PUBLIC NOTICE & AGENDA
BELOIT TRAFFIC REVIEW COMMITTEE
2400 Springbrook Court
Beloit, WI 53511
1:30 PM
Monday, October 26, 2026

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF THE MINUTES

   2.a. Consider Approval of the Minutes from August 24, 2026 Traffic Review Committee Meeting.
   Attachment

3. PUBLIC COMMENTS

4. REPORTS

   4.a. Update on Willowbrook Road and Colley Road Projects

5. ACTION ITEMS

   5.a. Addition of Stop Signs in the Elmwood Commons Subdivision
   Attachment

   5.b. Addition of Stop Signs in the Eagles Ridge Subdivision
   Attachment

6. COMMITTEE MEMBER COMMENTS

7. NEXT MEETING DATE ANNOUNCEMENT

8. 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 (608) 364-6680, 100 State Street, Beloit, WI 53511.

TRAFFIC REVIEW COMMITTEE
Water Resources & Engineering Facility
2400 Springbrook Court
Beloit, WI 53511
1:30 p.m.
Monday, August 24, 2026

1) CALL TO ORDER AND ROLL CALL

Public Works Director Bill Frisbee called the meeting to order at 1:30 p.m.

Voting Members Present: Mike Ciaramita, Rick Barder, Cody Crane, Lt. David Elrod, and City Engineer Scot Prindiville

Non-Voting Members Present: City Councilor Sherry Blakeley and Public Works Director Bill Frisbee

Absent: Stephanie Ellwood

Other Staff: Crystal Cribbs, Administrative Assistant

2) APPROVAL OF THE MINUTES

The June 22, 2026 meeting minutes were approved with corrections. Moved by City Engineer Scot Prindiville —Seconded by Mike Ciaramita. Motion carried (5-0).

AYES: Mike Ciaramita, Rick Barder, Cody Crane, Lt. David Elrod, City Engineer Scot Prindiville

NAYES: None

3) PUBLIC COMMENTS

John Nehls, Beloit, expressed support for installing stop signs instead of yield signs on Lenox Avenue at Ritsher Street.
Gayle Bliss, Beloit, expressed support for installing stop signs instead of yield signs on Lenox Avenue at Ritsher Street.
Gina Cole, Beloit, expressed support for installing stop signs instead of yield signs on Lenox Avenue at Ritsher Street.
Tiffany Kirichkow, Beloit, submitted an email expressing support for installing stop signs instead of yield signs on Lenox Avenue at Ritsher Street.

4) REPORTS

No reports were presented.

5) ACTION ITEMS

5.a. City Engineer, Scot Prindiville presented and led a discussion regarding the proposed installation of yield signs on Lenox Avenue at Ritsher Street.

After a brief discussion, the committee voted in favor of installing stop signs instead of yield signs on Lenox Avenue. Moved by Rick Barder—Seconded by Mike Ciaramita. Motion carried (4-1).

6) COMMITTEE MEMBER COMMENTS

Rick Barder distributed a flyer for a Touch a Truck and Bike Rodeo event taking place in Clinton, Wisconsin. The organizers were inspired to host their own event by Beloit's Touch a Truck event.

City Engineer Scot Prindiville informed the committee that a public meeting regarding the reconstruction of the bridge over Spring Brook Creek on Willowbrook Road will be held on Thursday, September 3, 2026 at 2400 Springbrook Court.

7) NEXT MEETING DATE ANNOUNCEMENT

The next meeting will be held on Monday, October 26, 2026 at 1:30 p.m.

8) ADJOURNMENT

Moved by Rick Barder —Seconded by Lt. David Elrod to adjourn at 1:59 p.m. Motion carried (5-0).

AYES: Mike Ciaramita, Rick Barder, Cody Crane, Lt. David Elrod, City Engineer Scot Prindiville

NAYES: None

_____ _____
William Frisbee, Chair or Scot Prindiville Date
Date approved by TRC: _____, 2026.

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO THE TRAFFIC REVIEW COMMITTEE

Topic:	**X ACTION REQUIRED** **INFORMATION ONLY** **OPTIONS ATTACHED**		
Date:	**October 26, 2026**		
Presenter:	**Scot Prindiville**	**Department:**	**Public Works/Engineering**

Topic/Purpose of Presentation

Due to new development, Engineering is recommending stop signs be installed at the following locations:
1. On Kadlec Drive at the intersection with Elmwood Avenue
2. On East Elaine Drive at the intersection with Kadlec Drive

Background Information

Elmwood Commons Plat 2 is a new 55-lot residential subdivision, located north of Elmwood Avenue and west of Robinson Drive. The subdivision includes five new public streets, including the extension of Kadlec Drive south to Elmwood Avenue. In the existing residential areas to the east and south of this subdivision unsignalized intersections typically have no traffic control at 3-leg tee intersections and minor road stop control at 4-way intersections. This can be seen in the attached vicinity map.

The MUTCD (Manual on Uniform Traffic Control Devices) sets forth a hierarchy of traffic control at non-signalized intersections starting with no traffic control, followed by yield control in one direction, then stop control in one direction and finally to stop control in all directions.

The intersection of Elmwood Avenue/Kadlec Drive is a 3-leg tee intersection. Elmwood Avenue is considered a collector street, and Kadlec Drive is a local road. The intersection of Kadlec Drive/E Elaine Drive is a 4-leg intersection. All other intersections in this subdivision are 3-leg tee intersections of two local roads where no traffic control is appropriate.

Key Issues (Maximum of 5)

1. Elmwood Commons Plat 2 is a new subdivision development including public streets.
2. Since Elmwood Avenue and Kadlec Drive is an intersection of a collector and a local road, the MUTCD indicates that minor road stop control should be considered because it is an intersection of two roads with different functional classifications. The minor road is Kadlec Drive.
3. Since the intersection of Kadlec Drive and East Elaine Drive is a new intersection there is no crash history to consider. Engineering judgement indicates that minor road stop control should be considered to promote predictable intersection operation and reasonable driver expectancy. The surrounding area utilizes minor road stop control at 4-leg intersections and introducing another type of control may cause driver confusion and situations where drivers expect other vehicles to stop when they are not required to do so. East Elaine Drive is the minor road.
4. All other intersections in this subdivision are 3-leg tee intersections of two local roads. The surrounding area has many of these intersections that have no traffic control and function appropriately so no traffic control is proposed at these other intersections.

Sustainability

If applicable, briefly comment on the environmental, economic, and/or social sustainability of this policy or program. Consider how current needs are met without compromising the ability of future generations to meet their own needs. **Write N/A if not applicable**

N/A

Action Required/Recommendation

Staff recommends approval of an ordinance to amend the index of special locations to install stop signs at the following locations:
1. On Kadlec Drive at the intersection with Elmwood Avenue.
2. At the east and west approaches of East Elaine Drive at Kadlec Drive.

Fiscal Note/Budget Impact
Funds for new signage will come from the Public Works operating budget. The subdivision development agreement requires the developer to reimburse the City for the material costs of traffic control signage.

Attachments
Proposed Traffic Control Exhibit, Vicinity Map, Elmwood Commons Plat

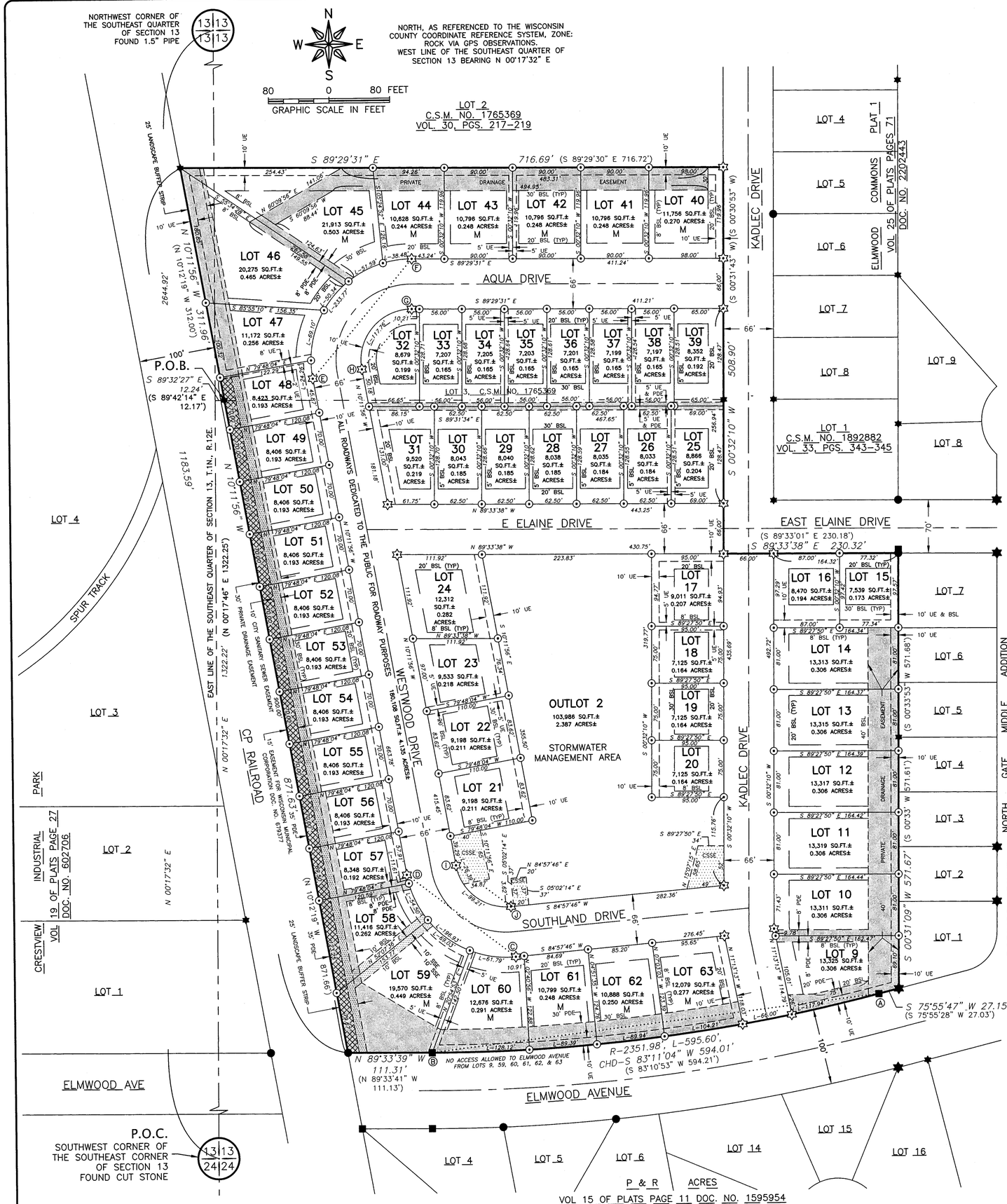
Revised 03-09-2022


N
Proposed Stop Signs on
E Elaine Dr at Kadlec Dr
STOP
Proposed Stop Sign
E ELAINE DR
Proposed Stop Sign
STOP
KADLEC DR
ROBINSON DR
Proposed Stop Sign on
Kadlec Dr at Elmwood Av
Proposed Stop Sign
STOP
ELMWOOD AV


VICINITY MAP
EXISTING TRAFFIC
CONTROL DEVICES
N
S BARTELLS DR
S PRAIRIE AV
W HART RD
KADLEC DR
N ROBINSON DR
SCOTTIES DR
E CAROLYN DR
E CAROLYN DR
N WOOD DR
N BUTLIN DR
KADLEC DR
POST RD
ELMWOOD COMMONS PLAT 2 AREA
E ELAINE DR
WOOD CT
BUTLIN CT
IVA CT
E BRIAR LA
PRAIRIE AV
ELMWOOD AV
E ELMWOOD AV
ROBINSON DR
WOOD DR
BUTLIN DR
IVA CT
LOMA DR
PIONEER DR
WINDSOR CT
BRAMBLE CT
MURPHY WOODS RD
SUNSHINE LA
VIRGINIA ST
SUMAC CT
STOP

FINAL PLAT OF
ELMWOOD COMMONS PLAT 2

PART OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 12 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF BELOIT, ROCK COUNTY, WISCONSIN


NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13 FOUND 1.5" PIPE
13|13
13|13
N
W
E
S
NORTH, AS REFERENCED TO THE WISCONSIN COUNTY COORDINATE REFERENCE SYSTEM, ZONE: ROCK VIA GPS OBSERVATIONS. WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 13 BEARING N 00°17'32" E
80 0 80 FEET
GRAPHIC SCALE IN FEET
LOT 2 C.S.M. NO. 1765369 VOL. 30, PGS. 217–219
S 89°29'31" E 716.69' (S 89°29'30" E 716.72')
AQUA DRIVE
E ELAINE DRIVE
EAST ELAINE DRIVE
(S 89°33'01" E 230.18')
S 89°33'38" E 230.32'
SOUTHLAND DRIVE
KADLEC DRIVE
WESTWOOD DRIVE
ELMWOOD AVENUE
ELMWOOD AVE
ROBINSON DRIVE
LOT 1 C.S.M. NO. 1892882 VOL. 33, PGS. 343–345
LOT 3, C.S.M. NO. 1765369
PRIVATE
DRAINAGE
EASEMENT
LOT 45 21,913 SQ.FT.± 0.503 ACRES± M
LOT 46 20,275 SQ.FT.± 0.465 ACRES±
LOT 47 11,172 SQ.FT.± 0.256 ACRES±
LOT 48 8,423 SQ.FT.± 0.193 ACRES±
LOT 49 8,406 SQ.FT.± 0.193 ACRES±
LOT 50 8,406 SQ.FT.± 0.193 ACRES±
LOT 51 8,406 SQ.FT.± 0.193 ACRES±
LOT 52 8,406 SQ.FT.± 0.193 ACRES±
LOT 53 8,406 SQ.FT.± 0.193 ACRES±
LOT 54 8,406 SQ.FT.± 0.193 ACRES±
LOT 55 8,406 SQ.FT.± 0.193 ACRES±
LOT 56 8,406 SQ.FT.± 0.193 ACRES±
LOT 57 8,348 SQ.FT.± 0.192 ACRES±
LOT 58 11,416 SQ.FT.± 0.262 ACRES±
LOT 59 19,570 SQ.FT.± 0.449 ACRES± M
LOT 60 12,676 SQ.FT.± 0.291 ACRES± M
LOT 61 10,799 SQ.FT.± 0.248 ACRES± M
LOT 62 10,888 SQ.FT.± 0.250 ACRES± M
LOT 63 12,079 SQ.FT.± 0.277 ACRES± M
LOT 40 11,756 SQ.FT.± 0.270 ACRES± M
LOT 41 10,796 SQ.FT.± 0.248 ACRES± M
LOT 42 10,796 SQ.FT.± 0.248 ACRES± M
LOT 43 10,796 SQ.FT.± 0.248 ACRES± M
LOT 44 10,628 SQ.FT.± 0.244 ACRES± M
LOT 32 8,679 SQ.FT.± 0.199 ACRES±
LOT 33 7,207 SQ.FT.± 0.165 ACRES±
LOT 34 7,205 SQ.FT.± 0.165 ACRES±
LOT 35 7,203 SQ.FT.± 0.165 ACRES±
LOT 36 7,201 SQ.FT.± 0.165 ACRES±
LOT 37 7,199 SQ.FT.± 0.165 ACRES±
LOT 38 7,197 SQ.FT.± 0.165 ACRES±
LOT 39 8,352 SQ.FT.± 0.192 ACRES±
LOT 31 9,520 SQ.FT.± 0.219 ACRES±
LOT 30 8,043 SQ.FT.± 0.185 ACRES±
LOT 29 8,040 SQ.FT.± 0.185 ACRES±
LOT 28 8,038 SQ.FT.± 0.185 ACRES±
LOT 27 8,035 SQ.FT.± 0.184 ACRES±
LOT 26 8,033 SQ.FT.± 0.184 ACRES±
LOT 25 8,866 SQ.FT.± 0.204 ACRES±
LOT 24 12,312 SQ.FT.± 0.282 ACRES± 8' BSL (TYP)
LOT 23 9,533 SQ.FT.± 0.218 ACRES±
LOT 22 9,198 SQ.FT.± 0.211 ACRES±
LOT 21 9,198 SQ.FT.± 0.211 ACRES± 8' BSL (TYP)
LOT 17 9,011 SQ.FT.± 0.207 ACRES±
LOT 18 7,125 SQ.FT.± 0.164 ACRES± 8' BSL
LOT 19 7,125 SQ.FT.± 0.164 ACRES± 8' BSL
LOT 20 7,125 SQ.FT.± 0.164 ACRES± 8' BSL
LOT 16 8,470 SQ.FT.± 0.194 ACRES±
LOT 15 7,539 SQ.FT.± 0.173 ACRES±
LOT 14 13,313 SQ.FT.± 0.306 ACRES±
LOT 13 13,315 SQ.FT.± 0.306 ACRES±
LOT 12 13,317 SQ.FT.± 0.306 ACRES±
LOT 11 13,319 SQ.FT.± 0.306 ACRES±
LOT 10 13,311 SQ.FT.± 0.306 ACRES±
LOT 9 13,325 SQ.FT.± 0.306 ACRES±
OUTLOT 2 103,986 SQ.FT.± 2.387 ACRES±
STORMWATER MANAGEMENT AREA
P.O.B. S 89°32'27" E 12.24' (S 89°42'14" E 12.17')
N 10°11'56" W 311.96' (N 10°12'19" W 312.00')
N 10°11'56" W 1183.59'
EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T.1N., R.12E. N 00°17'32" E 1322.22' (N 00°17'46" E 1322.25')
N 00°17'32" E 2644.97'
S 00°32'10" W 508.90'
S 00°31'43" W 660.00'
N 89°33'38" W 111.31' (N 89°33'41" W 111.13')
S 75°55'47" W 27.15' (S 75°55'28" W 27.03')
R=2351.98', L=595.60', CHD=S 83°11'04" W 594.01' (S 83°10'53" W 594.21')
S 84°57'46" W 282.36'
N 84°57'46" E 20'
S 05°02'14" E 37'
N 15°37'15" E 49'
S 89°27'50" E 164.42'
S 89°27'50" E 164.39'
S 89°27'50" E 164.37'
S 89°27'50" E 164.34'
S 89°27'50" E 164.44'
S 89°27'50" E 162.47'
S 89°27'50" E 95.00'
S 89°27'50" E 87.00'
S 89°27'50" E 77.34'
S 89°27'50" E 95.00'
S 89°27'50" E 87.00'
S 89°27'50" E 77.32'
N 89°33'38" W 223.83'
N 89°33'38" W 111.92'
S 89°31'34" E 467.65'
S 89°31'43" E 411.21'
S 89°29'31" E 411.24'
S 89°29'31" E 411.24'
S 89°29'31" E 90.00'
S 89°29'31" E 90.00'
S 89°29'31" E 90.00'
S 89°29'31" E 90.00'
S 89°29'31" E 98.00'
S 89°29'31" E 254.43'
S 89°29'31" E 156.39'
S 89°29'31" E 483.31'
S 89°29'31" E 494.95'
N 89°33'38" W 430.75'
N 89°33'38" W 111.92'
N 89°33'38" W 111.92'
N 89°33'38" W 111.92

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO THE TRAFFIC REVIEW COMMITTEE

Topic:	**X ACTION REQUIRED** **INFORMATION ONLY** **OPTIONS ATTACHED**		
Date:	**October 26, 2026**		
Presenter:	**Scot Prindiville**	**Department:**	**Public Works/Engineering**

Topic/Purpose of Presentation

Due to new development, Engineering is recommending stop signs be installed at the following locations:
1. On Night Hawk Drive at the intersection with Hawks Pass
2. On Owl Run at the intersection with Quail Run
3. On Quail Run at the intersection with Colley Road

Background Information

Eagles Ridge Plats 5 and 6 are the newest development portion of the Eagles Ridge subdivision. Together they contain 73 lots. In the existing Eagles Ridge subdivision unsignalized intersections have no traffic control at 3-leg tee intersections and minor road stop control at 4-way intersections.

The MUTCD (Manual on Uniform Traffic Control Devices) sets forth a hierarchy of traffic control at non-signalized intersections starting with no traffic control, followed by yield control in one direction, then stop control in one direction and finally to stop control in all directions.

The intersection of Night Hawk Drive/Hawks Pass is a 4-leg intersection. The intersection of Owl Run and Quail Run is also a 4-leg intersection. The intersection of Quail Run and Colley Road is a 3-leg tee intersection. Colley Road is a collector while Quail Run is a local road. All other intersections in these new plats are 3-leg tee intersections of two local roads where no traffic control is appropriate.

Key Issues (Maximum of 5)

1. Eagles Ridge Plats 5 and 6 are the newest sections of the Eagles Ridge Subdivision located between Gateway Boulevard and Turtle Town Hall Road.

2. Since Colley Road and Quail Run is an intersection of a collector and a local road, the MUTCD indicates that minor road stop control should be considered because it is an intersection of two roads with different functional classifications. The minor road is Quail Run.

3. Since the intersection of Quail Run and Owl Run is a new intersection there is no crash history to consider. Engineering judgement indicates that minor road stop control should be considered to promote predictable intersection operation and reasonable driver expectancy. The Eagles Ridge subdivision utilizes minor road stop control at 4-leg intersections and introducing another type of control may cause driver confusion and situations where drivers expect other vehicles to stop when they are not required to do so. Owl Run is the minor road.

4. Since the intersection of Night Hawk Drive and Hawks Pass is a new intersection there is no crash history to consider. Engineering judgement indicates that minor road stop control should be considered to promote predictable intersection operation and reasonable driver expectancy. The Eagles Ridge subdivision utilizes minor road stop control at 4-leg intersections and introducing another type of control may cause driver confusion and situations where drivers expect other vehicles to stop when they are not required to do so. Night Hawk Drive is the minor road.

5. All other intersections in these plats are 3-leg tee intersections of two local roads. The Eagles Ridge Subdivision has many of these intersections that have no traffic control and function appropriately so no traffic control is proposed at these other intersections.

Sustainability

If applicable, briefly comment on the environmental, economic, and/or social sustainability of this policy or program. Consider how current needs are met without compromising the ability of future generations to meet their own needs. **Write N/A if not applicable**

N/A

Action Required/Recommendation

Staff recommends approval of an ordinance to amend the index of special locations to install stop signs at the following locations:
1. On Night Hawk Drive at the intersection with Hawks Pass
2. On Owl Run at the intersection with Quail Run
3. On Quail Run at the intersection with Colley Road

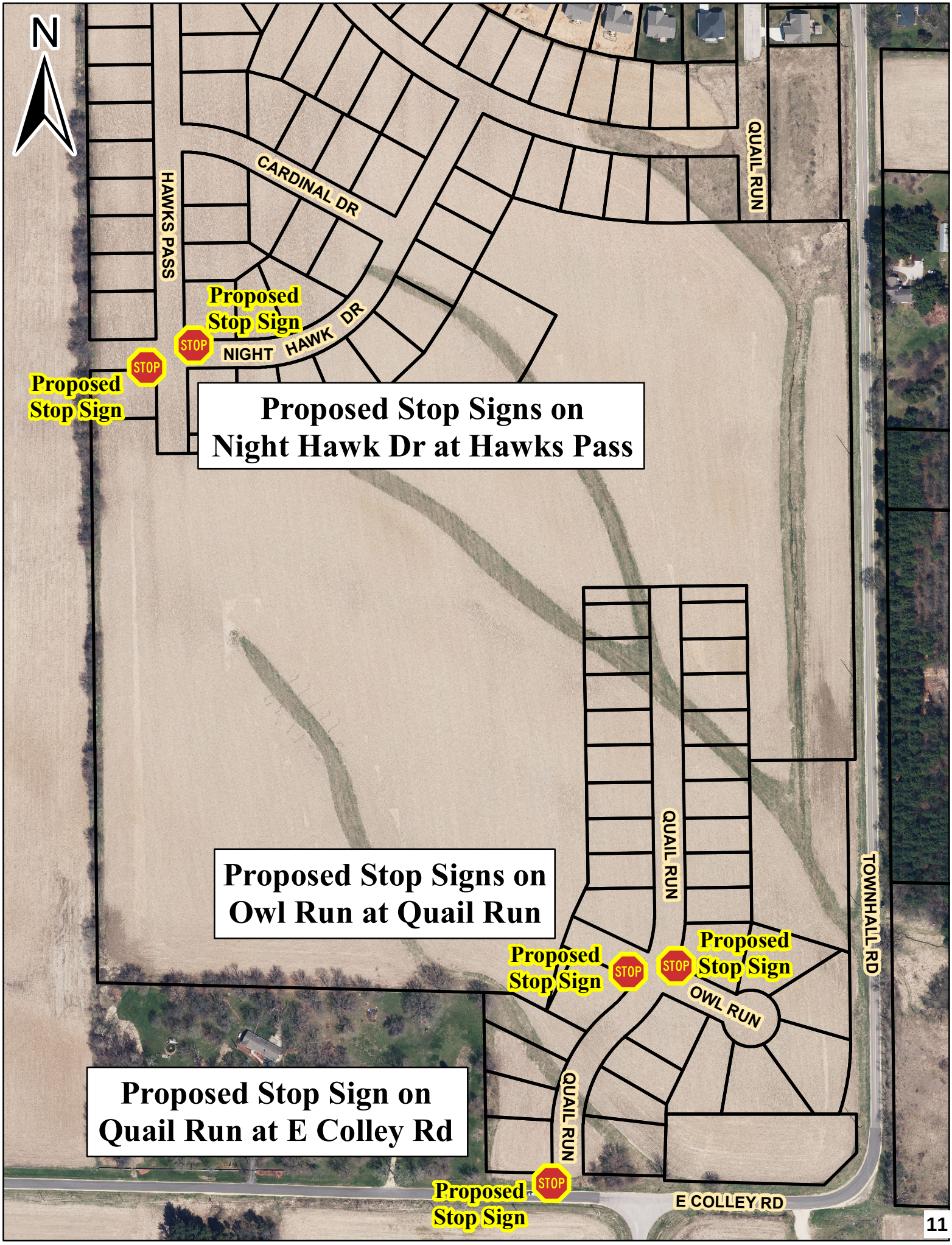
Fiscal Note/Budget Impact

Funds for new signage will come from the Public Works operating budget. The subdivision development agreement requires the developer to reimburse the City for the material costs of traffic control signage.

Attachments

Proposed Traffic Control Exhibit, Eagles Ridge Plats 5 and 6

Revised 03-09-2022

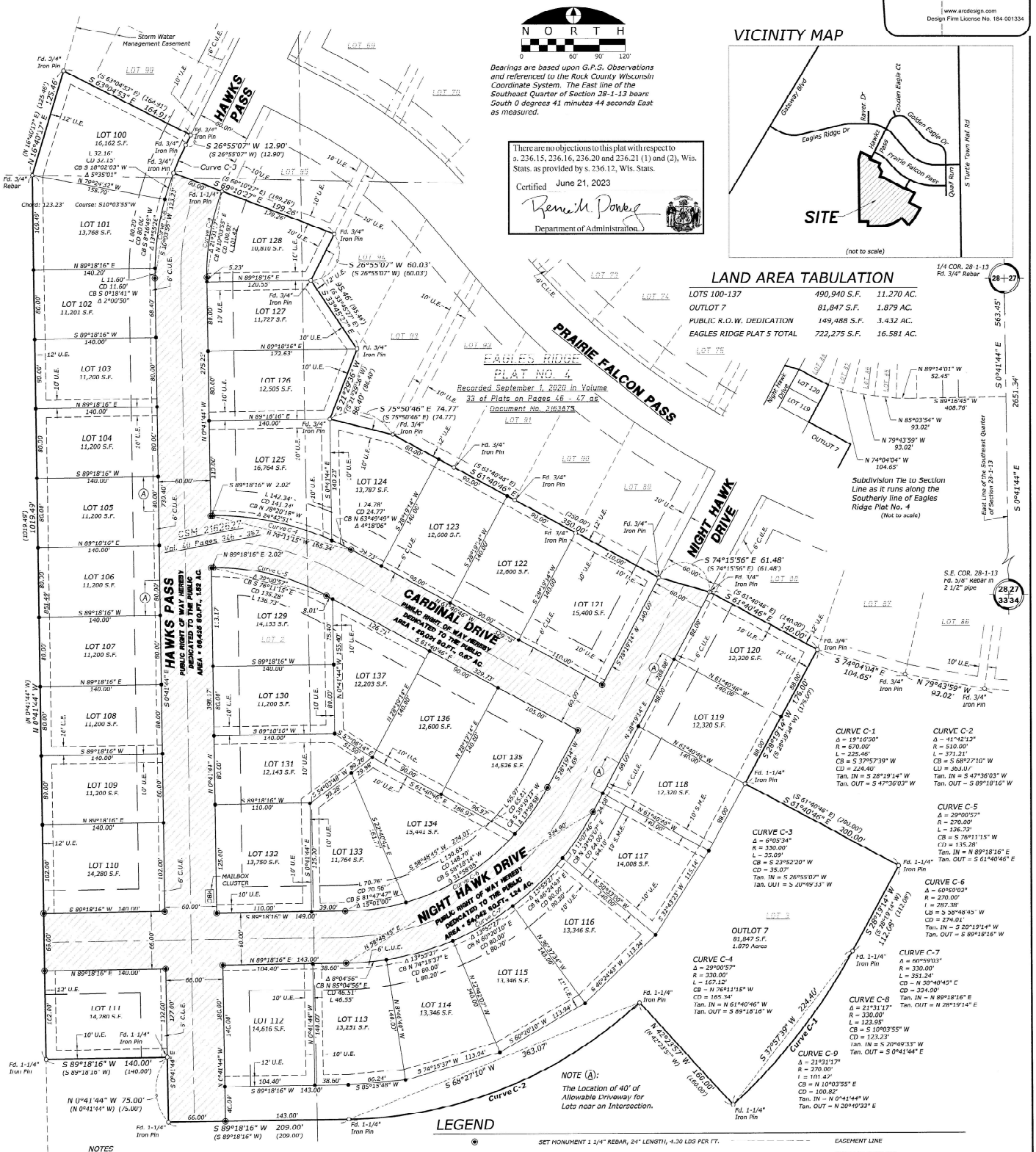

N
HAWKS PASS
CARDINAL DR
QUAIL RUN
Proposed
Stop Sign
STOP
NIGHT HAWK DR
Proposed
Stop Sign
STOP
Proposed Stop Signs on
Night Hawk Dr at Hawks Pass
QUAIL RUN
TOWNHALL RD
Proposed Stop Signs on
Owl Run at Quail Run
Proposed
Stop Sign
STOP
STOP
Proposed
Stop Sign
OWL RUN
QUAIL RUN
Proposed Stop Sign on
Quail Run at E Colley Rd
STOP
Proposed
Stop Sign
E COLLEY RD

EAGLES RIDGE PLAT NO. 5

E15

BEING A SUBDIVISION OF LOTS 2 AND 3 AS DESIGNATED UPON C.S.M. NO. 2162627, BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 28, TOWNSHIP 1 NORTH, RANGE 13 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF BELOIT, ROCK COUNTY, WISCONSIN

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



NOTES

1. Driveway access is restricted within 20 feet of the intersection for Lots 105, 106, 118 and 119.

Given under my hand and seal this 22ND day of JUNE, 2023.

Lee S. Sprecher
Wisconsin Professional Land Surveyor No. 2672
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111

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SHEET 1 of 2
21708
Rev. 06/14/2023

EAGLES RIDGE PLAT NO. 6

BEING A SUBDIVISION OF PART OF LOT 1 OF CSM RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 125 AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 13 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF BELOIT, ROCK COUNTY, WISCONSIN

& CSM No. 700731

ARC DESIGN RESOURCES INC.
5291 ZENITH PARKWAY
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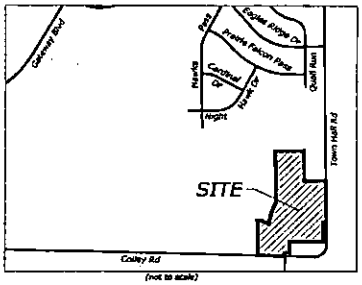
Bearings are based upon G.P.S. observations and referenced to the Rock County Wisconsin Coordinate System NAD83 (2011). The East line of the Southeast Quarter of Section 28-1-13 bears South 0 degrees 41 minutes 44 seconds East as measured.

OWNER
New Leaf Homes, LLC
6539 E. Riverside Blvd., Suite 110
Rockford, IL 61114

LAND AREA TABULATION

LOTS 139-170	448,545 S.F.	10.297 AC.
OUTLOTS 8-11	89,512 S.F.	2.055 AC.
PUBLIC R.O.W. DEDICATION	164,195 S.F.	3.769 AC.
EAGLES RIDGE PLAT 6 TOTAL	702,252 S.F.	16.121 AC.

VICINITY MAP



LEGEND

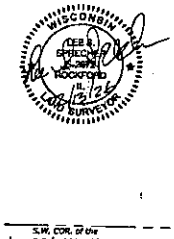
⊕	SET MONUMENT 1 1/4" REBAR, 24" LENGTH, 4.30 LBS PER FT.
•	SET MONUMENT 3/4" REBAR, 24" LENGTH, 1.5 LBS PER FT.
○	FOUND MONUMENT, SEE MAP FOR MATERIAL
R	RADIUS
CD	CHORD DISTANCE
CB	CHORD BEARING
L	ARC LENGTH
Δ	CENTRAL ANGLE
N 45°52'36" E	MEASURED BEARING
586.78'	MEASURED DISTANCE
(N 45°52'36" E)	RECORD BEARING
(586.78')	RECORD DISTANCE
	SECTION LINE
	BUILDING SETBACK LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	EXTERIOR BOUNDARY LINE
	INTERIOR LOT LINE
LOT 12	LOT NUMBER
S.F.	SQUARE FEET
B.S.L.	BUILDING SETBACK LINE
	PORTION TO BE DEDICATED TO THE PUBLIC AS NEW RIGHT-OF-WAY
MBC	CLUSTER MAILBOX LOCATION AS APPROVED BY UNITED STATES POSTAL SERVICE
C.U.E.	CITY UTILITY EASEMENT FOR EXCLUSIVE CITY OF BELOIT USE
U.E.	UTILITY EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
C.S.M.E.	CITY STORMWATER MANAGEMENT EASEMENT
STM.E.	STORM SEWER EASEMENT
C.SAN.E.	CITY SANITARY SEWER EASEMENT FOR EXCLUSIVE CITY OF BELOIT USE

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

Certified February 12, 2026

Department of Administration





CSM 888602
Recorded June 12, 1978 in Vol. 7 of Certified Survey Maps on Pages 309 & 310

LOT 2

CSM 42-354
Recorded January 31, 2025 as Document No. 3214508

CSM
Recorded March 15, 1956 in Vol. 1 of Certified Survey Maps on Page 125

LOT 1

NOTES:
1) No Lot in this subdivision shall have direct vehicular access to either Townhall Road or Colley Road.
2) Outlots 8 and 9 are residual properties that will be replatted when the subdivision is extended North.
3) Outlot 10 is reserved for Storm Water Management and shall be non-buildable / non-fillable.

NOTE: THE LANDSCAPE BUFFER STRIP IS RESERVED FOR THE PLANTING OF TREES AND SHRUBS BY THE SUBDIVIDER OR CONDOMINIUM DEVELOPER. THE PLACEMENT OF STRUCTURES (INCLUDING FENCES OR WALLS UNLESS APPROVED BY THE CITY AS PART OF THE UNIFIED LANDSCAPE PLAN PREPARED BY THE SUBDIVIDER) HEREON IS PROHIBITED. MAINTENANCE OF ALL LANDSCAPING WITHIN THIS BUFFER STRIP SHALL BE THE ONGOING RESPONSIBILITY OF THE RESPECTIVE LOT OWNER, EXCEPT MAINTENANCE OF ANY FENCES OR WALLS SHALL BE THE ONGOING RESPONSIBILITY OF THE SUBDIVIDER OR PROPERTY OWNERS' ASSOCIATION OR HOMEOWNERS ASSOCIATION.

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SHEET 1 of 2
ARC 25008
Rev. 02/09/2026