



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

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

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:

Name: NG Prairie Corners Land

Address: 430 East Grand Ave, Suite 103
Beloit, WI 53511

Phone: 608-473-0401

Email: zach@nextgenbuilds.com

Property Address/ Location: 1811 E Inman Pkwy

Section Number: 12

Owner's Agent:

Name: Fehr Graham

Address: 200 Prairie St, Suite 208
Rockford, IL 61107

Phone: 815-394-4700

Email: mtrowbridge@fehrgraham.com

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

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]
Signature Date 2/29/2024

[Signature]
Signature Date 2/29/2024

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: \$ <u> </u>



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Beloit, WI 53511
kdevault@townofbeloitwi.gov

Application Number P24-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.

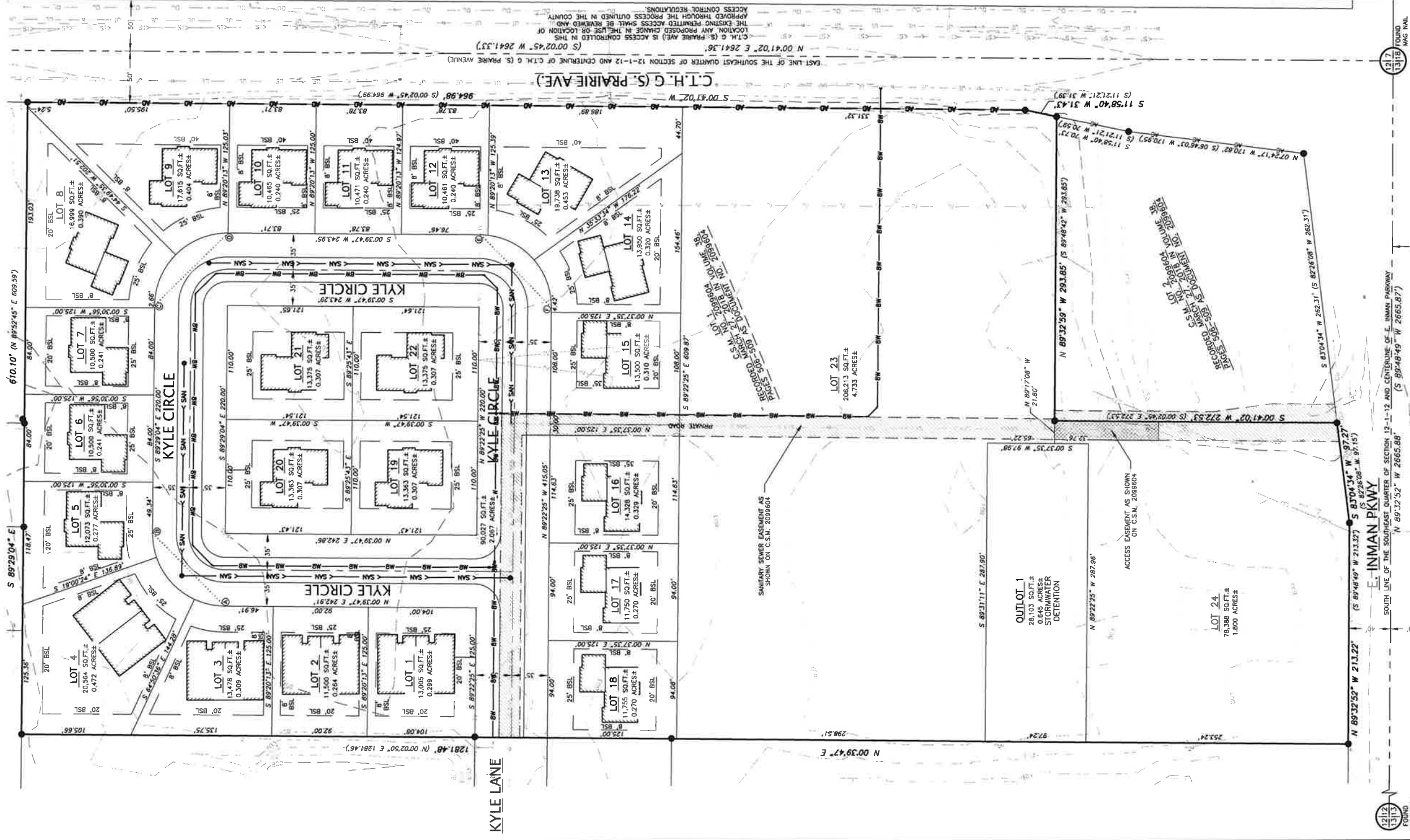
I, (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my (our) knowledge and belief.

PROPERTY OWNER:	OWNER'S AGENT:
Name: <u>NG Prairie Corners Land</u>	Name: <u>Fehr Graham</u>
Address: <u>430 East Grand Ave, Suite 103</u>	Address: <u>200 Prairie St, Suite 208</u>
<u>Beloit, WI 53511</u>	<u>Rockford, IL 61107</u>
Phone: <u>608-473-0401</u>	Phone: <u>815-394-4700</u>
Email: <u>zach@nextgenbuilds.com</u>	Email: <u>mtrowbridge@fehrgraham.com</u>

Fee:	Rezoning Application:	\$300.00	
	Land Use Plan Amendment:	\$500.00	Total: \$ <u> </u>

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



50 0 50 FEET
 GRAPHIC SCALE IN FEET

NORTH, AS REFERENCED TO THE WISCONSIN
 COUNTY COORDINATE REFERENCE SYSTEM, ZONE
 16N, WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF
 SECTION 12 BEARING N 00°41'02" E

DRAFT

KYLE LANE

KYLE CIRCLE

KYLE CIRCLE

C.T.H. G (S. PRAIRIE AVE.)

E-INMAN PKWY

FOUND
 MAG NAL

FOUND
 MAG NAL

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 RETENTION SYSTEMS SHALL BE THE SOLE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER. THE FINISHED GRADE OF THE EASEMENTS SHALL NOT BE ALTERED OR ENCLOSED UPON BY FILLING, REGRADING OR CONSTRUCTION OF SURFACE IMPROVEMENTS UNLESS THE FLOW OF WATER NOR SHALL ANY BUILDINGS OR STRUCTURES BE ERCTED 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
 RECORD INFORMATION
 BUILDING SETBACK LINE
 BUILDING SETBACK LIMIT
 UTILITY EASEMENT
 UE
 SAN
 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 ELECTRIC LINE
 EXISTING SPLICER BOX TELEPHONE
 EXISTING TRANSFORMER
 EXISTING WATER VALVE
 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'	109.78'	N 45°35'21" E	98.87'	89°51'08"
LOT 3	70.00'	29.93'	N 12°54'35" E	29.70'	24°29'38"
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'	18°31'19"
C-D	70.00'	110.14'	S 44°24'39" E	99.12'	90°09'51"
LOT 8	70.00'	54.14'	S 67°19'45" E	52.80'	44°18'39"
LOT 9	70.00'	56.00'	S 22°15'19" E	54.52'	45°50'12"
E-F	70.00'	109.25'	S 45°54'52" W	98.50'	89°25'27"
LOT 12	70.00'	7.95'	S 04°12'30" W	7.94'	08°00'44"
LOT 13	70.00'	51.33'	S 28°22'34" W	50.56'	42°20'13"
LOT 14	70.00'	50.18'	S 70°05'48" W	49.12'	41°04'30"

ZONE
 PLANNED UNIT DEVELOPMENT
 TOTAL AREA
 24 LOTS & 1 OUTLOT
 695,119 SQUARE FEET±
 15,958 ACRES±

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

FEHR GRAHAM
 ILLINOIS
 ENGINEERING & ENVIRONMENTAL
 WISCONSIN
 101 W. STEPHENSON ST., FREEPORT, IL 61032 P.815.235.7643
 LICENSE DESIGN PROJ. NO. 184-00325

NEXT GENERATION CONSTRUCTION, LLC
 JOB NUMBER:
 23-835
 SHEET NUMBER:
 1 OF 1

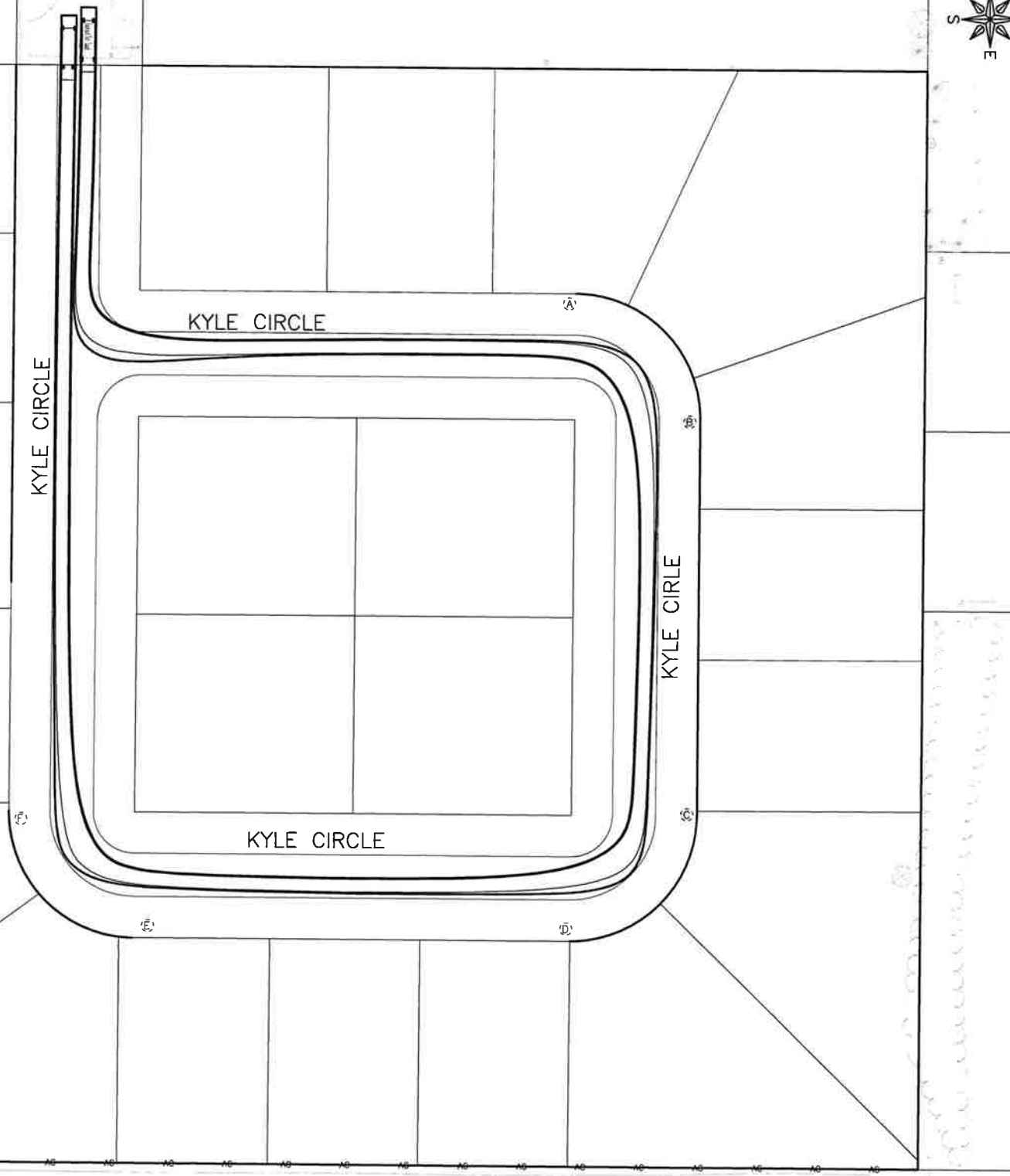
DATE: 01/23/2024
 FIELD WORK COMPLETED: 09/06/2023
 FIELD D.L. DRAWN: NAG - GA/SC

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
© 2024 FEHR GRAHAM

JOB NUMBER:
23-935

SHEET NUMBER:
---of 1

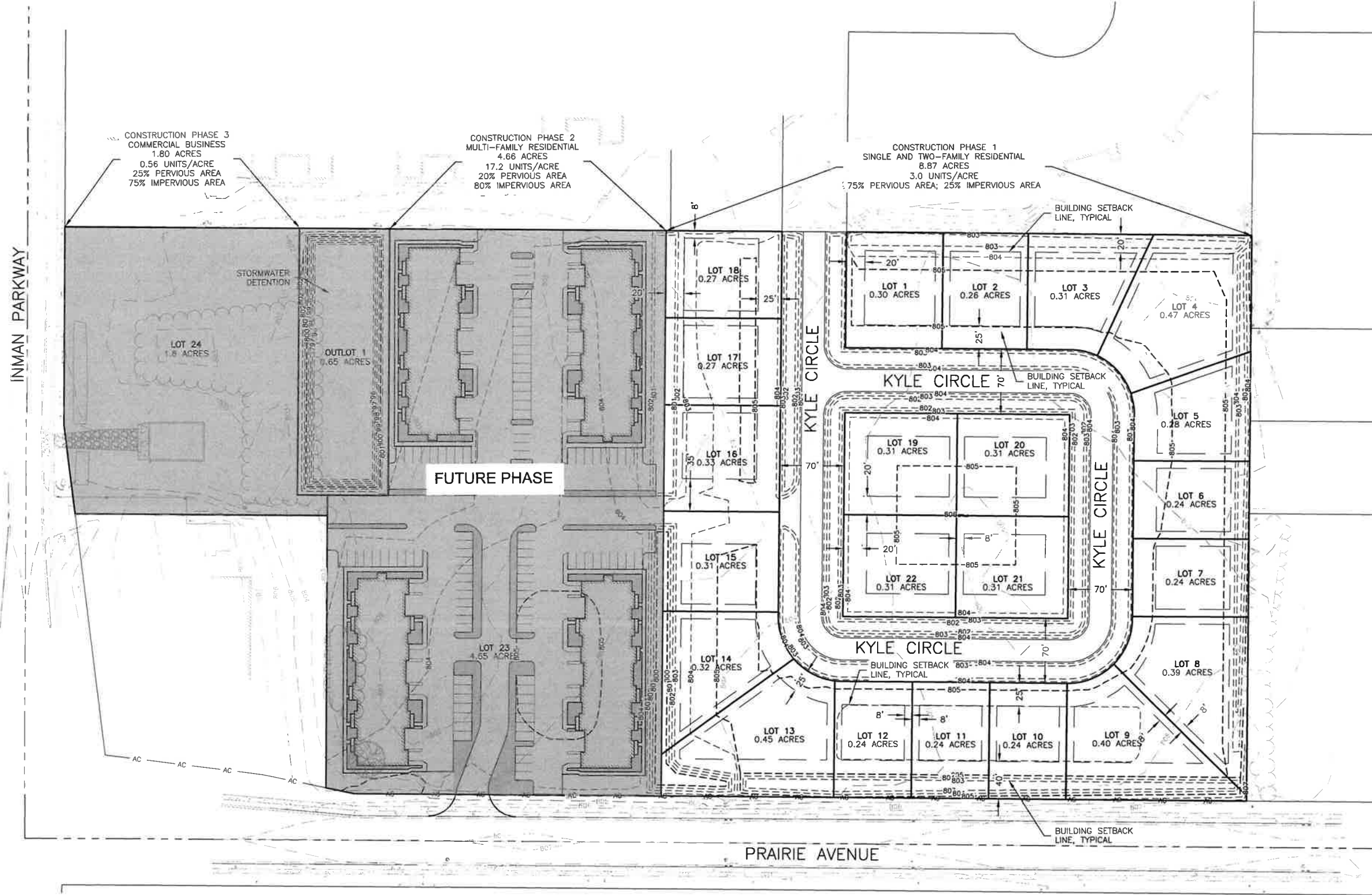


LEGEND:

- 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.



REVISIONS		
REV. NO.	DESCRIPTION	DATE