







2445 S. Afton Rd.  
Beloit, WI 53511  
608.364.2980 Phone  
608.364.2999 Fax  
[www.townofbeloit.org](http://www.townofbeloit.org)

**MEMORANDUM**

**April 30, 2024**

**TO:** Town of Beloit Plan Commissioners and Board Members  
**FROM:** Tim Kienbaum, Community Development Director  
**RE:** Preliminary Plat Approval, Prairie Corners Development

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Fehr-Graham Engineering, on behalf of Next Generation Holdings, LLC, has applied for plat approval for parcel 6-2-135 behind Casey's General Store at the NW corner of Prairie Ave. and Inman Parkway.

This is a continuation of the concept discussion that was part of the March meeting. The original concept submittal which was discussed at that meeting included multi-family and commercial segments. This proposal for Prairie Corners includes just the 22 single family units.

I have reviewed the submitted information according to criteria listed in Chapter 10.14.

**Conformity with the Town of Beloit Comprehensive Plan**

The submitted plan diverges from compliance with the Comprehensive Plan. The Plan identifies the subject parcel as Urban Mixed-Use Development, which it describes as "having a primarily retail or service component and incorporating office, studio, or residential space into upper floors of these developments."

**Departures from zoning and subdivision regulations**

The major deviations from the existing zoning and subdivision regulations are in the required setbacks. The development plan proposes front yard setbacks of 25' and side yard setbacks of 8'.

**Provision for public services, drainage, traffic & recreational amenities**

The submitted plan provides for public services, drainage and traffic by complying with the minimum standards established in the Town of Beloit ordinances. There are no identified recreational amenities.

**Nature and extent of open space**

The only open space included in the submitted plan are the setback areas required by the ordinance around the proposed homes.

**Relationship to the neighborhood**

The proposed development and homes would fit into the surrounding neighborhood since it contains duplexes and single-family homes like the adjacent parcels.

**Sufficiency of terms and conditions to protect and maintain the integrity of the plan**

I don't believe this will be an issue because the developer does not intend this to be a multiyear project. All of the required infrastructure will be constructed at the same time.

**Suitability of proposed structures in relation to existing structures**

The proposed homes will be a mix of duplexes and single-family homes which would relate to the surrounding existing structures due to similar materials and construction methods.

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 the Specific Implementation Plan (SIP) is approved.

I recommend approval of the Prairie Corners GDP application.

## Memo

**To: Town of Beloit**

**From: Fehr Graham**

**cc: NG Prairie Corners Land, LLC**

**Date: April 17, 2024**

**Re: Prairie Corners PUD-GDP**

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The proposed Planned Unit Development (PUD) District is being requested by NG Prairie Corners Land, LLC construction in efforts to construct residential, multi-family and commercial properties within the existing parcel with a Tax ID of 004 012007. The proposed configuration of this PUD development is necessary to allow the developer to appropriately diversify their portfolio of product to push into the market for use. Without this diversification, the development has been identified as unfeasible and the property will likely remain undeveloped thereby reducing the potential tax base for the Town of Beloit. It is essential for the below listed variances to be provided in order to allow for the construction of this PUD as proposed.

The following variances are requested:

	Code Requirement	Design Value
Road radii for Kyle Circle	200'	35'*
Front Yard Setback	30'	25'
Side Yard Setback	10'	8'

\* Emergency vehicle turning movements will still be adhered to for accessibility purposes.



Return To: 2445 S. Afton Rd.
Beloit, WI 53511
kdevault@townofbeloitwi.gov

Application Number CS24-04

CERTIFIED SURVEY MAP/ LAND DIVISION APPLICATION

Application Date: April 17, 2024 Agenda Date Requested: May 8, 2024

Property Owner: NG Prairie Corners Land Owner's Agent: Fehr Graham

Name: NG Prairie Corners Land Name: Fehr Graham

Address: 430 East Grand Ave, Suite 103 Address: 200 Prairie St, Suite 208
Beloit, WI 53511 Rockford, IL 61107

Phone: 608-473-0401 Phone: 815-394-4700

Email: zach@nextgenbuilds.com Email: mtrowbridge@fehrgraham.com

Property Address/ Location: 1811 E Inman Pkwy

Section Number: 12 Tax Parcel Number: 004 012007

Area of Contiguous Property: 8.87 acres (Sq. Ft. or Acres)

Present Zoning: B2: Local Business District

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

Reason for Dividing Land/Details of Proposal The proposed Planned Unit Development (PUD) District is being requested by NG Prairie Corners Land, LLC construction in efforts to construct single family and two-family residential properties. The proposed configuration of this PUD development is necessary to allow the developer to appropriately diversify their portfolio of product to push into the market for use. Without this diversification, the development has been identified as unfeasible and the property will likely remain undeveloped thereby reducing the potential tax base for the Town of Beloit

OWNER Owner's Agent
Signature Date Signature Date
[Signatures] 2/29/2024 [Signatures] 2/29/2024

Table with 2 columns: Fee Type and Amount. Rows include 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), and Total (\$).



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Beloit, WI 53511  
kdevault@townofbeloitwi.gov

Application Number P224-a

**REZONING APPLICATION**

Address and legal description of the subject site: 1811 E Inman Pkwy

SE 1/4 of the SE 1/4, Section 12, T1N, R12E

Tax Parcel Number: 004 012007

Present Zoning Classification of the property: B2: Local Business District

Requested Zoning Classification for the property: Planned Unit Development  
Creation of a PUD to allow for modified zoning to support the  
Petitioner's interest in the requested rezoning: proposed single family and two-family lots.

List type and number of structures, proposed operation of use of the structures or site, number of employees, parking facility: 19 single-family houses and 3 duplexes.

Submit a Plot Plan drawn to scale of 1" = 100' showing area to be rezoned, its locations, dimensions, location and classification of adjacent zoning, the location and existing use of all properties within 100' of the area proposed to be rezoned.

I, (We), the undersigned owner(s)/ agent do hereby petition the Planning Commission to grant a zoning amendment.

I, (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my (our) knowledge and belief.

**PROPERTY OWNER:**

**OWNER'S AGENT:**

Name: NG Prairie Corners Land Name: Fehr Graham

Address: 430 East Grand Ave, Suite 103 Address: 200 Prairie St, Suite 208  
Beloit, WI 53511 Rockford, IL 61107

Phone: 608-473-0401 Phone: 815-394-4700

Email: zach@nextgenbuilds.com Email: mtrowbridge@fehrgraham.com

**Fee:** Rezoning Application: \$300.00  
Land Use Plan Amendment: \$500.00 Total: \$ \_\_\_\_\_



60 0 60 120 180 FEET

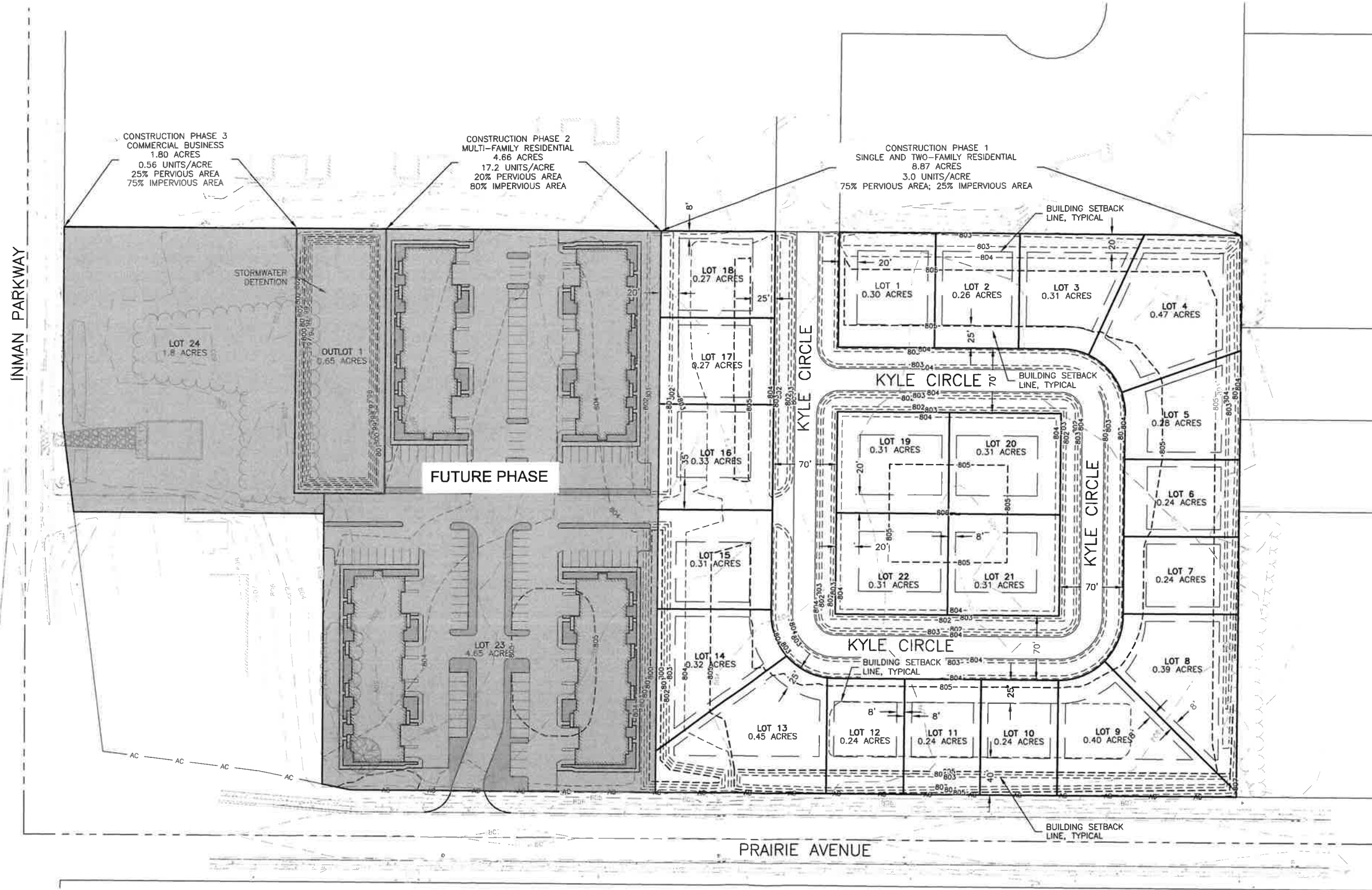


**LEGEND:**

- LANDSCAPING AREA
- AC — ACCESS CONTROLLED

**GENERAL NOTES:**

- BUILDING FOOTPRINTS ARE NOT FINAL.
- BUILDING LAYOUTS, DEVELOPMENT DENSITIES, AND IMPERVIOUS AREA DENSITIES, AND LANDSCAPING AREAS ARE APPROXIMATIONS AND SUBJECT TO CHANGE.
- ALL STORMWATER RUNOFF WILL BE INFILTRATED ON SITE. THERE WILL BE NO OFF-SITE DRAINAGE.
- THERE IS WILL BE AN HOA.
- THERE ARE NO PROPOSED DEED RESTRICTION OR RESTRICTIVE COVENANTS AT THIS TIME.



**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

ILLINOIS  
IOWA  
WISCONSIN

OWNER/DEVELOPER:  
NEXT GENERATION CONSTRUCTION, LLC  
430 EAST GRAND AVENUE  
BELOIT, WISCONSIN 53511

PROJECT AND LOCATION:  
INMAN RESIDENTIAL DEVELOPMENT  
BELOIT, WISCONSIN

DRAWN BY: JMP  
APPROVED BY: SWG  
DATE: 01/31/24  
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
PUD - GDP

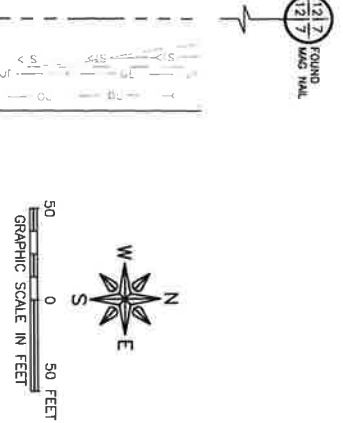
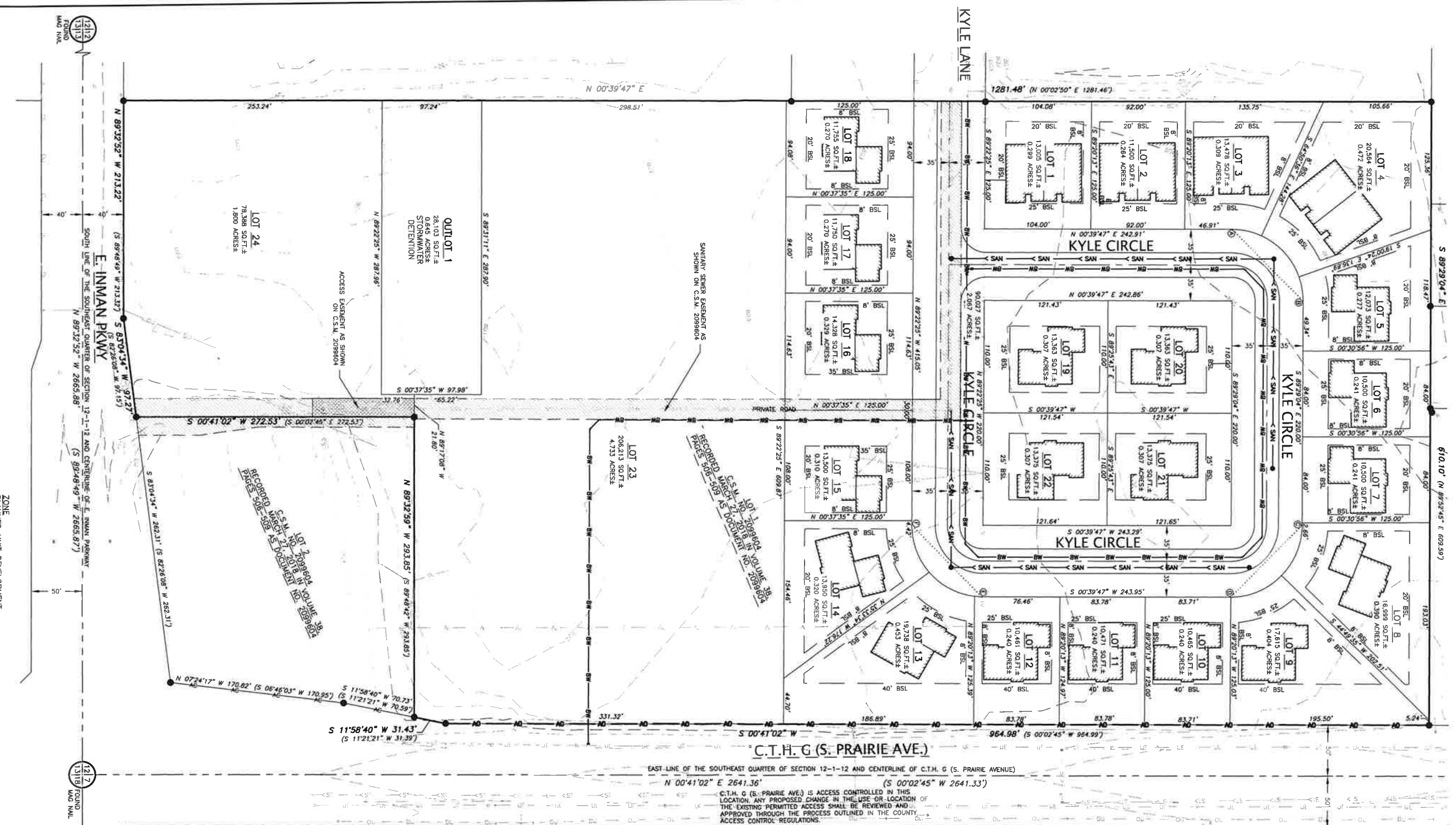
SET TYPE: PRELIMINARY

JOB NUMBER:  
23-935

SHEET NUMBER:  
1 of 1



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 BLOIT, ROCK COUNTY, WISCONSIN



NORTH, AS REFERENCED TO THE WISCONSIN COUNTY CORNER REFERENCE POINT, ZONE: 17N 12E, IS THE TRUE NORTH. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12 BEARING N 00°41'02" E

**DRAFT**

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 ENCLOSED UPON BY CURBS, FENCES OR SURFACE IMPROVEMENTS THAT OBSTRUCT OR REDIRECT THE FLOW OF WATER NOR SHALL ANY BUILDINGS OR STRUCTURES BE ERECTED WITHIN THE EASEMENTS.

C.T.H.G. (S. PRAIRIE AVE.) IS ACCESS CONTROLLED AT THIS LOCATION. ANY PROPOSED CHANGE IN THE USE OR LOCATION OF THE EXISTING PERMITTED ACCESS SHALL BE REVIEWED AND APPROVED THROUGH THE PROCESS OUTLINED IN THE COUNTY ACCESS CONTROL REGULATIONS.

- 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
  - PAVEMENT LINE
  - (XXX) SECTION LINE
  - RECORD INFORMATION
  - BUILDING SETBACK LINE
  - BUILDING SETBACK LIMIT
  - UTILITY EASEMENT
  - UTILITY EASEMENT
  - UTILITY SANITARY SEWER PIPE
  - 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 ELECTRICAL LINE
  - EXISTING SPURCE BOX TELEPHONE
  - EXISTING TRANSFORMER
  - EXISTING FIRE HYDRANT
  - EXISTING HANDHOLE + FIBER
  - PROPOSED WATER SERVICE
  - PROPOSED SANITARY SERVICE

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE
A-B	70.00'	108.78'	N 45°35'21" E	88.87'	89°51'08"
LOT 3	70.00'	29.93'	N 12°54'36" E	29.70'	24°29'36"
LOT 4	70.00'	56.00'	N 48°04'30" E	54.52'	45°50'12"
LOT 5	70.00'	23.85'	N 80°45'16" E	23.74'	19°31'19"
C-0	70.00'	110.14'	S 44°24'39" E	98.12'	90°09'51"
LOT 8	70.00'	54.14'	S 67°19'45" E	52.60'	44°18'39"
LOT 9	70.00'	56.00'	S 22°15'19" E	54.52'	45°50'12"
E-F	70.00'	108.25'	S 45°54'52" W	98.50'	89°25'27"
LOT 12	70.00'	7.35'	S 04°12'30" W	7.34'	06°00'44"
LOT 13	70.00'	51.73'	S 28°22'34" W	50.56'	42°20'13"
LOT 14	70.00'	50.18'	S 27°05'46" W	48.12'	41°04'30"

**FEHR GRAHAM**  
 ENGINEERING & ENVIRONMENTAL  
 101 W. STEPHENSON ST., FREEPORT, IL 61022 P 815.235.7443  
 ILLINOIS WISCONSIN

**DATE:** 01/23/2024  
**FILED:** 01/23/2024  
**FIELD:** 01/23/2024  
**REVISION:** 01/23/2024

**PROJECT:** NEXT GENERATION CONSTRUCTION, LLC  
**JOB NUMBER:** 23-935  
**SHEET NUMBER:** 1 of 1

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

ZONE:  
 PLANNED UNIT DEVELOPMENT

TOTAL AREA:  
 24 LOTS & 1 OUTLOT  
 695,119 SQUARE FEET  
 15,958 ACRES±

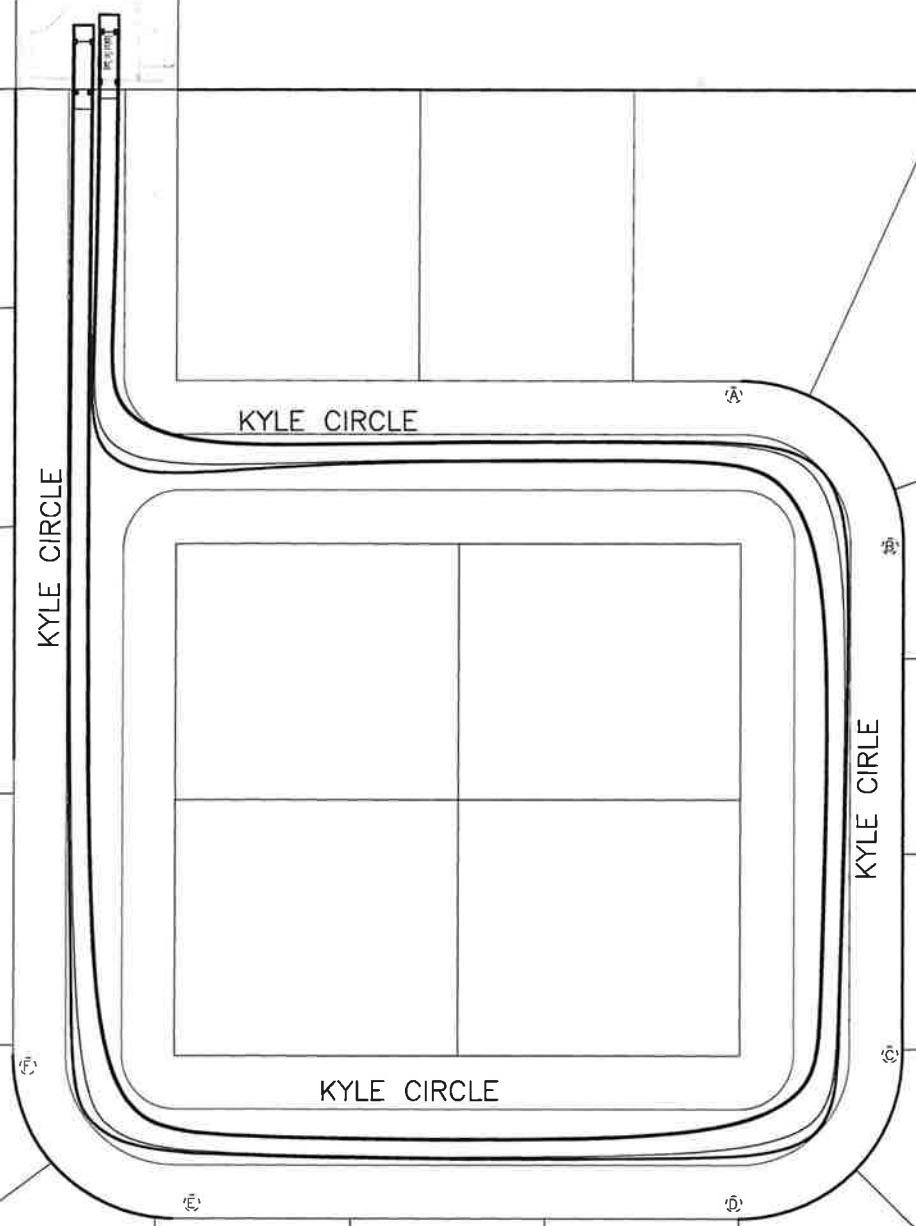
1212 FOUND  
 1213 FOUND  
 1217 FOUND  
 1218 FOUND

40 0 40 80 120 FEET



**CURVE TABLE**

CURVE ID	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	CENTRAL ANGLE	TANGENT BEARINGS
A-B	70.00'	N 45°35'21" E	98.87'	109.78'	89°51'09"	S 00°39'47" W N 89°29'04" W
LOT 3	70.00'	S 06°53'19" W	15.18'	15.21'	12°27'04"	
LOT 4	70.00'	S 28°40'35" W	37.56'	38.03'	31°07'28"	
LOT 5	70.00'	S 59°30'10" W	36.86'	37.30'	30°31'43"	
LOT 6	70.00'	S 82°38'29" W	19.18'	19.24'	15°44'54"	
C-D	70.00'	N 44°24'39" W	99.12'	110.14'	90°08'51"	N 89°29'04" W S 00°39'44" E
LOT 8	70.00'	N 81°35'47" W	19.18'	19.25'	15°45'10"	
LOT 9	70.00'	N 58°13'39" W	37.43'	37.90'	31°01'11"	
LOT 10	70.00'	N 26°48'53" E	38.35'	38.84'	31°47'37"	
LOT 11	70.00'	N 05°07'38" W	14.12'	14.15'	11°34'49"	
E-F	70.00'	N 45°38'54" E	98.96'	109.91'	89°57'48"	N 00°39'44" E N 89°22'25" W
LOT 13	70.00'	N 00°55'58" E	0.66'	0.66'	00°32'21"	
LOT 14	70.00'	N 23°35'24" E	53.32'	54.69'	44°35'54"	
LOT 15	70.00'	N 68°18'08" E	53.18'	54.55'	44°38'55"	



PRAIRIE AVENUE

**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL  
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS  
IOWA  
WISCONSIN

OWNER/DEVELOPER:  
NEXT GENERATION CONSTRUCTION, LLC  
430 EAST GRAND AVENUE  
BELOIT, WISCONSIN 53511

PROJECT AND LOCATION:  
INMAN RESIDENTIAL DEVELOPMENT  
BELOIT, WISCONSIN

DRAWN BY: JMP  
APPROVED BY: SWG  
DATE: 01/31/24  
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
TRUCK MOVEMENTS  
  
SET TYPE: PRELIMINARY  
c:\c\01\21\21-935\21-935 Design.dwg, Truck 2

JOB NUMBER:  
23-935  
  
SHEET NUMBER:  
---of 1