
COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

May 2, 2022

To Whom It May Concern:

H & L Farms Inc. has submitted an Application for Review of a Preliminary Subdivision and the attached Preliminary Plat of Tall Trees for two parcels located on the 5000 block of Shopiere Road (County Highway "S") in the Town of Turtle. This land is located within the City's Extraterritorial Jurisdiction for plat review. As shown on the attached plat, the developer is proposing the creation of 30 single-family lots and 2 out-lots to be served by new local streets which connect to Shopiere Road. This development will have private wells and septic systems, and is within the attendance area for the Clinton Community School District.

The following public hearing will be held regarding this proposed Preliminary Plat:

City of Beloit Plan Commission: Wednesday, May 18, 2022, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street, Beloit, Wisconsin.

THE PUBLIC IS INVITED TO ATTEND THIS HEARING.

We are interested in your opinion.

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

For additional information, please contact Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or penningtond@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

Turtle
Creek

S

038 dedicated

EMERSON RD
E CHURCH ST
SPUTTERFIELD RD

Town of
Turtle

038 00112301

038 00112301


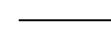

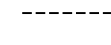







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LEGEND

-  EXISTING CONTOUR LINE
-  PROPOSED CONTOUR LINE
-  SITE BOUNDARY
-  DRAINAGE EASEMENT LINE
-  VISION EASEMENT LINE
-  STORM SEWER
-  UTILITY EASEMENT
-  DRAINAGE EASEMENT
-  VISION EASEMENT
-  CONSERVATION EASEMENT
-  SLOPES BETWEEN 12% AND 20%

PRELIMINARY PLAT FOR TALL TREES

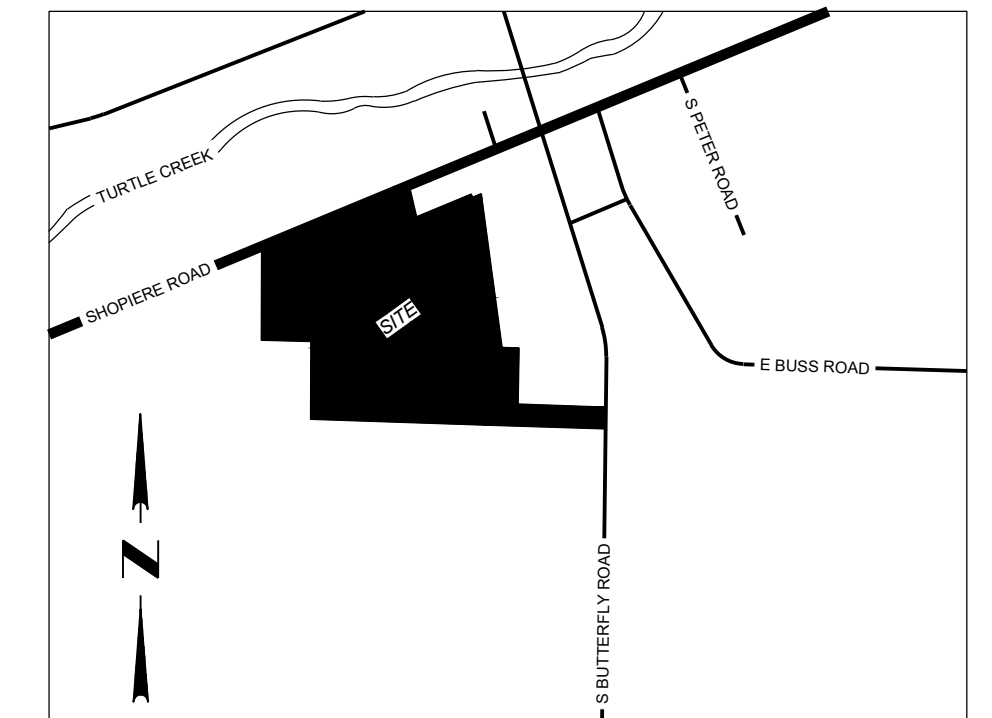
PART OF THE SE 1/4 OF THE SW 1/4, PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 3 AND PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NE 1/4 OF SECTION 10, T.1N., R.13E. OF THE 4TH P.M., TURTLE TOWNSHIP, ROCK COUNTY, WISCONSIN.

NOTE: ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST ONE-HALF SECOND.

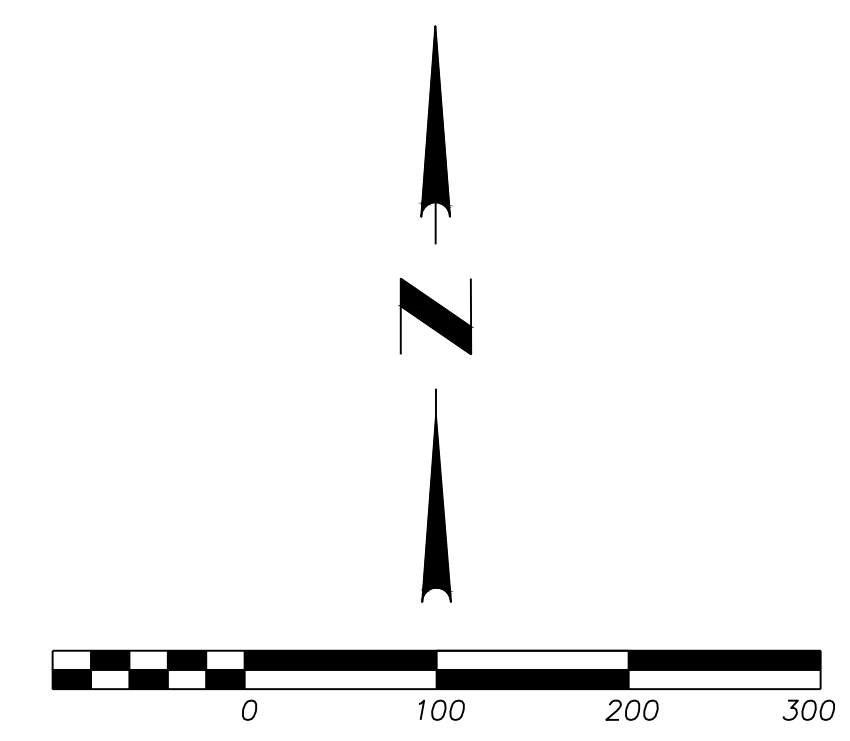
NOTE: UTILITY EASEMENTS AS SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING RIGHTS TO SERVE THE PLATTED AREA

NOTE: THE VISION EASEMENT SHALL BE KEPT CLEAR OF VEGETATION UNDER 6 INCHES IN DIAMETER. TREES LARGER THAN 6 INCHES, IF APPLICABLE, MAY REMAIN IF TRIMMED UP TO EIGHT FEET ABOVE THE GROUND.

NOTE: "TALL TREES" CREATES 30 LOTS AND 2 OUTLOTS FROM 50.14 ACRES.
CENTERLINE STREET LENGTHS CREATED:
S. FOREST VIEW DRIVE = 1407.12'
S. TALL TREES DRIVE = 1142.97'
E. HARDWOODS DRIVE = 840.20'



LOCATION SKETCH



	• LAND SURVEYING	DATE	02/16/22
	• LAND PLANNING	BY	KMK
	• CIVIL ENGINEERING	APPROVED	AFG
	109 W. MILWAUKEE ST JANESVILLE, WI 53548 www.combsurvey.com	tel: 608-752-0575 fax: 608-752-0534	PROJECT NO.