
COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

July 2, 2025

To Whom It May Concern:

Zack Knutson on behalf of NG Prairie Corners Land, has submitted a preliminary subdivision for review. The attached Extraterritorial Preliminary Plat of Prairie Corners Phase 2 outlines the subdivision of 7.178 acres into 3 lots and 1 outlot, 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 2 multi-family lots, 1 outlot, and 1 commercial lot within this development, covering a total platted area of 7.178 acres.

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

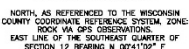
City of Beloit Plan Commission: Wednesday, July 9, 2025 at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street, Beloit, Wisconsin.

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 Molly Lambert at 100 State Street or via email to planning@beloitwi.gov. You may also call (608) 368-7192 to provide your comments over the phone.

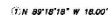
LOT 23 OF PRAIRIE CORNERS, AS RECORDED APRIL 22, 2025, IN VOLUME 33, PAGES 136-137 OF PLATS, AS DOCUMENT NO. 2283268,
BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 1 NORTH, RANGE 12 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF БЕЛОИТ, ROCK COUNTY, WISCONSIN



Lot 23 of Prairie Corners, recorded April 22, 2025, in Volume 33, Pages 136-137 of Plats, as Document No. 2285268, being part of the Southeast Quarter of the Southeast Quarter of Section 12, Township 1 North, Range 12 East of the Fourth Principal Meridian, Beloit Township, Rock County, Wisconsin.

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 EASEMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER. THE FINISHED GRADE OF THE EASEMENTS SHALL NOT BE ALTERED OR ENCRASURED UPON BY FILLING, REGRADEING OR CONSTRUCTION OF SURFACE IMPROVEMENTS. ANY RESTRICTION OR REDIRECT 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 PIPE, FOUND
 - ★ 1-1/4" OD PIPE, FOUND
 - ⊙ 3/4" OD X 30" REBAR W/ BLUE CAP
 - 1.13 LBS./LN. FT., SET
 - 1-1/4" OD X 30" SET
 - 4.30 LBS./LN. FT., SET
 - X CUT "X" IN CONCRETE DRIVEWAY, SET
 - BOUNDARY LINE
 - ACCESS CONTROL BOUNDARY LINE
 - PARCEL LINE
 - SECTION LINE
 - CENTERLINE
 - (XXX) RECORD INFORMATION
 - BSL BUILDING SETBACK LINE
 - BSL BUILDING SETBACK LINE
 - EASEMENT EASEMENT LINE
 - U/E UTILITY EASEMENT
 - SWE STORMWATER EASEMENT



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

TOTAL AREA
3 LOTS & 1 OUTLOT
312,704 SQUARE FEET±
7.178 ACRES±

LUNDS DESIGN FIRM NO. 104-003520

815,235,7643

DATE: 05/07/2025
FIELD WORK COMPLETED: 07/15/2024
FIELD BY: [REDACTED] DRAWN BY: [REDACTED] QA/QC: [REDACTED]

SHEET NUMBER
1 of 1