

TOWN OF BELOIT
PLANNING COMMISSION

Date 3-13-24 Time _____

Name: NG Riverstone Land LLC

Address: Pow Wow Trail

CS 24-02

COMMISSION MEMBERS	PRESENT	FOR	AGAINST
Wayne Endthoff	✓	x WES	
Jan Knutson	✓	x JK	
J.P. Lengjak	✓	x JL	
Carl McMillan	✓	x CM	
Skip Rath	✓	x SR	
Ann Sitrick Joyce	✓	x ASJ	
Wade Sweger	✓	x WS	

RECOMMENDATION: GRANTED _____ DENIED _____

COMMENTS: Recommend approval of the Subdivision
Plot 2 as presented.



2445 S. Afton Rd.
Beloit, WI 53511
608.364.2980 Phone
608.364.2999 Fax
www.townofbeloit.org

MEMORANDUM

March 4, 2024

TO: Town of Beloit Plan Commissioners and Board Members
FROM: Tim Kienbaum, Community Development Director
RE: Preliminary Plat Approval, Riverstone Development – Plat 2

Batterman Engineering, on behalf of Next Generation Holdings, LLC, has applied for plat approval for parcels 6-2-2195.100C & 6-2-2195.100B located on the west side of the river, bounded by Kelsey, Afton and Millar Roads.

I have reviewed the submitted plat according to criteria listed in Chapter 8.06 and the results are listed on the attached checklist. The items that are noted as not being in compliance are supplementary data and attachments that are not necessary for the review of a plat, but which will be required and reviewed by staff before the plat is signed for recording.

Riverstone Plat 2, as proposed, includes 20 single family units.

Section 8.05(13)(c)(i) of the Land Division ordinance stipulates that park land dedication is required within a development or subdivision. No park land is identified on the submitted plat. The Town has previously discussed amending the ordinance to allow more flexibility in its requirements for park lands. I believe this should be discussed and settled on before Plat 3 is submitted.

I recommend approval of the Riverstone – Plat 2 plat application.

February 13, 2024

Attn: Karry DeVault
Town of Beloit
2445 Afton Road
Beloit, WI 53511

Dear Karry,

Attached please find following submittal items for Riverstone Subdivision – Plat 2 (RHB Order No. 34144), located in the Town of Beloit, north of Millar Drive and south of Kelsey Road.

- 1.) Final Plat Application and fee of \$580.
- 2.) One full size copy and ten reductions of the Final Plat.

Please place these items on your March 13th Planning Commission and March 18th Board meetings. If you have any questions or need any additional information, please contact us. Thank you.

Very truly yours,

R.H. BATTERMAN & CO., INC.
Engineering - Land Surveying - Planning



Kristin J. Belongia, PLS

pc: Zach Knutson, NG Riverstone Land, LLC



Return To: 2445 Afton Rd.
Beloit, WI 53511
kdevault@town.beloit.wi.us

Application Number CS24-02

CERTIFIED SURVEY MAP/ LAND DIVISION APPLICATION

Application Date: February 1, 2024

Agenda Date Requested: March 13, 2024

Property Owner:

Name: NG Riverstone Land LLC

Address: 430 E. Grand Avenue, Suite 103

Beloit, WI 53511

Phone: 608-312-2296

Email: zach@nextgenbuilds.com

Owner's Agent:

Name: Kristin J. Belongia (R.H. Batterman)

Address: 2857 Bartells Drive

Beloit, WI 53511

Phone: 608-365-4464

Email: kbelongia@rhbatterman.com

Property Address/ Location: North of Millar Drive, Town of Beloit

Section Number: 23

Tax Parcel Number: 6-2-2195.100C, 6-2-2195.100B,
6-2-2195.100C

Area of Contiguous Property: 46.77 Acres (Sq. Ft. or Acres)

Present Zoning: R-1

Existing Dwelling on Public Sewer or Private Sewer? Yes X No

Reason for Dividing Land/Details of Proposal To create buildable parcels.

OWNER

Owner's Agent

[Signature]
Signature

2/13/24
Date

Kristin J Belongia
Signature

2/13/2024
Date

Fees:

Conceptual Land Division: \$150.00

Preliminary Plat: \$500.00

Per lot Fee: \$15.00

Final Plat: \$250.00

Per Lot Fee: \$15.00

Certified Survey Map: \$150.00

Per Lot Fee: \$15.00

Total: \$ 580

Checklist for Final Subdivision Plat Approval

Subdivision Name: Riverstone - Plat 2

Developer: Next Generation Holdings LLC

Code Ref			Description	Comply? (Y / N)
8.06	3	a	Necessary Data for Final Plat	
		i	Boundary line survey by a registered land surveyor including measured distances and angles, which shall be tied to the nearest ¼ corner of section corner by traverse.	yes
		ii	Accurate angular and lineal dimensions for all lines, angles, and curvatures used to describe boundaries, streets, alleys, easements, and areas to be reserved for public use. Dimensions of lot lines shall be in feet and hundredths; no ditto marks will be permitted. When lot lines are not at right angles to the street right-of-way line, the width of the lot shall be indicated at the building setback line. Setbacks shall be measured on the arc.	yes
		iii	A numbered identification system for all lots and blocks.	yes
		iv	A boundary line survey including the measured distances and angles and the true distance and bearing between a known point on the boundary and the nearest official monument, which shall be accurately described on the plat. Where the plat is located within a section, the corners of which have been relocated and monumented by the Town of Beloit or within a quarter section adjacent to a relocated corner, the plat shall be tied directly to one of said corners. The exact length and bearing of said tie shall be determined by field measurement of the corner monument and one corner of the plat shall be indicated on the plat.	yes
		v	Municipal, township, county, or section lines accurately tied to the lines of the subdivision by distances and angles.	yes
		vi	Radii, internal angles, points and curvatures, tangent bearings, and lengths of all arcs.	yes
		vii	Final Plat title with name and location of the subdivision.	yes
		viii	Accurate location of all monuments.	yes
		ix	Graphic scale and north arrow.	yes
		x	Certifications by attached information showing that all taxes and special assessments currently due on the property to be subdivided have been paid in full.	yes
		xi	Names of all streets.	yes
		xii	Location of water bodies.	yes
		xiii	Town Board approval certificate.	yes
		xiv	Form for approval by County authorities as required.	yes
		xv	Surveyor's certification of accuracy.	yes
		xvi	Stormwater drainage and detention maintenance notation	yes

c	Required Supplementary Data	
	i Certifications showing that all taxes due on the property to be subdivided have been paid in full.	no
	ii Title Insurance policy showing title or control of the property to be subdivided by the applicant.	no
	iii A description of the number of dwelling units proposed for the subdivision, if different than the maximum allowed under existing zoning. Such description will be used for setting park dedication or fees in lieu of land dedication requirements as set forth in this ordinance.	no

d	Plat Layout	
	The final plat shall conform in all respects with Section 236.20, Wis. Stats. Where necessary, plat or final plat may be on several sheets accompanied by a key map showing the entire subdivision. For large subdivisions, the final plat may be submitted for approval progressively in contiguous sections satisfactory to the Town Board.	

e	Attachments	
	i Written approval of the Town Board for necessary sewer main extensions and of the City of Beloit Water Utility for necessary water main extensions if the proposed development is located within the Town's urban service area; otherwise written approval of the appropriate authorities for installation of the necessary water and sanitary sewerage disposal facilities;	
	ii Developer's Final Agreement. See Section 8.04; and	
	iii Any other documents or information required by the Plan Commission or Town Board at the time of approval of the preliminary plat or map as a condition of approval of the final plat or map.	

	iv	<p>The developer shall agree to pay the engineering, inspection, administration, legal fees, and developers share of the construction cost of the project, by providing an irrevocable letter of credit for an amount equal to one hundred ten percent (110%) of the estimated cost of the developer's share of the required improvements, as determined by the Town Engineer. This letter of credit shall permit the Town to draw thereon upon the signature of the Town Administrator and the Town Finance Director/Treasurer if the developer fails to comply with the terms of the Developer's Final Agreement as approved and accepted by the Town Board upon recommendation of the Town Attorney. The letter of credit shall not be drawn on by the developer during construction, except as provided for in the Developer's Final Agreement. The letter of credit shall be in effect for one (1) year after the acceptance of the project or whenever the developer can prove that all contractors, material suppliers, and land owners have been paid in full, and upon acceptance of the project, to turn ownership and control of the improvements over to the Town. The irrevocable letter of credit shall be in place before the developer embarks on any land disturbing activities. The developer shall provide the Town with a list of all its contractors at the construction drawing phase and shall update the list at the time of the release of the letter of credit.</p>	
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OUTLOTS 1, 2 AND 3 OF RIVERSTONE SUBDIVISION - PLAT 1, BEING PART OF
OUT-LOT 23-13 OF THE ASSESSOR'S PLAT OF THE TOWN OF БЕЛОIT, BEING PART
OF THE NW 1/4 AND THE SW 1/4 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 БЕЛОIT, ROCK
COUNTY, WISCONSIN.

CURVE TABLE						
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH	TANGENT OUT
C1	11°40'52"	6600'	13.46'	N 15°03'28" W	13.43'	N 20°53'54" W
C2	47°48'57"	330.87'	2.76 13'	S 02°45'36" W	268.18'	S 21°08'52" E
C3	26°56'39"	200.00'	94.05'	N 12°53'00" E	93.19'	N 26°21'20" E
C4	26°56'39"	200.00'	126.97'	N 12°53'00" E	125.81'	N 26°21'20" E
C5	47°11'26"	265.00'	218.26'	N 02°45'36" E	212.15'	N 20°50'07" W
C6	26°56'39"	200.00'	94.05'	N 12°53'00" E	93.19'	N 26°21'20" E

NOTE: UTILITY EASEMENTS AS SET FORTH ARE
FOR THE USE OF PUBLIC BODIES AND
PUBLIC UTILITIES HAVING RIGHTS TO
SERVE THE PLATTED AREA.

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

Certified _____ 20__

Department of Administration



2857 Bartells Drive
Beloit, Wisconsin 53511
608.365.4464

1040 N Wisconsin Street
Elkhorn, Wisconsin 53121
262.379.2250
www.rhthalperman.com

Batterman
engineers surveyors planners

**RIVERSTONE SUBDIVISION
PLAT 2**

FOR THE EXCLUSIVE USE OF:
NG Riverstone Land, LLC
430 E. Grand Avenue, Suite
Beloit, WI 53511

ORDER NO: 34144

LD CREW: SMN
AWN BY: GL/CM
TE: 2/12/2024

SHEET NO.

1 of 2

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SURVEYOR'S CERTIFICATE

I, Kristin J. Belongia, a Professional Land Surveyor, do hereby certify that I have surveyed, subdivided, and mapped the within described land, to be hereafter known and designated as "RIVERSTONE SUBDIVISION - PLAT 2", that said subdivision of Outlots 1, 2 & 3 of Riverstone Subdivision- Plat 1, being part of Out-lot 23-13 of the Assessor's Plat of the Town of Beloit, being part of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 and Government Lots 1 and 2 of Section 23, T. 1 N., R. 12 E., of the 4th P.M., Town of Beloit, Rock County, Wisconsin.

Containing 1,888,268 square feet of land, more or less, to the meander line; 2,050,689 square feet of land, more or less, to the ordinary high water mark of the Rock River.

Subject to any easement, agreement, covenants and restriction, recorded or unrecorded.

That said subdivision was surveyed, subdivided and mapped at the request of NG Riverstone Land, LLC, owner of said land. That such plat is a correct representation of all exterior boundaries of the land surveyed and subdivision thereof. That all dimensions are given in feet and decimal fractions thereof and angles are measured to the nearest second. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes, the Land Division Ordinance of the Town of Beloit, the Land Division Ordinance for Rock County and the Subdivision Regulations of the City of Beloit in surveying, dividing and mapping the same.

Last day of fieldwork _____

Given under my hand and seal this 13th day of February, 2024 at Beloit, Wisconsin.

Kristin J. Belongia, Professional Land Surveyor
State of Wisconsin, No. S-2943

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE

The Plat of RIVERSTONE SUBDIVISION - PLAT 2 is approved, this _____ day of _____, 2024, pursuant to Chapter 4 of the Rock County Ordinance.

Rock County Planning, Economic and Community Development Department

ROCK COUNTY TREASURER'S CERTIFICATE

I, Michelle Roettger, being the duly elected, qualified and acting Treasurer of the County of Rock, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of the _____ day of _____, 2024, affecting the lands in the plat of RIVERSTONE SUBDIVISION - PLAT 2.

Michelle Roettger, Rock County Treasurer

CITY OF БЕЛОИТ COUNCIL RESOLUTION

WHEREAS, the City Planning Commission of the City of Beloit has reported on the Plat of RIVERSTONE SUBDIVISION, it is resolved that the Plat of RIVERSTONE SUBDIVISION - PLAT 2 is approved.

I, the undersigned City Clerk, of the City of Beloit, do hereby certify that the above Resolution is a true and correct copy of the original as passed by the City Council of the City of Beloit on the _____ day of _____, 2024.

Marcy J. Granger, City Clerk

TOWN OF БЕЛОИТ BOARD RESOLUTION

RESOLVED, that the plat of RIVERSTONE SUBDIVISION - PLAT 2 in the Town of Beloit is hereby approved by the Town Board of the Town of Beloit, Rock County, Wisconsin.

Diane M. Greenlee, Town Chairman

I, the undersigned Town Clerk, of the Town of Beloit, do hereby certify that the above Resolution is a true and correct copy of the original as passed by the Town Board of the Town of Beloit on the _____ day of _____, 2024.

Karry DeVault, Town Clerk

TOWN OF БЕЛОИТ TREASURER'S CERTIFICATE

I, John Malizio, being the duly appointed, qualified and acting Treasurer of the Town of Beloit, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of the _____ day of _____, 2024, affecting the lands in the plat of RIVERSTONE SUBDIVISION - PLAT 2.

John Malizio, Town Finance Director/Treasurer

RIVERSTONE SUBDIVISION - PLAT 2

OUTLOTS 1, 2 AND 3 OF RIVERSTONE SUBDIVISION - PLAT 1, BEING PART OF OUT-LOT 23-13 OF THE ASSESSOR'S PLAT OF THE TOWN OF БЕЛОИТ, BEING PART OF THE NW 1/4 AND THE SW 1/4 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 БЕЛОИТ, ROCK COUNTY, WISCONSIN.

CORPORATE OWNERS CERTIFICATE OF DEDICATION

NG Riverstone Land, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner of the land described in the foregoing description, does hereby certify that said corporation caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on the map.

NG Riverstone Land, LLC does further certify that this map is required by Sections 236.10 and 236.12 of the Wisconsin Statutes to be submitted to the following for approval or objection: Department of Administration, Town of Beloit, City of Beloit, and Rock County Planning, Economic & Community Development Agency.

IN WITNESS WHEREOF, NG Riverstone Land, LLC has caused these presents to be signed by Zach Knutson, its

Member, this _____ day of _____, 2024.

Zach Knutson, Member

Personally came before me, this _____ day of _____, 2024, ss. Zach Knutson and of the above-named corporation, to me known to be the person(s) who executed the foregoing certificate, and to me known to be such Member of said limited liability company and acknowledged that they executed the foregoing certificate as such officers as the deed of such corporation, by its authority.

Notary Public, _____ County, Wisconsin

My Commission Expires _____

CONSENT OF MORTGAGEE

Bank of Brodhead, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, Mortgagee of the land described in the foregoing description, does hereby consent to the surveying, dividing, mapping and dedication as described on this map and does hereby consent to the above certificate of Zach Knutson as authorized agent for NG Riverstone Land, LLC, WITNESS, the hand and seal of

_____ this _____ day of _____, 2024.
(signature) (title)

Personally came before me, this _____ day of _____, 2024.

I, the above-named _____, to me known to be the persons who executed the foregoing certificate and acknowledged the same.
(print name)

Notary Public, _____ County, Wisconsin

My Commission Expires _____

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

Certified _____, 20____

Department of Administration



DOCUMENT NO. _____ RECEIVED FOR RECORD THIS _____ DAY OF _____, A.D. 2024 AT

_____ O'CLOCK ____M. AND RECORDED IN VOLUME _____ OF PLATS ON PAGES _____

REGISTER OF DEEDS

FOR THE EXCLUSIVE USE OF:

NG Riverstone Land, LLC
430 E. Grand Avenue, Suite 103
Beloit, WI 53511

ORDER NO.: 34144

FIELD CREW: SWN
DRAWN BY: GJ/CM
DATE: 2/12/2024

SHEET NO.

2 of 2