
COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

June 29, 2022

To Whom It May Concern:

Blackhawk Reserve has submitted an Application for Review of a Preliminary Subdivision and the attached Preliminary Plat of Blackhawk Run North for vacant land on both sides of Bartells Drive between Garden Prairie Intermediate School and Philhower Road in the Town of Beloit. 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 up to 180 single-family lots and 2 out-lots in this multi-year residential development. The developer intends to submit a final plat for phase one of this project later this summer, which includes 22 single-family lots in the southwest corner of the preliminary plat area. This land is located in the Beloit Turner School District and will be served by public water and sewer systems.

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

City of Beloit Plan Commission: Wednesday, July 20, 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.

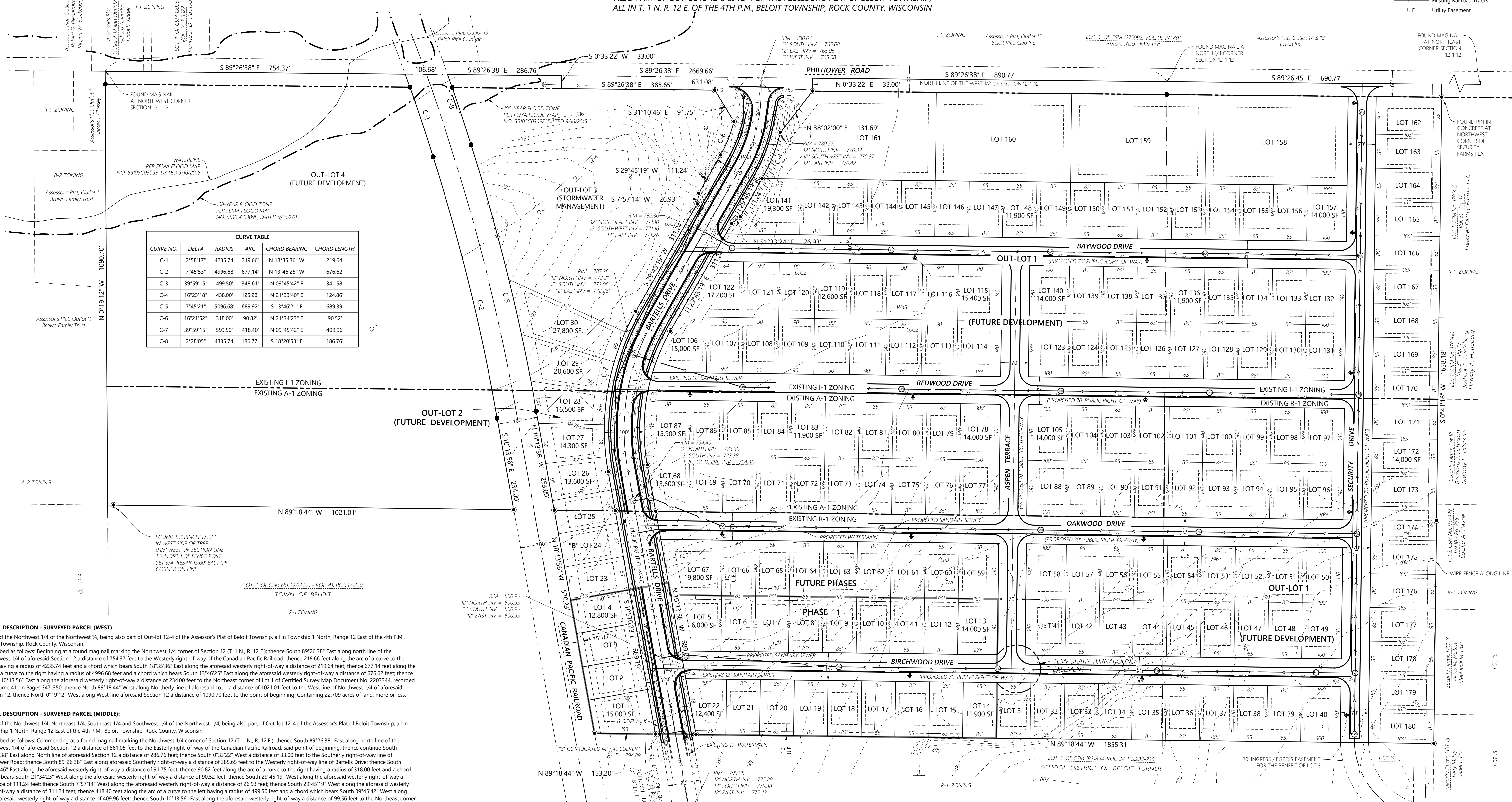
Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins. Staff is unable to leave the meeting area to make copies.

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.

**PRELIMINARY PLAT
FOR
BLACKHAWK RESERVE**

LOTS 2 AND 3 OF CERTIFIED SURVEY MAP DOCUMENT NO. 2203344, RECORDED IN VOLUME 41 ON PAGES 347-350, AND PARTS OF THE NE 1/4, NW 1/4, SW 1/4 & SE 1/4 OF THE NW 1/4 AND PARTS OF THE NW 1/4 & SW 1/4 OF THE NE 1/4 OF SECTION 12, BEING ALSO PART OF OUT-LOTS 12-3 & 12-4 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP, ALL IN T. 1 N. R. 12 E. OF THE 4TH P.M., BELOIT TOWNSHIP, ROCK COUNTY, WISCONSIN

MONUMENT KEY		LEGEND	
●	Iron Rebar Set	— G —	Existing Gas Main
○	3/4" x 24"(1.5 Lbs./Ft.)	— W —	Existing Watermain
○	3/4" Iron Rebar Found	⊗	Existing Water Valve
○	Mag Nail Found	⊕	Existing Fire Hydrant
○	Section Corner Monument Found	— SAN —	Existing Sanitary Sewer
(XXXXXX)	Record Information	⊙	Existing Sanitary Manhole
		---	Existing Right-of-Way
		---	Existing Boundary Line
		---	Existing Adjacent Property
		---	Existing Easement Line
		---	Existing Centerline
		---	Existing Section Line
		---	Existing Railroad Tracks
		---	Utility Easement

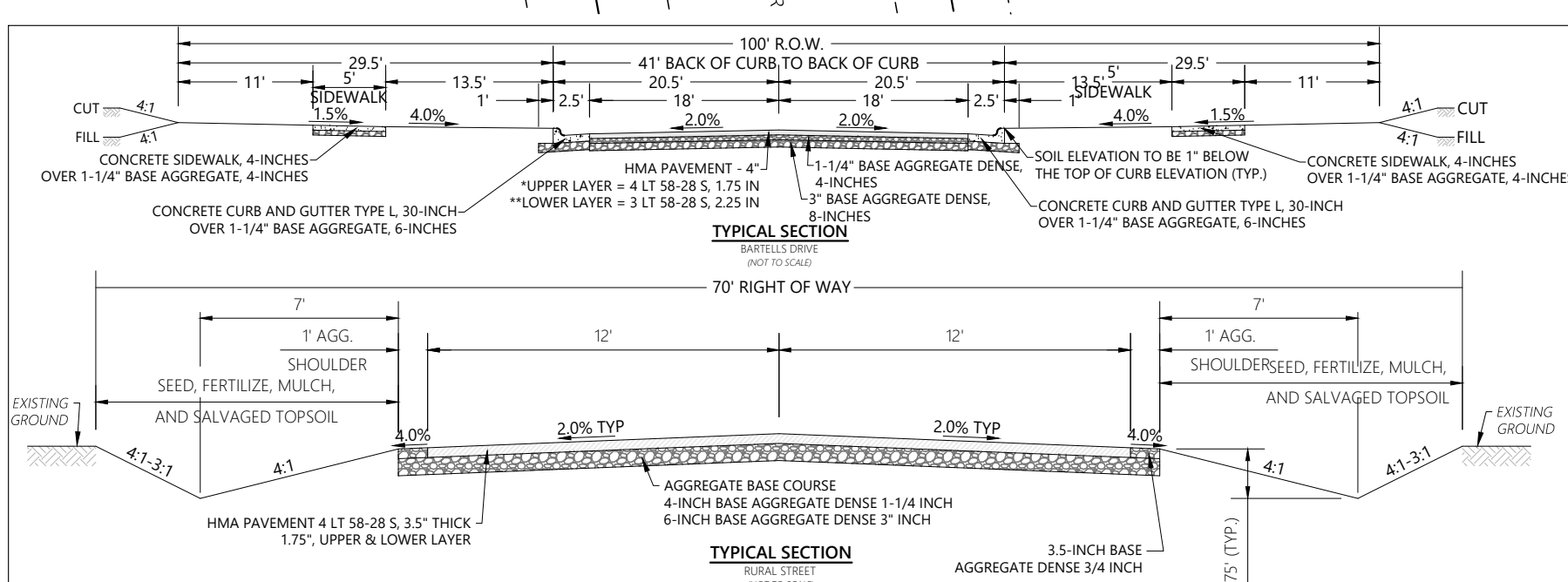


CURVE TABLE					
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C-1	2°58'17"	4235.74	219.66	N 18°35'36" W	219.64'
C-2	7°45'53"	4996.68	677.14	N 13°46'25" W	676.62'
C-3	39°59'15"	499.50	348.61	N 09°45'42" E	341.58'
C-4	16°23'18"	438.00	125.28	N 21°33'40" E	124.86'
C-5	7°45'21"	5096.68	689.92	S 13°46'21" E	689.39'
C-6	16°21'52"	318.00	90.82	N 21°34'23" E	90.52'
C-7	39°59'15"	599.50	418.40	N 09°45'42" E	409.96'
C-8	2°28'05"	4335.74	186.77	S 18°20'53" E	186.76'

LEGAL DESCRIPTION - SURVEYED PARCEL (WEST):
Parts of the Northwest 1/4 of the Northwest 1/4, being also part of Out-lot 12-4 of the Assessor's Plat of Beloit Township, all in Township 1 North, Range 12 East of the 4th P.M., Beloit Township, Rock County, Wisconsin.
Described as follows: Beginning at a found mag nail marking the Northwest 1/4 corner of Section 12 (T. 1 N., R. 12 E.); thence South 89°26'38" East along north line of the Northwest 1/4 of aforesaid Section 12 a distance of 754.37 feet to the Westerly right-of-way of the Canadian Pacific Railroad; thence 219.66 feet along the arc of a curve to the right having a radius of 4235.74 feet and a chord which bears South 18°35'36" East along the aforesaid westerly right-of-way a distance of 219.64 feet along the arc of a curve to the right having a radius of 4996.68 feet and a chord which bears South 13°46'25" East along the aforesaid westerly right-of-way a distance of 676.62 feet along the arc of a curve to the right having a radius of 499.50 feet and a chord which bears South 09°45'42" East along the aforesaid westerly right-of-way a distance of 341.58 feet along the arc of a curve to the right having a radius of 438.00 feet and a chord which bears South 21°33'40" East along the aforesaid westerly right-of-way a distance of 124.86 feet along the arc of a curve to the right having a radius of 5096.68 feet and a chord which bears South 13°46'21" East along the aforesaid westerly right-of-way a distance of 689.39 feet along the arc of a curve to the right having a radius of 318.00 feet and a chord which bears North 21°34'23" East along the aforesaid westerly right-of-way a distance of 90.52 feet along the arc of a curve to the right having a radius of 599.50 feet and a chord which bears North 09°45'42" East along the aforesaid westerly right-of-way a distance of 409.96 feet along the arc of a curve to the right having a radius of 4335.74 feet and a chord which bears South 18°20'53" West along the aforesaid westerly right-of-way a distance of 186.76 feet to the point of beginning. Containing 22,709 acres of land, more or less.

LEGAL DESCRIPTION - SURVEYED PARCEL (MIDDLE):
Parts of the Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northwest 1/4, being also part of Out-lot 12-4 of the Assessor's Plat of Beloit Township, all in Township 1 North, Range 12 East of the 4th P.M., Beloit Township, Rock County, Wisconsin.
Described as follows: Commencing at a found mag nail marking the Northwest 1/4 corner of Section 12 (T. 1 N., R. 12 E.); thence South 89°26'38" East along north line of the Northwest 1/4 of aforesaid Section 12 a distance of 861.05 feet to the Easterly right-of-way of the Canadian Pacific Railroad, said point of beginning; thence continue South 89°26'38" East along North line of aforesaid Section 12 a distance of 286.76 feet; thence South 0°33'22" West a distance of 33.00 feet to the Southerly right-of-way of Philhower Road; thence South 89°26'38" East along aforesaid Southerly right-of-way a distance of 385.65 feet to the Westerly right-of-way of Bartells Drive; thence South 31°10'46" East along the aforesaid westerly right-of-way a distance of 91.75 feet; thence 90.82 feet along the arc of a curve to the right having a radius of 318.00 feet and a chord which bears South 21°34'23" West along the aforesaid westerly right-of-way a distance of 90.52 feet; thence South 29°45'19" West along the aforesaid westerly right-of-way a distance of 26.93 feet; thence South 29°45'19" West along the aforesaid westerly right-of-way a distance of 111.24 feet; thence South 7°57'14" West along the aforesaid westerly right-of-way a distance of 26.93 feet; thence South 29°45'19" West along the aforesaid westerly right-of-way a distance of 311.24 feet; thence 418.40 feet along the arc of a curve to the left having a radius of 499.50 feet and a chord which bears North 09°45'42" West along the aforesaid westerly right-of-way a distance of 409.96 feet; thence South 10°13'56" East along the aforesaid westerly right-of-way a distance of 99.56 feet to the Northeast corner of Lot 2 of Certified Survey Map Document No. 2203344, recorded in Volume 41 on Pages 347-350; thence South 10°13'56" East along the Easterly line of aforesaid Lot 2 a distance of 570.23 feet to the Southeast corner of aforesaid Lot 2; thence North 89°18'44" West along the Southerly line of aforesaid Lot 2 a distance of 153.20 feet to the Southwest corner of aforesaid Lot 2 being the Easterly right-of-way line of the Canadian Pacific Railroad; thence North 10°13'56" West along the Westerly line of aforesaid Lot 2 a distance of 570.23 feet to the Northwest corner of aforesaid Lot 2; thence continue North 10°13'56" West along the aforesaid Easterly right-of-way line a distance of 253.00 feet; thence 689.92 feet along the arc of a curve to the left having a radius of 5096.68 feet and a chord which bears North 13°46'21" West along the aforesaid easterly right-of-way a distance of 689.92 feet; thence 186.77 feet along the arc of a curve to the left having a radius of 4335.74 feet and a chord which bears North 18°20'53" West along the aforesaid easterly right-of-way a distance of 186.76 feet to the point of beginning. Containing 11,046 acres of land, more or less.

LEGAL DESCRIPTION - SURVEYED PARCEL (EAST):
Parts of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 and parts of the Northwest 1/4 and Southwest 1/4 of Section 12, being also part of Out-lots 12-3 and 12-4 of the Assessor's Plat of Beloit Township, all in T. 1 N., R. 12 E. of the 4th P.M., Beloit Township, Rock County, Wisconsin.
Described as follows: Commencing at a found mag nail marking the Northwest 1/4 corner of Section 12 (T. 1 N., R. 12 E.); thence South 89°26'38" East along north line of the Northwest 1/4 of aforesaid Section 12 a distance of 1778.89 feet to the point of beginning; thence continue South 89°26'38" East along North line of aforesaid Section 12 a distance of 690.77 feet to the Northeast corner of the Northwest 1/4 of aforesaid Section 12; thence continue North 10°13'56" West along the aforesaid Easterly right-of-way line of aforesaid Bartells Drive a distance of 118.85 feet; thence 348.61 feet along the arc of a curve to the right having a radius of 499.50 feet and a chord which bears North 09°45'42" East along the aforesaid easterly right-of-way a distance of 341.58 feet; thence North 29°45'19" East along the aforesaid Easterly right-of-way line a distance of 311.24 feet; thence North 51°33'24" East along the aforesaid Easterly right-of-way a distance of 26.93 feet; thence North 29°45'19" East along the aforesaid Easterly right-of-way line a distance of 111.24 feet; thence 125.28 feet along the arc of a curve to the left having a radius of 438.00 feet and a chord which bears North 21°33'40" East along the aforesaid easterly right-of-way a distance of 124.86 feet; thence North 38°02'00" East along the aforesaid Easterly right-of-way line a distance of 131.69 feet to the Southerly right-of-way line of Philhower Road; thence North 0°33'22" East a distance of 33.00 feet to the point of beginning. Containing 70,972 acres of land, more or less.



SITE SUMMARY	
TOTAL LAND AREA	104.73 ACRES (PRELIMINARY PLAT) 8.43 ACRES (PHASE 1)
EXISTING ZONING (OVERALL)	A-1 (FARMLAND PRESERVATION DISTRICT), R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT) I-1 (LIGHT INDUSTRIAL DISTRICT)
EXISTING ZONING (PHASE 1)	R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
MINIMUM LOT STANDARDS	R-1: 10,000 SQFT (80 FEET)
MINIMUM BUILDING SETBACKS	R-1: 30' STREET; 20' REAR; 10' SIDEYARD

LOT DIMENSION AND AREA SUMMARY		
85 FT x 140 FT	11,900 SQFT	50' UTILITY EASEMENT C.S.M. VOL. 34, PG. 233-235
85 FT x 150 FT	12,800 SQFT	
85 FT x 165 FT	14,000 SQFT	
90 FT x 140 FT	12,600 SQFT	
100 FT x 140 FT	14,000 SQFT	

PHASE SUMMARY	
TOTAL LOTS PROPOSED	180 LOTS, 2 OUTLOTS
PHASE 1 LOTS PROPOSED	22 LOTS, 4 OUTLOTS

SOIL SURVEY SUMMARY	
LoB	LORENZO LOAM, 2 TO 6 PERCENT SLOPES
LoC2	LORENZO LOAM, 6 TO 12 PERCENT SLOPES, ERODED
RrE	RODMAN-LORENZO COMPLEX, 20 TO 30 PERCENT SLOPES
TraA	TROXEL SILT LOAM, 0 TO 3 PERCENT SLOPES
WaA	WARSAW SILT LOAM, 0 TO 2 PERCENT SLOPES
WaB	WARSAW SILT LOAM, 2 TO 6 PERCENT SLOPES

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT
BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK COUNTY THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 12-12, BEARING N 0°19'12" WEST
Scale: 1" = 120'
0 60 120 240

Batterman
engineers surveyors planners

PRELIMINARY PLAT FOR BLACKHAWK RESERVE
BELOIT TOWNSHIP, WISCONSIN

OWNERS:
Town of Beloit
2445 S. Alton Road / Beloit, WI 53511
William Wieland & Mary Frey
3307 S. Riverside Drive / Beloit, WI 53511

DEVELOPER:
New Leaf Homes
6551 W. Riverside Blvd., Suite 110
Rockford, IL 61114

ORDER NO: 34146
DATE: 07/02/2022
FIELD CREW: BMR
DRAWN BY: KRS/KJB
SHEET 1 OF 1