
COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

June 29, 2022

To Whom It May Concern:

Next Generation Holdings, LLC has submitted an Application for Review of a Preliminary Subdivision and the attached Preliminary Plat of Riverstone Subdivision for vacant land bound by Kelsey Road, Millar Drive, and the Rock River 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 a mixed-residential development of up to 156 units in various phases. Of the proposed units, 82 are single-family lots while the others are two- and four-unit lots that require upzoning to R-2 and R-3 through the Town of Beloit. 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.

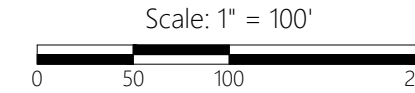
For additional information, please contact Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or penningtond@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

**PRELIMINARY PLAT
FOR
RIVERSTONE SUBDIVISION**

BEING PART OF OUT-LOT 23-13 OF THE ASSESSOR'S PLAT OF THE TOWN OF BELOIT,
BEING PART OF THE NW 1/4 AND GOVERNMENT LOTS 1 & 2 OF SECTION 23, T. 1 N.,
R. 12 E., OF THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.

LEGAL DESCRIPTION - SURVEYED PARCEL (West): Part of Out-lot 23-13 of the Assessor's Plat of the Town of Beloit, being part of the Northwest 1/4 and Government Lots 1 & 2 of Section 23, T. 1 N., R. 12 E., of the 4th P.M., Town of Beloit, Rock County, Wisconsin. Described as follows: Commencing at a 1" pipe found in concrete marking the West 1/4 corner of Section 23 (T. 1 N., R. 12 E.); thence North 0°05'07" East a distance of 2665.04 feet to a 1" pipe found in concrete at the Northwest corner of aforesaid Section 23; thence South 31°10'21" East a distance of 921.52 feet to the Southerly right of way of Kelsey Road and the point of beginning; thence South 83°57'40" East along aforesaid Southerly right-of-way a distance of 286.56 feet; thence North 89°24'40" East along aforesaid Southerly right-of-way a distance of 1368.99 feet to Point "A"; thence 9.98 feet along the arc of a curve to the left having a radius of 66.00 feet and a chord which bears South 04°53'05" East a distance of 9.97 feet; thence South 9°13'02" East a distance of 1000.72 feet; thence 13.46 feet along the arc of a curve to the left having a radius of 66.00 feet and a chord which bears South 15°03'28" East a distance of 13.43 feet to the Northerly right of way of Millar Drive; thence South 69°05'44" West along aforesaid Northerly right-of-way a distance of 1022.50 feet; thence South 20°54'16" East along aforesaid Northerly right-of-way a distance of 8.00 feet; thence South 1°05'44" West along aforesaid Northerly right-of-way a distance of 297.71 feet to the Easterly line of Certified Survey Map Document No. 963686 recorded in Volume 11 on Pages 171-173; thence North 21°01'03" West along aforesaid Easterly line a distance of 349.42 feet; thence South 70°23'38" West along the Northerly line of aforesaid Certified Survey Map a distance of 11.99 feet; thence North 20°53'03" West a distance of 1266.37 feet to the point of beginning. Containing 43.175 acres of land, more or less.

LEGAL DESCRIPTION - SURVEYED PARCEL (East): Part of Out-lot 23-13 of the Assessor's Plat of the Town of Beloit, together with that portion of the abandoned Railroad Right of Way lying East of and adjacent thereto, being part of Government Lots 1 & 2 of Section 23, T. 1 N., R. 12 E., of the 4th P.M., Town of Beloit, Rock County, Wisconsin. Described as follows: Commencing at aforesaid Point "A"; thence North 89°26'58" East a distance of 66.00 feet to the Easterly right-of-way of Lookout Drive; thence North 0°14'04" East a distance of 32.81 feet to the Southwest corner of Lot 19 of Big Hill Manor; thence North 89°24'33" East a distance of 410.10 feet to Meander Corner #1; thence continuing North 89°24'33" East a distance of 21 feet, more or less, to the Westerly bank of the Rock River; thence Southerly and downstream along said bank, 948 feet, more or less, to the South 84°58'45" West a distance of 21 feet, more or less to Meander Corner #2; being South 5°10'19" East a distance of 969.89 feet from Meander Corner #1; thence continuing South 84°58'45" West a distance of 46.00 feet to the Northeast corner of Out-lot 55 of Rice's Riverwood; thence South 69°05'44" West along the Northerly line of aforesaid Out-lot 55 a distance of 294.86 feet to the Easterly right-of-way of Pow Wow Trail; thence North 21°01'04" West along aforesaid Easterly right of way a distance of 32.63 feet; thence North 9°13'02" West a distance of 1000.74 feet to the point of beginning. Containing 9.088 acres of land, more or less.



BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, ROCK ZONE. THE WEST LINE OF THE NORTHWEST QUARTER BEARING N 00°05'07" E
VERTICAL DATUM BASED ON NAVD-88 (2012) STARTING BENCHMARK NGS DESIGNATION: ID: 09R828 WITH ELEVATION 797.16'

FOUND 1" PIPE IN CONCRETE WEST 1/4 CORNER SECTION 23-1-12

FOUND 1" PIPE IN CONCRETE NORTHWEST CORNER SECTION 23-1-12
S 31°10'21" E 921.52'
N 0°05'07" E 2665.04'

SOIL SURVEY LEGEND	
Aw	ALLUVIAL LAND, WET
EdB2	EDMUND LOAM, 2 TO 6 PERCENT SLOPES
PmB	PLANO SILT LOAM, GRAVELLY SUBSTRATUM, 2 TO 6 PERCENT SLOPES
RpB	ROCKTON LOAM, 2 TO 6 PERCENT SLOPES
SoB	SOGN LOAM, 2 TO 6 PERCENT SLOPES
SoF	SOGN LOAM, 30 TO 45 PERCENT SLOPES
W	WATER
WaB	WARSAW SILT LOAM, 2 TO 6 PERCENT SLOPES

PHASE SUMMARY	
PHASE 1	35 LOTS (40 UNITS) 30 SINGLE-FAMILY LOTS (30 UNITS) 5 TWO-FAMILY LOTS (10 UNITS)
PHASE 2	10 LOTS (34 UNITS) 2 SINGLE-FAMILY LOTS (2 UNITS) 8 MULTI-FAMILY LOTS (32 UNITS)
PHASE 3	25 LOTS (45 UNITS) 13 SINGLE-FAMILY LOTS (13 UNITS) 8 TWO-FAMILY LOTS (16 UNITS) 4 MULTI-FAMILY LOTS (16 UNITS)
PHASE 4	24 SINGLE-FAMILY LOTS (24 UNITS)
PHASE 5	13 SINGLE-FAMILY LOTS (13 UNITS)

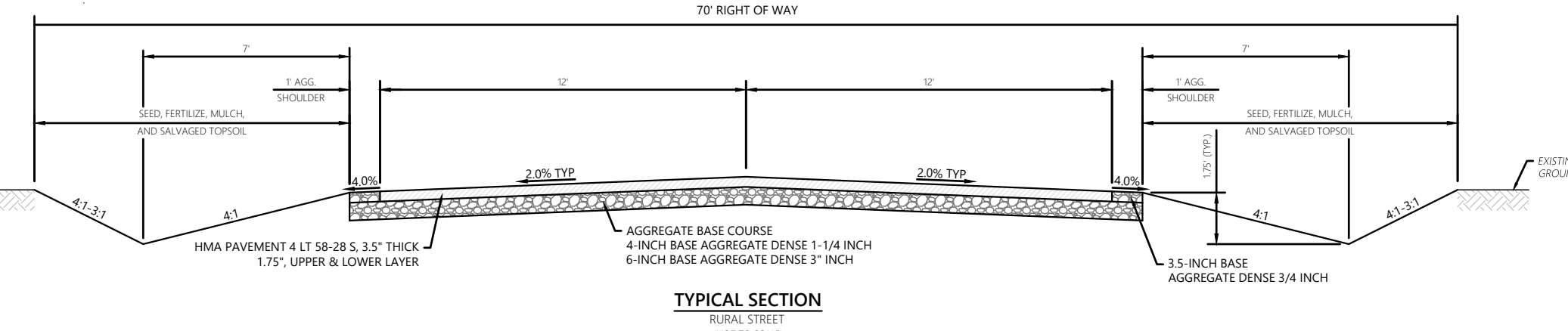
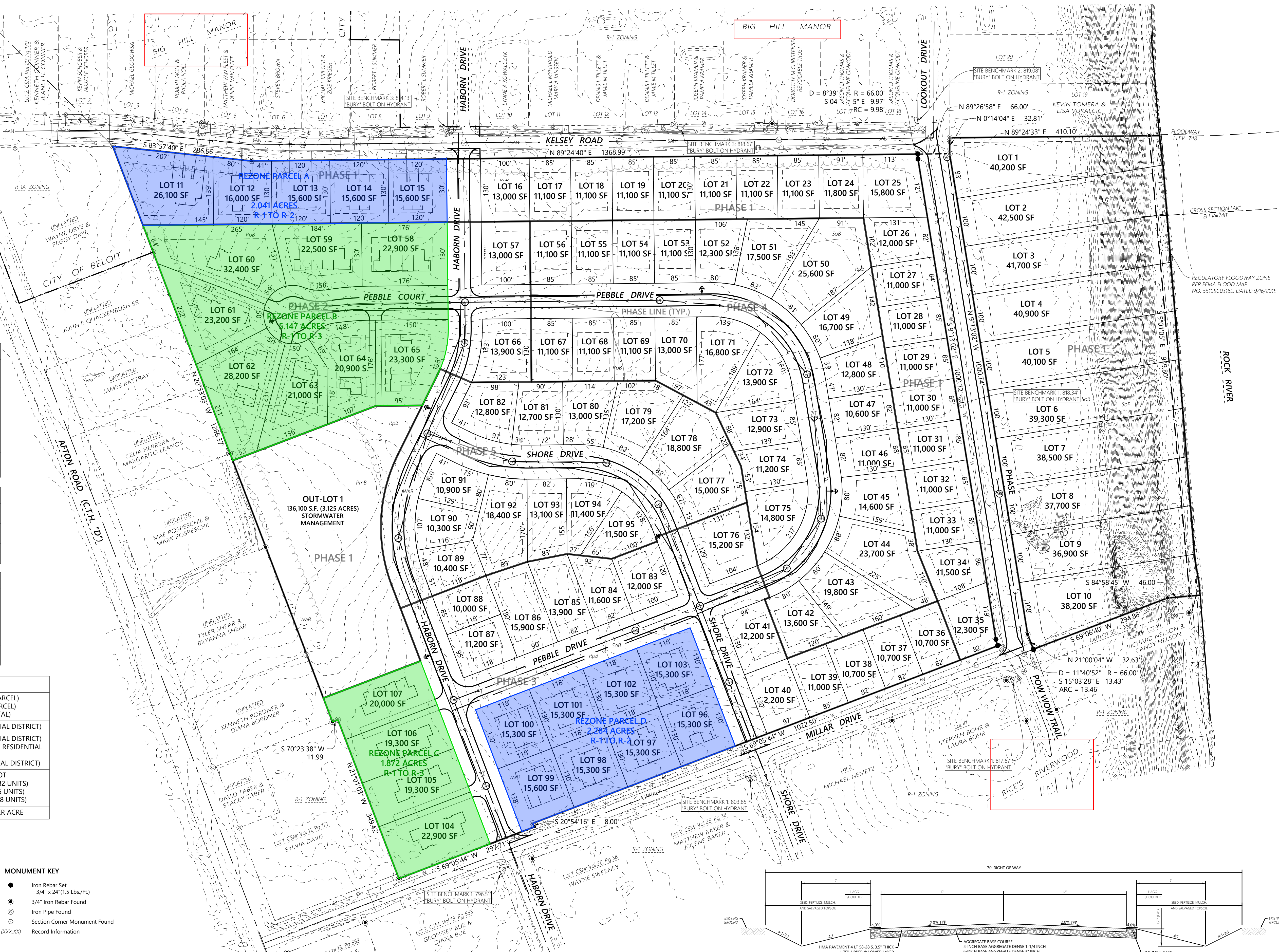
PROPOSED ZONING SUMMARY	
R-1 ZONING (TO REMAIN)	40.919 ACRES (78.3%) (82 LOTS / 82 UNITS)
R-2 ZONING (REZONE A & D)	4.325 ACRES (8.3%) (13 LOTS / 26 UNITS)
R-3 ZONING (REZONE B & C)	7.019 ACRES (13.4%) (12 LOTS / 48 UNITS)

ZONING MINIMUMS SUMMARY	
R-1 ZONING	10,000 S.F. (80 FOOT WIDTH) 30' STREET; 20' REAR; 10' SIDEYARD
R-2 ZONING	10,000 S.F. (80 FOOT WIDTH) SF 15,000 S.F. (80 FOOT WIDTH) TF 30' STREET; 20' REAR; 10' SIDEYARD
R-3 ZONING	15,000 S.F. (80 FOOT WIDTH) 30' STREET; 30' REAR; 20' SIDEYARD

SITE SUMMARY	
TOTAL LAND AREA	43.175 ACRES (WEST PARCEL) 9.088 ACRES (EAST PARCEL) = 52.263 ACRES (TOTAL)
EXISTING ZONING	R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT) R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT) R-2 (SINGLE AND TWO-FAMILY RESIDENTIAL DISTRICT)
PROPOSED ZONING	R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT)
TOTAL LOTS / UNITS PROPOSED	107 LOTS, 1 OUT-LOT 82 SINGLE-FAMILY LOTS (82 UNITS) 13 TWO-FAMILY LOTS (26 UNITS) 12 MULTI-FAMILY LOTS (48 UNITS)
TOTAL UNITS / DENSITY	156 UNITS / 3.0 UNITS PER ACRE

LEGEND	
⊙	Existing Sanitary Manhole
⊕	Existing Water Valve
⊕	Existing Fire Hydrant
⊕	Existing Gas Valve
⊕	Existing Utility Pole
⊕	Existing Sign
⊕	Existing Bollard
⊕	Existing Mailbox
⊕	Existing Fence
⊕	Existing Tree Line
---	Existing Right-of-Way
---	Existing Boundary Line
---	Existing Adjacent Property
---	Existing Easement Line
---	Existing Centerline
---	Existing Section Line
---	Municipality Boundary
---	Existing Watermain
---	Existing Overhead Power
---	Existing Sanitary Sewer
---	Existing Gas Main

MONUMENT KEY	
●	Iron Rebar Set 3/4" x 24" (1.5 Lbs./Ft.)
●	3/4" Iron Rebar Found
○	Iron Pipe Found
○	Section Corner Monument Found
○○○○○○	Record Information



Batterman
engineers surveyors planners

PRELIMINARY PLAT
FOR
RIVERSTONE SUBDIVISION
BELOIT TOWNSHIP, WISCONSIN

ORDER NO: 34144
DATE: 06/16/2022
FIELD CREW: SMN
DRAWN BY: KIB/KRS
SHEET 1 OF 1

FOR THE EXCLUSIVE USE OF:
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Beloit, WI 53511

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