
COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

December 21, 2023

To Whom It May Concern:

Fehr Graham on behalf of Next Generation Construction, LLC. has submitted a preliminary subdivision for review. The attached Extraterritorial Final Plat of Garden Prairie Estates is for the subdivision 3.69 acres into 12 lots located north of E. Whippoorwill Way and west of Bartells Drive 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 11 single-family lots and 1 out-lot in this residential development. The total platted area is 3.69 acres.

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

City of Beloit Plan Commission: Wednesday, January 3, 2024 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.

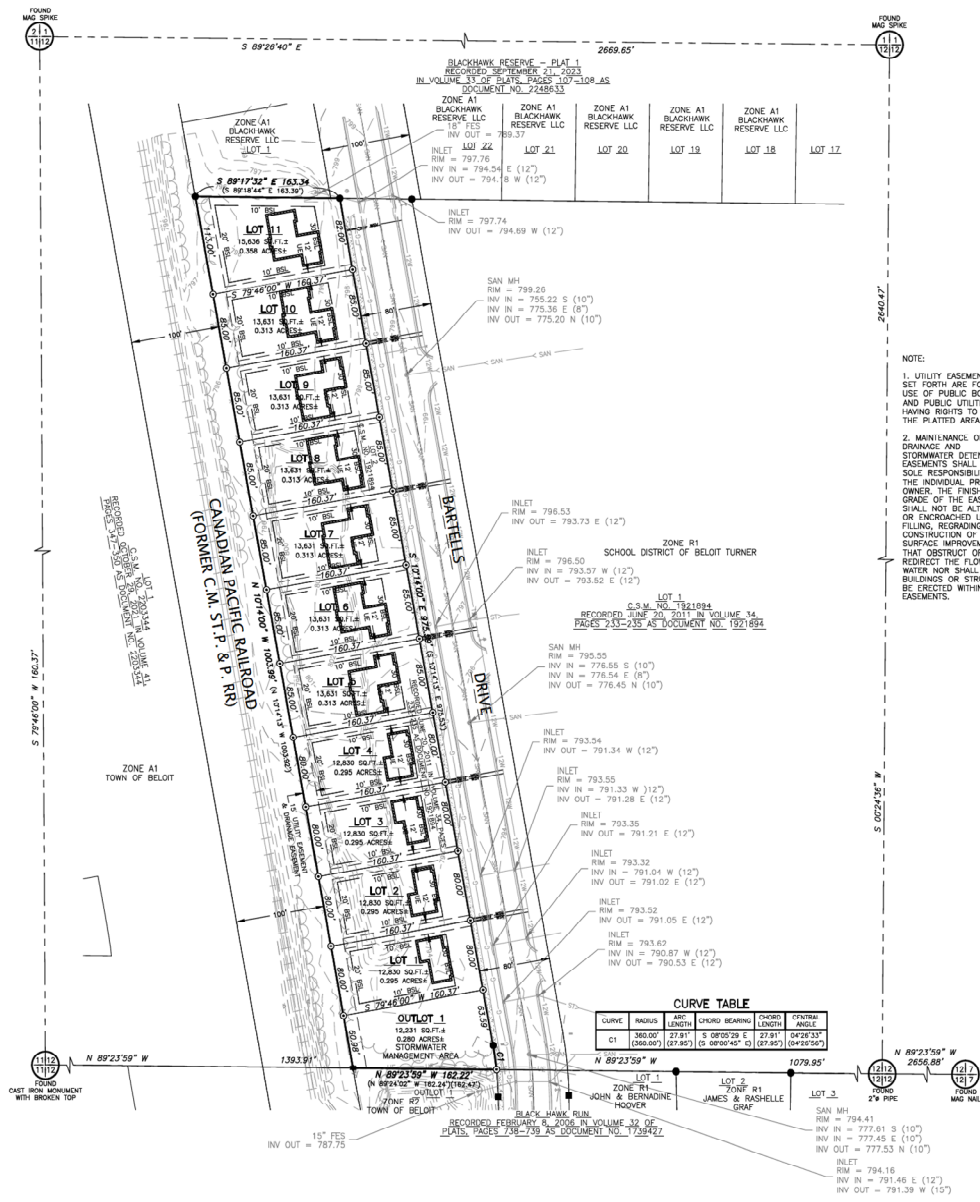
We are interested in your opinion.

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.

Anyone bringing handouts to the Plan Commission meeting must bring 10 copies and submit them to City staff before the meeting begins. You may also mail your comments to the attention of Hilary Rottmann at 100 State Street or via email to planning@beloitwi.gov. You may also call (608) 364-6708 to provide your comments over the phone.

PRELIMINARY PLAT OF
"GARDEN PRAIRIE ESTATES"

LOT 2 OF A CERTIFIED SURVEY MAP RECORDED JUNE 20, 2011, IN VOLUME 34, PAGES 233 THRU 235 OF CERTIFIED SURVEY MAPS,
 AS DOCUMENT NUMBER 1921894, BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER
 OF THE NORTHWEST QUARTER OF SECTION 12, BEING ALSO PART OF OUTLOT 12-3 AND 12-4 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP,
 ALL IN TOWNSHIP 1 NORTH, RANGE 12 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BELOIT TOWNSHIP, ROCK COUNTY, WISCONSIN



NOTE:
 1. UTILITY EASEMENTS AS SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PUBLIC UTILITIES HAVING RIGHTS TO SERVE THE PLATTED AREA.
 2. MAINTENANCE OF THE DRAINAGE AND STORMWATER DETENTION EASEMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER. THE FINISHED GRADE OF THE EASEMENTS SHALL NOT BE ALTERED OR ENCRUCHESED UPON BY FILLING, REGRADING OR CONSTRUCTION OF SURFACE IMPROVEMENTS THAT OBSTRUCT OR REDIRECT THE FLOW OF WATER NOR SHALL ANY BUILDINGS OR STRUCTURES BE ERRECTED WITHIN THE EASEMENTS.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE
C1	360.00'	27.91'	S 09°05'28" E	27.91'	04°26'33"
C2	360.00'	27.91'	S 09°00'45" E	27.91'	04°20'56"

- LEGEND:**
- 3/4" OD REBAR FOUND
 - 1-1/4" OD IRON ROD FOUND
 - 1" OD PIPE FOUND
 - 3/4" OD x 18" IRON PIPE
 - 1.50 LBS./LIN. FT. SET
 - BOUNDARY LINE
 - PARCEL LINE
 - SECTION LINE
 - (XXX) RECORD INFORMATION
 - BUILDING SETBACK LIMIT
 - BSL BUILDING SETBACK LIMIT
 - UL UTILITY EASEMENT
 - EXISTING SANITARY SEWER PIPE
 - EXISTING STORM SEWER PIPE
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING FLARED END SECTION
 - EXISTING INLET
 - EXISTING STORM SEWER MANHOLE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING ELECTRIC LINE
 - EXISTING GAS LINE
 - EXISTING SPLIT BOX TELEPHONE
 - EXISTING TRANSFORMER
 - EXISTING FIRE HYDRANT
 - EXISTING HANDHOLE + FIBER
 - PROPOSED WALKWAY SURFACE
 - PROPOSED SANITARY SERVICE

OWNER/PREPARED FOR:
 NEXT GENERATION CONSTRUCTION, LLC
 430 EAST GRAND AVENUE, SUITE 103
 BELOIT, WISCONSIN 53511

ZONE
 R1 - SINGLE FAMILY RESIDENTIAL

TOTAL AREA
 11 LOTS & 1 OUTLOT
 180,973 SQUARE FEET ±
 3.696 ACRES ±



FEHR GRAHAM
 ENGINEERING & ENVIRONMENTAL
 101 W. WASHINGTON STREET, SUITE 100, BELOIT, WI 53510
 PHONE: 608.735.7443

NEXT GENERATION CONSTRUCTION, LLC
 DATE: 11/21/2023
 FIELD WORK COMPLETED: 11/02/2023
 FIELD D.L. DRAWN: NAC QA/QCI

ILLINOIS IOWA WISCONSIN
 JOB NUMBER: 23-1644
 SHEET NUMBER: 1 OF 1

FOR DATE 11/21/23 © 2023 FEHR GRAHAM