearns stated what they have been notified of the conditions, have reviewed them and will be following what is required.

Commissioner Robson asked if Spine Road is owned by Hendricks or by the City of Beloit. Ms. Christensen stated that it is owned by Hendricks, it is a privately held driveway with an easement over it to allow access to the pedestrian bridge.

Commissioner Weeden asked if the stage location is near the access to the pedestrian bridge. Mr. Hickey state that it is at the end where the bridge is located. Councilor Preuschl asked if this would prevent use of the bridge and restrict people from accessing the Spine Road going West or East. Mr. Hickey stated he does not know if it would prevent access to the bridge, but if there is a concern about that, they could make sure it is not impeded.

Commissioner Weeden closed the public hearing.

Motion was made by Commissioner Robson to approve the Conditional Use Permit for the Ironworks Golf Lab, seconded by Commissioner Ramsden. Motion carried, roll call vote.

**3.c. Consideration of an amendment to the approved Planned Unit Development (PUD) Master Land Use plan for the property located at 200 W Grand Avenue to allow offices on the first floor**

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

Commissioner Ruster asked if there is going to be retail or office spaces on the rest of the first floor.

Commissioner Weeden opened the public hearing.

Dan Barkes, Hendricks Commercial Properties, stated they would keep it open for various uses, but the perspective tenant coming in is more of an office use. If they do have other spaces designed moving forward, it would align with the uses allowed in the Central Business District plus could have potential to be office.

Commissioner Weeden asked if they wanted to have additional office spaces, would they need to come in for another modification to the PUD Master Plan. Ms. Christensen stated yes, they would if they were to exceed the 2,000 square feet per building for office space. Mr. Barkes stated they are almost 50 percent pre-leased for the residential side and have one lease executed for the commercial side.

Commissioner Ruster asked if they were going to be both retail and office spaces down below or if it is an open ended question at this point. Mr. Barkes stated it is an open ended question at this point. In time, there is potential for it to be retail, but they do not know what will be there. Commissioner Ruster stated her concerns on the lack of parking down there if it were to be office space. Mr. Barkes stated there are 136 surface parking spaces outside, and 25-32 spaces inside for each building for parking.

Commissioner Weeden closed the public hearing.

Motion was made by Commissioner Finnegan, seconded by Commissioner Ramsden to approve the PUD. Motion carried, roll call vote.

**3.d. Consideration of an Ordinance to amend Section 6.3.4(d) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to attached garage floor area**

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

Commissioner Ramsden asked if the total square area of the attached garage applied to all the garages or one at a time. Ms. Christensen stated that it is the total attached garage space, but you can also have two detached garages.

Commissioner Robson asked what other communities the City researched when modifying this ordinance. Ms. Christensen stated that they were Rock County communities.

Commissioner Weeden opened the public hearing.

Commissioner Weeden closed the public hearing.

Motion was made by Commissioner Robson, seconded by Commissioner Ruster to approve the zoning ordinance amendment. Motion carried, roll call vote.

#### 4. **REPORTS**

##### 4.a. **Consideration of a request to attach the property located at 2021 E Ridge Road to the City of Beloit from the Town of Turtle**

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

Commissioner Ramsden asked if the approval process was required by State law, and Ms. Christensen explained that it was.

Motion was made by Commissioner Robson, seconded by Commissioner Ruster to attach the property located at 2021 E Ridge Rd. Motion carried, roll call vote.

#### 5. **STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS**

Ms. Christensen explained that the City Council approved the Zoning Map Amendment for 2315 Prairie Ave and the Condition Use Permit for 850 Pleasant Street. The first readings and public hearings for the Zoning Map Amendments at 2222 Canterbury Drive and 3155 Prairie Avenue were completed. The Sign Ordinance Exception for 2911 Milwaukee Road was approved by City Council. The next Plan Commission meeting is scheduled for April 21, 2021.

#### 6. **ADJOURNMENT**

Motion made by Commissioner Ruster, and seconded by Commissioner Robson to adjourn. Motion carried, roll call vote. Meeting was adjourned at 8:07 PM.



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** April 21, 2021

**Agenda Item:** 3.a.

**File Number:** FS-2021-02

### **General Information**

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**Applicant/Owner:** NG Deer Path Land, LLC

**Address/Location:** 2222 Canterbury Drive

**Applicant's Request:** Final Subdivision Plat (8 buildable lots)

### **Staff Analysis**

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**Plat Approval Process:** NG Deer Path Land, LLC has submitted the attached Final Subdivision 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 three-acre outlot reserved for woodland preservation, stormwater management, and floodplain compliance. The subdivision of land requires approval of a Preliminary Plat, followed by approval of a detailed Final Plat, which must substantially conform to the layout of the Preliminary Plat. A recorded Final Plat actually creates the lots and may include the entire Preliminary Plat area or phases. The Preliminary Plat of Deerfield Estates Second Addition was approved by the Plan Commission on March 17, 2021, subject to five conditions.

**Proposed Lots:** As described above, the developer is proposing the construction of two cul-de-sacs and the associated extension of water and sewer mains. The water main will run through the site within a 20-foot easement. As shown on the plat, the eastern cul-de-sac will be named Deer Path Way as it will be the terminus of the existing street in Walnut Grove known as Deer Path Way. The western cul-de-sac on the Deerfield Estates side necessitates a street name change, as there is one block of street known as Deer Path Way between Coyote Run and the proposed new cul-de-sac. Eight existing homeowners would be affected by this change to Coyote Run. On April 5, 2021, the City Council held a first reading of an Ordinance amending the Zoning District Map 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 and R-1B districts. A Development Agreement is being negotiated for the public improvements.

City staff has weighed the benefits of connecting a local street against the damage caused by the elimination of mature woodlands, the removal of a 48-inch oak tree, and substantial filling of a natural drainage swale and 100-year floodplain in order to create a road base through the center of the site. City staff believes the cul-de-sac design would be the best alternative for this area. Engineering Plans and Specifications were submitted for staff review on March 25, 2021.

**Surrounding Uses:** There are single-family homes to the east and west of the subject parcel, and undeveloped City parkland to the south. The land to the north is agricultural land in the Town of Turtle in the City's Long Range Urban Growth Area. City staff is committed to requiring a future east-west street connection once the land to the north is annexed into the City and developed in the future.

**City of Beloit Comprehensive Plan and Strategic Plan:** The Future Land Use Map of the City's Comprehensive Plan recommends Two-Family/Townhouse Residential uses of the subject property. This recommendation was made during the 2018 Comprehensive Plan Update in order to provide more flexibility with possible townhouse-style development of this complicated site. The proposed development is consistent with the Comprehensive Plan's recommendation to encourage the production of executive-style residential development to attract new residents to the City, expand the workforce, and grow the tax base. Consideration of this request supports City of Beloit Strategic Goals #3 and #5 by encouraging residential growth with high quality infrastructure.

**STAFF RECOMMENDATION:**

The Planning and Building Services Division recommends **approval** of the Final Plat of Deerfield Estates Second Addition for the property located at 2222 Canterbury Drive, based on its consistency with the Comprehensive Plan, Subdivision Ordinance, and Zoning Ordinance, subject to the following conditions:

1. All of the conditions of approval of the Preliminary Plat remain in full force and effect.
2. City staff will not sign the Final Plat, which is a prerequisite for recording the plat, until a complete set of engineering plans and specifications for the public infrastructure has been approved by the City Engineer.
3. City staff will not sign the Final Plat, which is a prerequisite for recording the plat, until a Development Agreement between the City and developer has been approved by the City Council.
4. City staff will not sign the Final Plat, which is a prerequisite for recording the plat, until detailed easement descriptions and rights are included within the plat and approved by the City Engineer. Easement locations may need to be changed depending upon grading and utility locations to be evaluated as part of the engineering plans and specifications.
5. The applicant shall record the Final Plat with the Rock County Register of Deeds within one year of approval, and shall provide City staff with a copy of the recorded plat.

**ATTACHMENTS:** Location Map, Final Plat, Application, and Preliminary Plat Resolution.



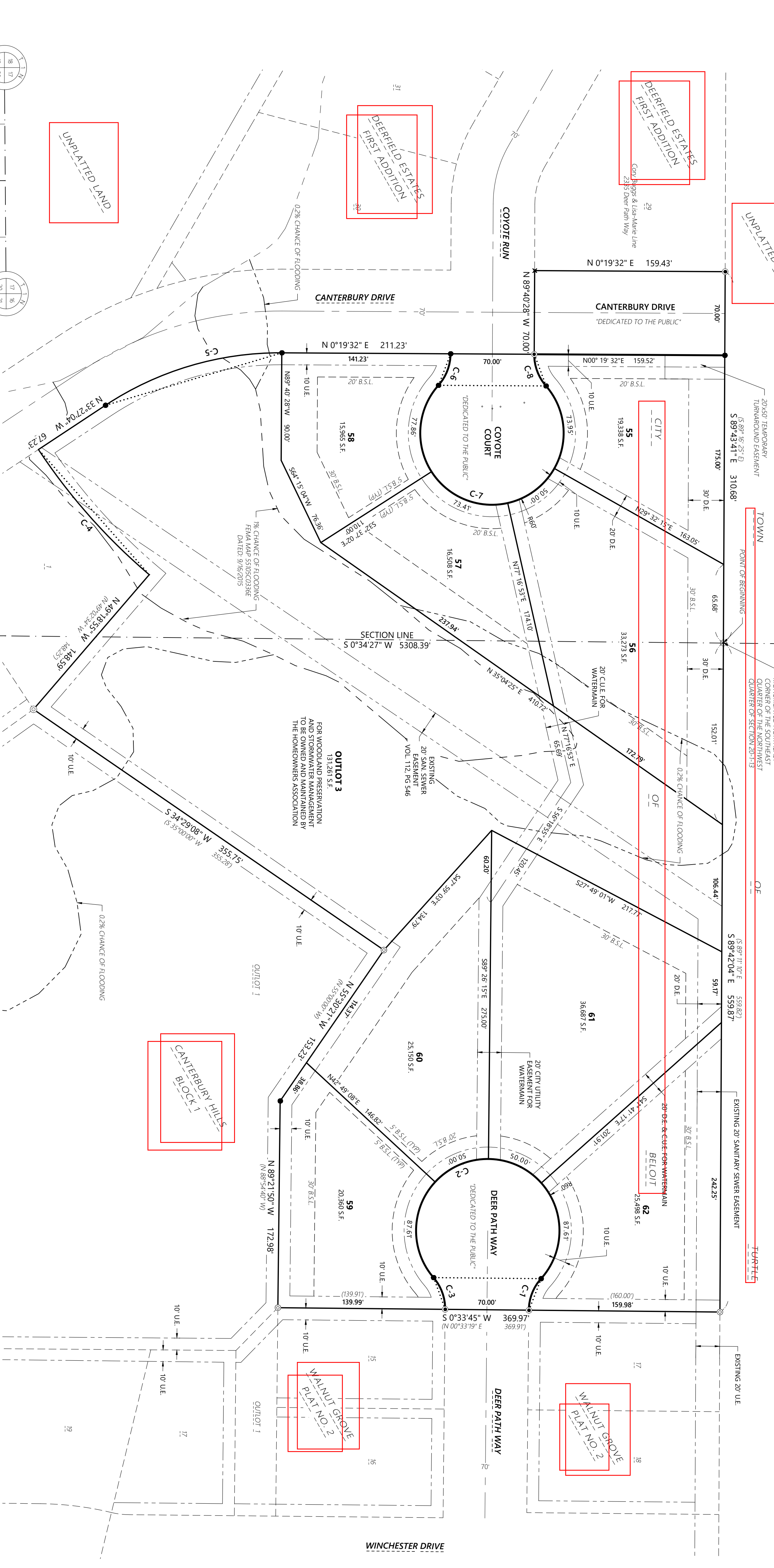
# Location Map





# 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 BELOIT, ROCK COUNTY, WISCONSIN.

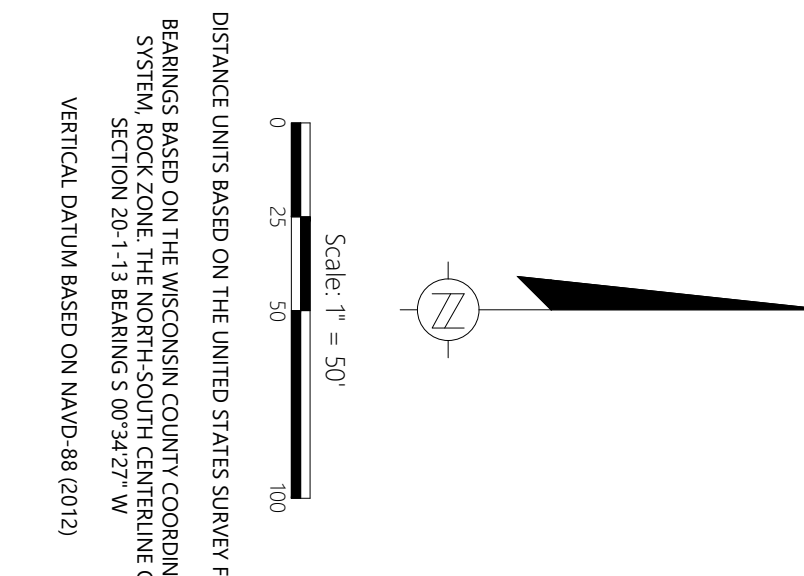
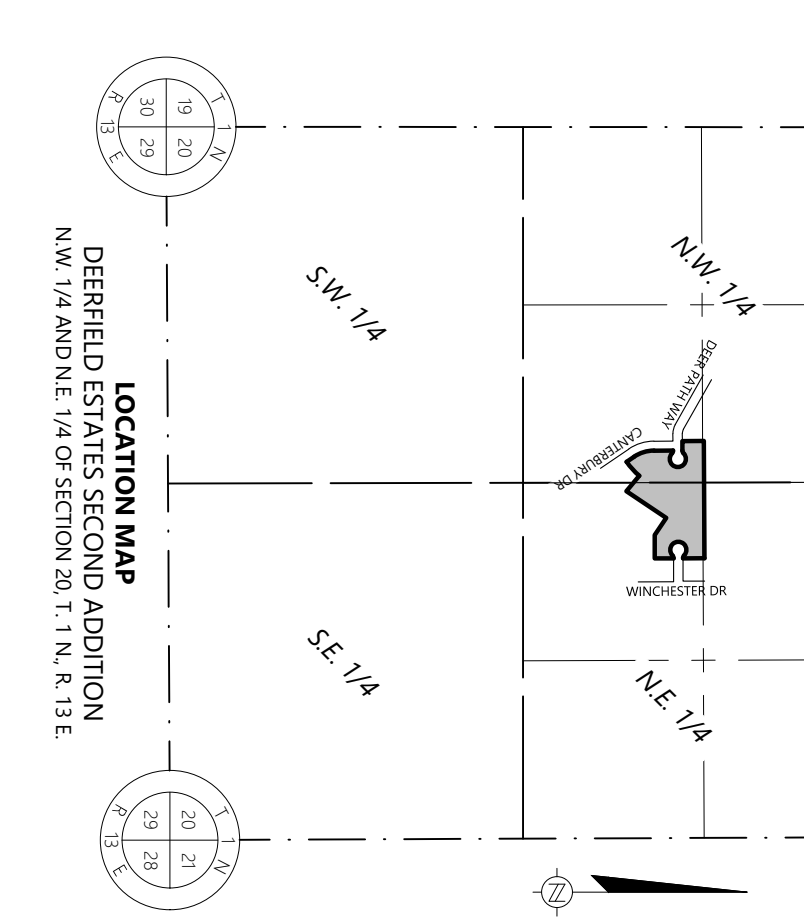


- LEGEND**
- Round Iron Bar Set
  - 1/4" x 3/8" (1.7 Lb/ft) Iron Pipe Found (loc. outside, meander corners 3/4" x 2 1/2 Lb/ft)
  - ⊗ CROSS "X" SET
  - ⊙ 1 1/4" Iron Rebar Found
  - ⊙ 3/4" Iron Rebar Found
  - ⊙ 2" Iron Pipe Found
  - ⊙ Aluminum Monument Found
  - ⊙ Existing Section Line
  - ⊙ Existing Adjacent Property
  - ⊙ Existing Boundary Line
  - ⊙ Lot Line
  - ⊙ Right-of-Way Line
  - ⊙ Existing Centerline
  - ⊙ Curve Chord/Radius Line (XXXXX)
  - ⊙ Record Information
  - ⊙ Drainage Easement
  - ⊙ Utility Easement
  - ⊙ B.S.L. Building Setback Line

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats., as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_

Department of Administration



CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH	TAN IN	TAN OUT
C-1	41°24'35"	40.00'	28.91'	N 68°43'57" W	28.28'	N 89°26'15" W	N 48°01'40" W
C-2	262°49'09"	60.00'	275.22'	S 00°33'45" E	90.00'	N 48°01'40" W	N 48°09'11" E
LOT 59	83°39'57"	60.00'	87.61'	S 89°00'51" E	80.04'		
LOT 60	47°44'37"	60.00'	50.00'	S 23°18'33" E	48.56'		
LOT 61	47°44'58"	60.00'	50.00'	S 24°26'14" W	48.57'		
LOT 62	83°39'37"	60.00'	87.61'	N 89°51'28" W	80.03'		
C-3	41°24'35"	40.00'	28.91'	N 69°51'28" E	28.28'	N 49°09'11" E	S 89°26'15" E
C-4	16°04'45"	500.00'	140.32'	S 48°28'19" W	139.86'	S 40°23'56" W	S 65°30'42" W
C-5	33°46'36"	265.00'	156.22'	N 16°33'46" W	153.97'	N 33°27'04" W	N 00°19'32" E
C-6	41°24'35"	40.00'	28.91'	S 58°58'11" E	28.28'	S 89°40'28" E	S 48°15'53" E
C-7	262°49'09"	60.00'	275.22'	N 00°19'32" E	90.00'	S 84°13'36" W	S 48°15'53" E
LOT 55	70°37'18"	60.00'	73.95'	S 84°13'36" W	69.36'		
LOT 56	47°44'38"	60.00'	50.00'	N 36°35'26" W	48.56'		
LOT 57	70°06'05"	60.00'	73.41'	N 22°19'56" E	68.92'		
LOT 58	74°21'08"	60.00'	77.86'	S 85°26'27" E	72.51'		
C-8	41°24'35"	40.00'	28.91'	S 69°37'15" W	28.28'	S 48°54'57" W	N 89°40'28" W

ORDER NO: 33833

BOOK: SEE FILE  
FIELD CREW: AK  
DRAWN BY: CM  
DATE: MARCH 8, 2020

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

DEERFIELD ESTATES  
SECOND ADDITION

**Batterman**  
engineers surveyors planners

2857 Bartells Drive  
Beloit, Wisconsin 53511  
608.365.4464  
www.rhbatterman.com

**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 BELOIT, ROCK COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

*State of Wisconsin* ss. I, Kristin J. Belongia, a Professional Land Surveyor, do hereby certify that I have surveyed, subdivided, and mapped the within described land, to be hereafter known and designated as "DEERFIELD ESTATES SECOND ADDITION", that said subdivision is a 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 Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northwest 1/4 of Section 20, T. 1 N., R. 13 E., of the 4th P.M., City of Beloit, Rock County, Wisconsin.

DESCRIBED AS FOLLOWS: Commencing at a concrete monument found at the North 1/4 corner of aforesaid Section 20, T. 1 N., R. 13 E.; thence South 00°34'45" West a distance of 1329.33 feet to aluminum monument found on the North line of aforesaid Certified Survey Map Document No. 980076 and the point of beginning; thence South 89°42'04" East a distance of 559.87 feet to a 3/4" iron rebar found at the Northwest corner of Walnut Grove Plat No. 2; thence South 0°33'45" West a distance of 369.97 feet to a 3/4" iron rebar found at the Southwest corner of Lot 15 of aforesaid Walnut Grove Plat No. 2; thence North 89°21'50" West a distance of 172.98 to a 3/4" iron rebar set; thence North 35°30'21" West a distance of 153.23 feet to a 3/4" iron pin found; thence South 34°29'08" West a distance of 355.75 feet to a 2" iron pipe found; thence North 49°18'55" West a distance of 148.59 feet to a 2" iron pipe found; thence 140.32 feet along the arc of a curve to the right having a radius of 500.00 feet and a chord which bears South 48°28'19" West along aforesaid Eastern right-of-way a distance of 67.23 feet; thence 156.22 feet along the arc of a curve to the right having a radius of 265.00 feet and a chord which bears North 16°33'46" West along aforesaid Eastern right-of-way a distance of 153.97 to a 1 1/4" round bar set; thence North 0°19'32" East along aforesaid Eastern right-of-way a distance of 211.23 feet to a 1 1/4" round bar found; thence North 89°40'28" West a distance of 70.00 feet to a 1 1/4" round bar set at the Southeast corner of Lot 29 of Deerfield Estates First Addition; thence North 0°19'32" East a distance of 159.43 feet to a 1 1/4" round bar found at the Northeast corner of Lot 29 of Deerfield Estates First Addition; thence South 89°43'41" East a distance of 310.68 feet to the point of beginning. Containing 8.249 acres more or less.

That said subdivision was surveyed, subdivided and mapped at the request of NG DEER PATH LAND, LLC, owners of said land. That such plat is a correct representation of all exterior boundaries of the land surveyed and subdivision thereof. That all dimensions are given in feet and decimal fractions thereof and angles are measured to the nearest second. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Beloit in surveying, dividing and mapping the same.

Last day of fieldwork: \_\_\_\_\_  
 Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2021 at Beloit, Wisconsin.

Kristin J. Belongia, Professional Land Surveyor  
 State of Wisconsin, No. S-2943

**CORPORATE OWNERS' CERTIFICATE**

NG DEER PATH LAND, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner of the land described in the foregoing description, does hereby certify that said company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat.

NG DEER PATH LAND, LLC does further certify that this plat is required by Sections 236.10 and 236.12 of the Wisconsin Statutes to be submitted to the following for approval or objection: the City of Beloit and the Department of Administration.

**IN WITNESS WHEREOF**, said NG DEER PATH LAND, LLC, has caused these presents to be signed by ZACH KNUITSON, MEMBER of the above named limited liability company on this \_\_\_\_ day of \_\_\_\_\_, 2021.

ZACH KNUITSON, MEMBER

*State of Wisconsin* ss. Personally came before me, this \_\_\_\_ day of \_\_\_\_\_, 2021, ZACH KNUITSON, County of \_\_\_\_\_, MEMBER of the above-named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be the representative of said company and acknowledged that they executed the foregoing instrument as representative as the deed of such company, by its authority.

Notary Public, \_\_\_\_\_ County, Wisconsin  
 My Commission Expires \_\_\_\_\_

**COUNTY TREASURER'S CERTIFICATE**

*State of Wisconsin* ss. I, Michelle Roetiger, being the duly elected, qualified and acting Treasurer of the County of Rock, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of the \_\_\_\_ day of \_\_\_\_\_, 2021, affecting the lands in the plat of "DEERFIELD ESTATES SECOND ADDITION".

Michelle Roetiger, Rock County Treasurer

**CITY TREASURER'S CERTIFICATE**

*State of Wisconsin* ss. I, Lori Stottler, being the duly elected, qualified and acting Treasurer of the City of \_\_\_\_\_ County of Rock, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of the \_\_\_\_ day of \_\_\_\_\_, 2021, affecting the lands in the plat of "DEERFIELD ESTATES SECOND ADDITION".

Lori Stottler, City Treasurer

**CITY COUNCIL APPROVAL CERTIFICATE**

Resolved that the Plat of "DEERFIELD ESTATES SECOND ADDITION", located in the City of Beloit, Rock County, NG DEER PATH LAND, LLC Owner, is approved by the City Council of the City of Beloit.


Approved \_\_\_\_\_  
 Lori S. Curtis Luther, City Manager

Lori Stottler, City Clerk

I hereby certify that the foregoing is a copy of a resolution adopted by the City Council of the City of Beloit.

DOCUMENT NO. \_\_\_\_\_ RECEIVED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2021 AT  
 \_\_\_\_\_ O'CLOCK \_\_\_\_ M. AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS ON PAGES \_\_\_\_\_  
 \_\_\_\_\_ REGISTER OF DEEDS

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
 Certified \_\_\_\_\_, 20\_\_\_\_  
 Department of Administration



File Name: J:\33800-33899\33833 - Next Generation\SURVEY\RH DRAWING FILES



# CITY of BELOIT

## Neighborhood Planning Division

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

### Application for a Final Subdivision or Condominium Plat

(Please Type or Print)

File Number: \_\_\_\_\_

1. Proposed subdivision name: Deerfield Estates Second Addition
2. Address of property: 2222 Canterbury Drive
3. Tax Parcel Number(s): 206 22070350
4. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
In the \_\_\_\_\_ Quarter of Section 20, Township 1 North, Range 13 East of the 4th P.M.
5. Owner of record: NG Deer Path Land, LLC Phone: 815-904-4011 (Zach Knutson)  
430 East Grand Avenue, Suite 103 Beloit WI 53511  
(Address) (City) (State) (Zip)
6. Applicant's Name: (same)  
\_\_\_\_\_  
(Address) (City) (State) (Zip)  
\_\_\_\_\_  
(Office Phone #) / (Cell Phone #) / (E-mail Address)
7. Present zoning classification is: R-1B
8. Is the proposed use permitted in this zoning district: Yes
9. THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:
  - Copy of Preliminary Plat to Utility Providers: A written statement confirming that the developer submitted copies of the approved preliminary plat to all utility providers as per section 12.03(2).
  - Covenants and Deed Restrictions: copies of any covenants or deed restrictions.
  - Development Agreement & Fee: a copy of a Final Draft or Approved Development Agreement;
  - Contract: A contract for construction of required utilities and public improvements or;
  - A Bond; guarantying the contract for construction or,
  - Letter from the City Engineer; stating that the developer has constructed the required improvements and the City has found they are acceptable to the City Engineer and;
  - Final Plat Map; 10 copies as required by section 12.04(1) including all information required by section 12.04(2) 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 and City Council to review and approve the Preliminary Subdivision Plat for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

 / Zachary Knutson, Manager / 2/15/2021  
(Signature of applicant) (Print name of applicant) (Date)

This application must be submitted at least **30 days** prior to the Plan Commission meeting date.

Review fee: \$300 plus \$15 per lot; \$100 Development Agreement Fee Amount paid: \_\_\_\_\_  
Scheduled meeting date: \_\_\_\_\_  
Application accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

**RESOLUTION**

**APPROVING THE PRELIMINARY PLAT OF DEERFIELD ESTATES SECOND ADDITION  
FOR THE PROPERTY LOCATED AT 2222 CANTERBURY DRIVE**

**WHEREAS**, the City Plan Commission of the City of Beloit has heretofore held a public hearing on March 17, 2021 regarding the Preliminary Plat of Deerfield Estates Second Addition for the property located at 2222 Canterbury Drive in the City of Beloit.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Plan Commission of the City of Beloit does hereby approve the attached Preliminary Plat of Deerfield Estates Second Addition, subject to the following conditions:

1. The Final Plat shall substantially conform to the approved Preliminary Plat with respect to the number of lots, lot sizes, and the proposed right-of-way layout.
2. A draft of any proposed restrictive covenants shall be submitted with the Final Plat.
3. The Final Plat shall include a designated area for a cluster mailbox delivery system.
4. If the Final Plat is approved, City staff shall initiate a street name change from Deer Path Way to Coyote Run for the 2300-2400 block and the eight (8) affected property owners.
5. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission. The Director of Planning & Building Services may approve minor changes administratively.

Adopted this 17<sup>th</sup> day of March, 2021.

**Plan Commission**

By:   
\_\_\_\_\_  
Timothy Weeden, Chair

ATTEST:

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

March 17 Staff Report 3c, Preliminary Plat Deerfield Estates Second Addition