
COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

September 6, 2024

To Whom It May Concern:

Zack Knutson on behalf of NG Prairie Corners Land, has submitted a preliminary subdivision for review. The attached Extraterritorial Final Plat of Prairie Corners outlines the subdivision of 15.958 acres into 23 lots, located at 1811 E Inman Parkway in the Town of Beloit. This land falls within the City's Extraterritorial Jurisdiction for plat review. As depicted in the attached plat, the developer proposes the creation of 22 single-family and two-family lots within this residential development, covering a total platted area of 15.958 acres.

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

City of Beloit Plan Commission: Wednesday, September 18, 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.

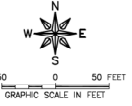
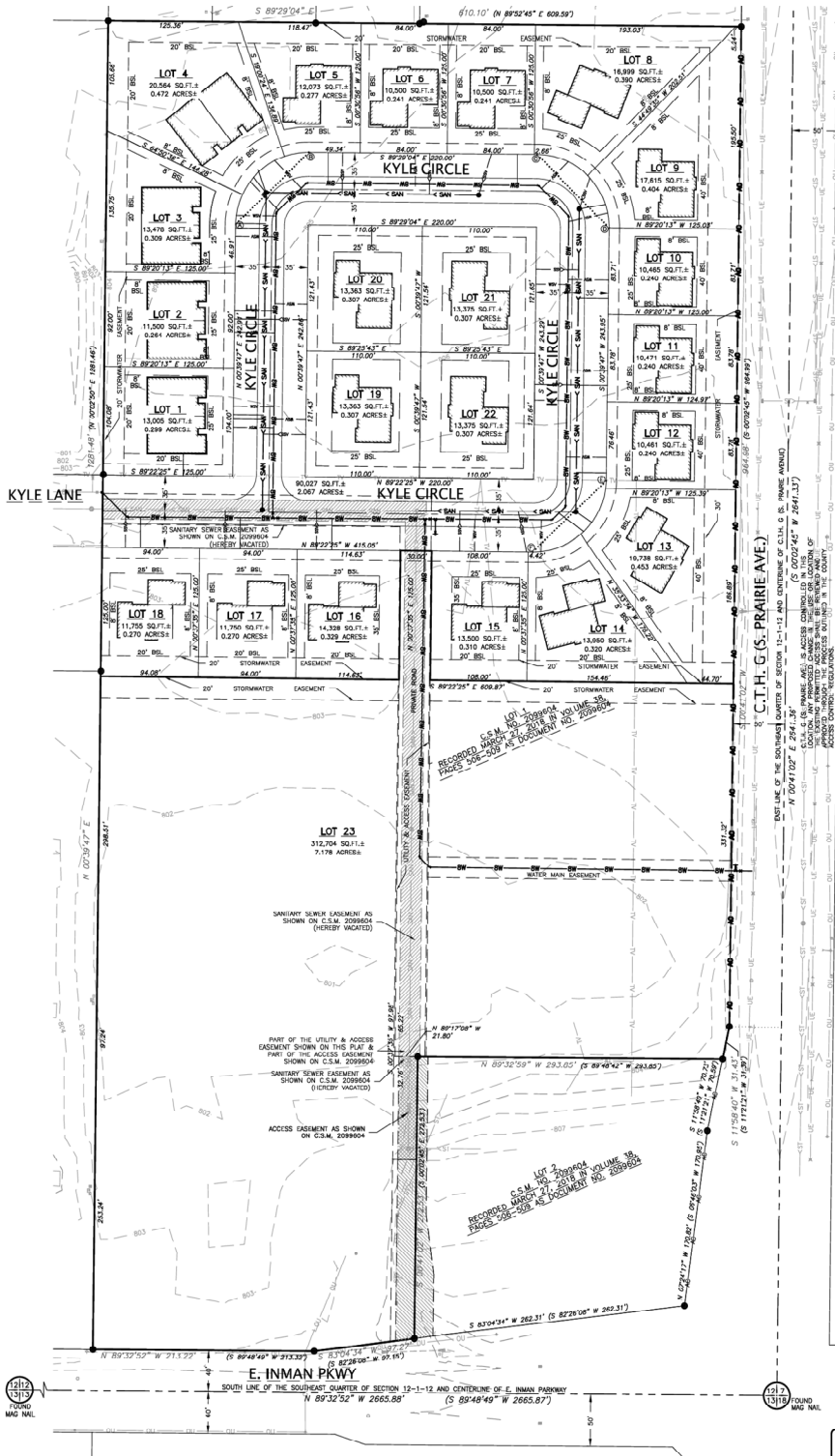
We are interested in your opinion.

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
"PRAIRIE CORNERS"
 LOT 1 OF CERTIFIED SURVEY MAP NO. 209604,
 BEING PART OF SE 1/4 OF THE SE 1/4, SECTION 12, T1N, R12E,
 TOWN OF BELOIT, ROCK COUNTY, WISCONSIN

12.7
 FOUND
 MAG. NAD.



NORTH AS REFERENCED TO THE WISCONSIN
 COUNTY COORDINATE REFERENCE SYSTEM, ZONE:
 ROCK, VIA GPS OBSERVATIONS
 EAST LINE OF THE SOUTHEAST QUARTER OF
 SECTION 12 BEARING N 00°41'02" E

NOTE:

- UTILITY EASEMENTS AS SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PUBLIC UTILITIES HAVING RIGHTS TO SERVE THE PLATED AREA.
- 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 ENCRUMBED UPON BY FILING, REGRADING OR CONSTRUCTION OF SURFACE IMPROVEMENTS THAT OBSTRUCT OR REDUCE THE FLOW OF WATER NOR SHALL ANY BUILDINGS OR STRUCTURES BE ERECTED WITHIN THE EASEMENTS.

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
- ACCESS CONTROLLED BOUNDARY LINE
- PARCEL LINE
- SECTION LINE
- (0000) RECORD INFORMATION
- BUILDING SETBACK LINE
- BSL BUILDING SETBACK LIMIT
- UTILITY EASEMENT LINE
- UE UTILITY EASEMENT
- EXISTING SANITARY SEWER PIPE
- EXISTING STORM SEWER PIPE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING FIRED FND SECTION
- EXISTING INLET
- EXISTING STORM SEWER MAN-HOLE
- EXISTING SANITARY SEWER MAN-HOLE
- EXISTING ELECTRIC LINE
- EXISTING SPICE BOX TELEPHONE
- EXISTING TRANSFORMER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING HAND-HOLE - FIBER
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE
A-B	70.00'	109.76'	N 43°20'21" E	85.87'	89°31'09"
LOT 3	70.00'	29.83'	N 12°36'36" E	29.70'	24°23'38"
LOT 4	70.00'	36.00'	N 49°24'30" E	34.32'	43°20'12"
LOT 6	70.00'	23.00'	N 80°45'16" E	23.74'	19°31'19"
C-D	70.00'	110.14'	S 44°24'39" E	89.12'	90°09'31"
LOT 6	70.00'	24.14'	S 87°18'49" E	22.80'	44°18'39"
LOT 9	70.00'	36.00'	S 22°15'19" E	34.32'	43°20'12"
E-F	70.00'	109.20'	S 42°59'32" W	85.20'	89°22'29"
LOT 12	70.00'	7.30'	S 04°12'30" W	7.34'	08°02'44"
LOT 13	70.00'	31.73'	S 28°24'34" W	30.39'	42°02'13"
LOT 14	70.00'	30.19'	S 70°05'46" W	49.12'	41°02'30"

FEHR GRAHAM ILLINOIS
 ENGINEERING & ENVIRONMENTAL
 WISCONSIN
 101 W. STATE STREET, SUITE 200, MILWAUKEE, WI 53233
 PHONE: 414.224.2200 FAX: 414.224.2201

NG PRAIRIE CORNERS LAND, LLC JOB NUMBER: 23-935
 DATE: 01/23/24 SHEET NUMBER: 1 OF 1
 FIELD WORK COMPLETED: 09/04/2023
 FIELD BY: DREW NAD, DAVID

OWNER/PREPARED FOR:
 NG PRAIRIE CORNERS LAND, LLC
 430 EAST GRAND AVENUE, SUITE 103
 BELOIT, WISCONSIN 53511

ZONE:
 PLANNED UNIT DEVELOPMENT

TOTAL AREA:
 23 LOTS & 1 ROADWAY
 695,119 SQUARE FEET ±
 15.958 ACRES ±

12/20/2023 10:00 AM Plot Drawing: Preliminary Plat
 12/20/2023 10:00 AM Plot Drawing: Preliminary Plat