PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
5:30 PM
Wednesday, June 17, 2026

1. CALL TO ORDER AND ROLL CALL

2. MINUTES

   2.a. Consideration of the minutes of the June 3, 2026 Plan Commission meeting
   Attachment

3. PUBLIC HEARINGS
   No public hearings are scheduled.

4. REPORTS

   4.a. Consideration of an Extraterritorial Final Subdivision Plat called Riverstone Subdivision - Plat 4 in the Town of Beloit
   Attachment

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
   No updates.

6. FUTURE AGENDA ITEMS
   Planned Unit Development - Career Tek
   Extraterritorial Preliminary Plat - Heritage Grove Subdivision

7. ADJOURNMENT
   The next Plan Commission meeting is scheduled for July 8, 2026.

** Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.

MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
5:30 PM
Wednesday, June 3, 2026

1. **CALL TO ORDER AND ROLL CALL**
   Chairperson Anderson called the meeting to order at 5:30 PM. Commissioners Stearns, Winkelmann, Jacobsen, Finnegan, Sierra Edwards, and Councilor Forbeck were present.

2. **MINUTES**
   2.a. **Consideration of the minutes of the May 6, 2026 Plan Commission meeting**
   Commissioner Edwards made a motion to approve the Minutes, seconded by Vice-Chairperson Winkelmann. Motion carried, voice vote (7-0).

3. **CONSENT AGENDA**
   Vice-Chairperson Winkelmann made a motion to approve the consent items as recommended by staff, seconded by Commissioner Jacobsen. Motion carried, voice vote (7-0).

   3.a. **Consideration of Resolution 2026-21 approving a two-lot Certified Survey Map for the property located at 2501 Kadlec Drive in the City of Beloit**

   3.b. **Consideration of Resolution 2026-22 approving a two-lot Extraterritorial Certified Survey Map for the property located at 3005 S Riverside Drive in the Town of Beloit**

   3.c. **Consideration of Resolution 2026-23 approving a one-lot Extraterritorial Certified Survey Map for the properties located at Parcels 6-2-449.109 and 6-2-449.110 (5000 Block of W Antler Drive, 500 Block of S Elk Drive) in the Town of Beloit**

4. **PUBLIC HEARINGS**
   4.a. **Consideration of Ordinance No. 3915 amending the Zoning District Map of the City of Beloit for the property located at 2501 Kadlec Drive**
   Community Development Director, Julie Christensen, presented the staff report and recommendation.

   Chairperson Anderson opened and closed the public hearing.

   Commissioner Stearns made a motion to recommend approval, seconded by Commissioner Finnegan. Motion carried, voice vote (7-0).

4.b. **Consideration of a Planned Unit Development Master Land Use Plan for the properties located at 2209 and 2217 Hickory Drive**
Community Development Director, Julie Christensen, presented the staff report and recommendation.

Chairperson Anderson opened and closed the public hearing.

Commissioner Sierra asked whether the homes were intended to be owner-occupied or rental units.

David Nelson, representing Above the Peak Construction, clarified that all of the properties will be rentals.

Commissioner Finnegan made a motion to recommend approval, seconded by Vice-Chairperson Winkelmann. Motion carried, voice vote (7-0)

4.c. **Consideration of Ordinance No. 3916 amending the Zoning District Map of the Coty of Beloit for the properties located at 2209 and 2217 Hickory Drive**
Community Development Director, Julie Christensen, presented the staff report and recommendation.

Chairperson Anderson opened and closed the public hearing.

Commissioner Finnegan made a motion to recommend approval, seconded by Commissioner Stearns. Motion carried, voice vote (7-0)

5. **STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS**
Julie Christensen provided an update on items previously reviewed by the Commission.

6. **FUTURE AGENDA ITEMS**
Julie Christensen outlined the future agenda items. The next meeting is scheduled for June 17, 2026 at 5:30 PM.

7. **ADJOURNMENT**
Commissioner Jacobsen made a motion to adjourn the meeting, seconded by Vice-Chairperson Winkelmann at 5:49 PM. Motion carried, voice vote (7-0).

Brian Anderson, Chairperson

REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: June 17, 2026

Agenda Item: 4.a.

File Number: FS-2026-03

General Information

Applicant: NG Riverstone Land, LLC
Owner: NG Riverstone Land, LLC
Address/Location: Millar Drive and Kelsey Road in the Town of Beloit
Applicant's Request: Approval of a Final Subdivision Plat called Riverstone Subdivision - Plat 4 (54 single-family lots)

Staff Analysis

Plat Approval Process: NG Riverstone Land, LLC has submitted the attached Final Plat of Riverstone Subdivision Plat 4 for 23.351 acres located north of Millar Drive and south of Kelsey Road in the Town of Beloit. The subdivision of land requires approval of a Preliminary Plat, followed by approval of a detailed Final Plat, which must substantially conform to the layout of the Preliminary Plat. A recorded Final Plat actually creates the lots, and may include the entire Preliminary Plat area or phases. The Preliminary Plat of Riverstone Subdivision was approved by the Plan Commission on July 20, 2022. The proposed Riverstone Subdivision Plat 4 is a portion of the approved Preliminary Plat of Riverstone Subdivision.

Proposed Lots: As shown on the attached plat, the applicant has proposed 54 new single-family lots with an average lot area of 14,399 square feet. This property is subject to Town of Beloit zoning. The proposed development will be served by public water (City Water Utility) and sewer (Town Sewer Service). The plat is located within the School District of Beloit Turner. The applicant has proposed the extension of Haborn Drive north of Boulder Run Drive, the extension of Shore Drive, the extension of Boulder Run Drive, and the development of two new streets, Skylar Drive and Walter Lane.

Surrounding Uses: As shown on the attached Location Map, the Rock River is to the east of the subject property, and residential uses are to the north, south, and west. Adjacent residential uses along the north side of Kelsey Road west of Haborn Drive and at the southeast corner of Kelsey Road and Afton Road are in the City of Beloit. Southwest of the subject property is zoned B-2, Local Business District, in the Town of Beloit. The City does not exercise extraterritorial zoning jurisdiction and cannot control uses outside of the City.

City of Beloit Comprehensive Plan and Strategic Plan: The Future Land Use Map of the City's Comprehensive Plan recommends *Established Neighborhood* for the subject property. However, land use and density cannot be regulated outside of the City limits.

Review Agent Comments: A copy of the application and Final Plat were sent to the City of Beloit staff and utility contacts.

- City of Beloit Engineering Division Comments:
  Construction plans for proposed water infrastructure to serve the subdivision have been submitted to and approved by City of Beloit Engineering. As-built plans for water infrastructure, including water service locations, would also need to be provided upon completion of construction.

- City of Beloit Fire Department Comments:
  The use of Boulder Run Lane for the road that runs east/west at its north end and then north/south at the end furthest south may create inconsistent addressing that could be confusing to emergency responders. Also ensure that the court turn around meets service vehicle turning radii.

Note that the City does not have the legal authority to require that the turnaround meets a specific vehicle turning radii, nor require anything related to addressing in the Town. No other comments were received.

STAFF RECOMMENDATION:
The Planning and Building Services Division recommends **approval** of the Final Plat of Riverstone Subdivision Plat 4 located north of Millar Drive and south of Kelsey Road in the Town of Beloit, subject to the following conditions:

1. All of the conditions of approval of the Preliminary Plat remain in full force and effect.
2. The applicant shall record the Final Plat with the Rock County Register of Deeds within one year of approval, and shall provide City staff with a copy of the recorded plat.

ATTACHMENTS: Location Map, Final Plat, and Application.

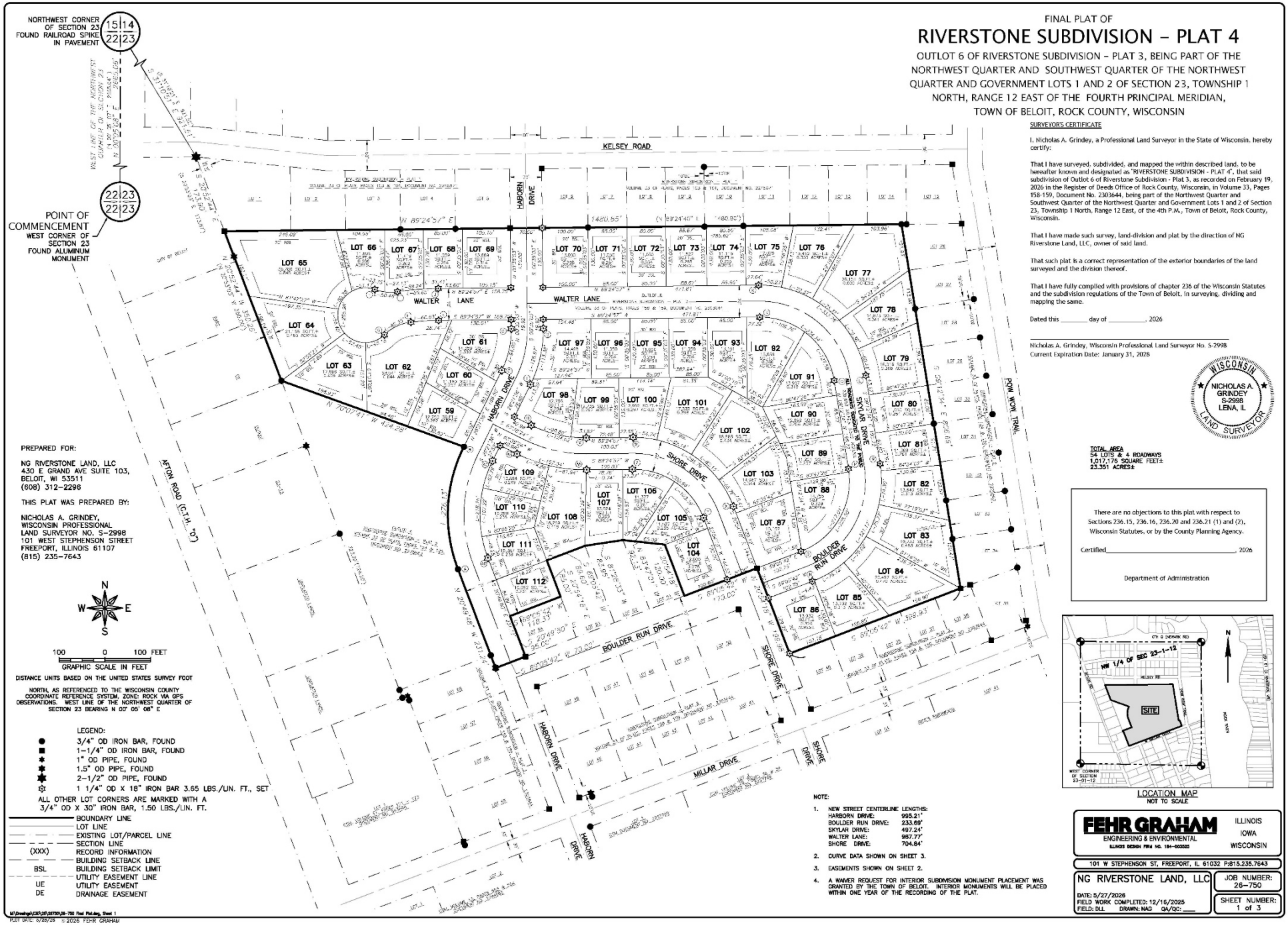
Location Map



FINAL PLAT OF

RIVERSTONE SUBDIVISION – PLAT 4

OUTLOT 6 OF RIVERSTONE SUBDIVISION – PLAT 3, BEING PART OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND GOVERNMENT LOTS 1 AND 2 OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 12 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF BELOIT, ROCK COUNTY, WISCONSIN



PREPARED FOR:

NG RIVERSTONE LAND, LLC
430 E GRAND AVE SUITE 103,
BELOIT, WI 53511
(608) 312-2296

THIS PLAT WAS PREPARED BY:

NICHOLAS A. GRINDEY,
WISCONSIN PROFESSIONAL
LAND SURVEYOR NO. S-2998
101 WEST STEPHENSON STREET
FREEPORT, ILLINOIS 61107
(815) 235-7643

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

NORTH, AS REFERENCED TO THE WISCONSIN COUNTY COORDINATE REFERENCE SYSTEM, ZONE: ROCK VIA GPS OBSERVATIONS. WEST LINE OF THE NORTHWEST QUARTER OF SECTION 23 BEARING N 00° 05' 08" E

LEGEND:

- ● 3/4" OD IRON BAR, FOUND
- ■ 1-1/4" OD IRON BAR, FOUND
- ✱ 1" OD PIPE, FOUND
- ✱ 1.5" OD PIPE, FOUND
- ✱ 2-1/2" OD PIPE, FOUND
- ☼ 1 1/4" OD X 18" IRON BAR 3.65 LBS./LIN. FT., SET

ALL OTHER LOT CORNERS ARE MARKED WITH A 3/4" OD X 30" IRON BAR, 1.50 LBS./LIN. FT.

- BOUNDARY LINE
- LOT LINE
- EXISTING LOT/PARCEL LINE
- SECTION LINE
- (XXX) RECORD INFORMATION
- BSL BUILDING SETBACK LINE
- BUILDING SETBACK LIMIT
- UE UTILITY EASEMENT LINE
- UTILITY EASEMENT
- DE DRAINAGE EASEMENT

NOTE:

1. NEW STREET CENTERLINE LENGTHS:
   - HARBORN DRIVE: 995.21'
   - BOULDER RUN DRIVE: 233.69'
   - SKYLAR DRIVE: 497.24'
   - WALTER LANE: 987.77'
   - SHORE DRIVE: 704.84'
2. CURVE DATA SHOWN ON SHEET 3.
3. EASEMENTS SHOWN ON SHEET 2.
4. A WAIVER REQUEST FOR INTERIOR SUBDIVISION MONUMENT PLACEMENT WAS GRANTED BY THE TOWN OF BELOIT. INTERIOR MONUMENTS WILL BE PLACED WITHIN ONE YEAR OF THE RECORDING OF THE PLAT.

SURVEYOR'S CERTIFICATE

I, Nicholas A. Grindey, a Professional Land Surveyor in the State of Wisconsin, hereby certify:

That I have surveyed, subdivided, and mapped the within described land, to be hereafter known and designated as "RIVERSTONE SUBDIVISION - PLAT 4", that said subdivision of Outlot 6 of Riverstone Subdivision - Plat 3, as recorded on February 19, 2026 in the Register of Deeds Office of Rock County, Wisconsin, in Volume 33, Pages 158-159, Document No. 2303644, being part of the Northwest Quarter and Southwest Quarter of the Northwest Quarter and Government Lots 1 and 2 of Section 23, Township 1 North, Range 12 East, of the 4th P.M., Town of Beloit, Rock County, Wisconsin.

That I have made such survey, land-division and plat by the direction of NG Riverstone Land, LLC, owner of said land.

That such plat is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have fully complied with provisions of chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Beloit, in surveying, dividing and mapping the same.

Dated this _____ day of _____, 2026

_____
Nicholas A. Grindey, Wisconsin Professional Land Surveyor No. S-2998
Current Expiration Date: January 31, 2028

WISCONSIN
NICHOLAS A. GRINDEY
S-2998
LENA, IL
LAND SURVEYOR

TOTAL AREA
54 LOTS & 4 ROADWAYS
1,017,176 SQUARE FEET±
23.351 ACRES±

There are no objections to this plat with respect to Sections 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wisconsin Statutes, or by the County Planning Agency.

Certified_____, 2026

Department of Administration

LOCATION MAP
NOT TO SCALE

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003523
ILLINOIS IOWA WISCONSIN
101 W STEPHENSON ST, FREEPORT, IL 61032 P:815.235.7643

NG RIVERSTONE LAND, LLC
DATE: 5/27/2026
FIELD WORK COMPLETED: 12/16/2025
FIELD: DLL DRAWN: NAG QA/QC: ____

JOB NUMBER: 26-750
SHEET NUMBER: 1 of 3

G:\Drawings\CAD\26\26750\26-750 Final Plat.dwg, Sheet 1
PLOT DATE: 5/28/26 © 2026 FEHR GRAHAM

FINAL PLAT OF

RIVERSTONE SUBDIVISION – PLAT 4

OUTLOT 6 OF RIVERSTONE SUBDIVISION – PLAT 3, BEING PART OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND GOVERNMENT LOTS 1 AND 2 OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 12 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF BELOIT, ROCK COUNTY, WISCONSIN



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 EASEMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER. THE FINISHED GRADE OF THE EASEMENTS SHALL NOT BE ALTERED OR ENCROACHED UPON BY FILLING, REGRADING OR CONSTRUCTION OF SURFACE IMPROVEMENTS THAT OBSTRUCT OR REDIRECT THE FLOW OF WATER NOR SHALL ANY BUILDINGS OR STRUCTURES BE ERECTED WITHIN THE EASEMENTS.
3. CURVE DATA SHOWN ON SHEET 3.

N
W E
S

100 0 100 FEET
GRAPHIC SCALE IN FEET

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

NORTH, AS REFERENCED TO THE WISCONSIN COUNTY COORDINATE REFERENCE SYSTEM, ZONE: ROCK VIA GPS OBSERVATIONS. WEST LINE OF THE NORTHWEST QUARTER OF SECTION 23 BEARING N 00° 05' 08" E

WISCONSIN
NICHOLAS A. GRINDEY
S-2998
LENA, IL
LAND SURVEYOR

There are no objections to this plat with respect to Sections 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wisconsin Statutes, or by the County Planning Agency.

Certified_____, 2026

Department of Administration

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003025
ILLINOIS
IOWA
WISCONSIN
101 W STEPHENSON ST, FREEPORT, IL 61032 P:815.235.7843

NG RIVERSTONE LAND, LLC
DATE: 5/27/2026
FIELD WORK COMPLETED: 12/16/2025
FIELD: DLL DRAWN: NAG QA/QC: ___

JOB NUMBER: 26-750

SHEET NUMBER: 2 of 3

M:\Drawings\C3D\Job\26750\26-750 Final Plat.dwg, Sheet 2
PLOT DATE: 5/28/26 © 2026 FEHR GRAHAM

FINAL PLAT OF

RIVERSTONE SUBDIVISION – PLAT 4

OUTLOT 6 OF RIVERSTONE SUBDIVISION – PLAT 3, BEING PART OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND GOVERNMENT LOTS 1 AND 2 OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 12 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF BELOIT, ROCK COUNTY, WISCONSIN

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	TANGENT IN	TANGENT OUT
A–B	330.87'	276.13'	N 02°45'46" E	268.19'	47°49'02"	N 21°08'45" W	N 26°40'17" E
C–D	200.00'	94.05'	N 12°53'17" E	93.19'	26°56'39"	N 26°21'36" E	N 00°35'03" W
E–F	565.00'	60.83'	S 86°19'54" W	60.80'	5°10'06"	S 89°24'57" W	S 84°14'51" W
F–G	100.00'	65.35'	S 84°31'51" W	64.20'	37°26'41"	S 84°14'51" W	S 46°48'10" W
G–H	60.00'	255.98'	N 11°58'23" W	101.52'	244°26'53"	S 46°48'10" W	S 69°44'56" E
LOT 62	60.00'	45.18'	S 87°22'33" W	44.12'	43°08'44"		
LOT 63	60.00'	52.45'	N 86°00'32" W	50.75'	50°05'06"		
LOT 64	60.00'	56.40'	N 14°02'12" W	54.36'	53°51'36"		
LOT 65	60.00'	50.78'	N 37°08'15" E	49.27'	48°29'17"		
LOT 66	60.00'	51.17'	N 85°48'59" E	49.64'	48°52'10"		
H–I	100.00'	50.48'	S 84°12'40" E	49.95'	28°55'27"	S 69°44'56" E	N 81°19'37" E
LOT 66	100.00'	23.35'	S 76°26'17" E	23.30'	13°22'42"		
LOT 67	100.00'	27.13'	N 89°05'59" E	27.05'	15°32'45"		
I–J	535.00'	88.65'	N 85°22'17" E	88.57'	9°29'20"	N 81°19'37" E	N 89°24'57" E
LOT 67	535.00'	58.24'	N 83°57'15" E	58.22'	5°15'17"		
LOT 68	535.00'	31.41'	N 87°36'55" E	31.41'	2°50'03"		
K–L	235.00'	333.76'	S 48°53'48" E	306.41'	81°22'29"	S 89°24'57" W	N 08°12'34" W
LOT 75	235.00'	50.23'	S 84°27'39" E	50.13'	12°14'48"		
LOT 76	235.00'	72.37'	S 69°30'55" E	72.06'	17°38'41"		
LOT 77	235.00'	75.37'	S 51°30'16" E	75.05'	18°22'36"		
LOT 78	235.00'	75.36'	S 33°07'38" E	75.05'	18°22'40"		
LOT 79	235.00'	60.41'	S 16°34'26" E	60.25'	14°43'45"		
M–N	235.00'	321.17'	S 29°56'34" W	296.75'	78°16'16"	S 08°12'34" E	S 69°05'42" W
LOT 81	235.00'	15.51'	S 07°19'07" E	15.51'	3°46'53"		
LOT 82	235.00'	74.30'	S 03°37'45" W	73.99'	18°06'53"		
LOT 83	235.00'	75.77'	S 21°55'22" W	75.44'	18°28'21"		
LOT 84	235.00'	75.02'	S 40°18'18" W	74.71'	18°17'31"		
LOT 85	235.00'	76.14'	S 58°43'58" W	75.81'	18°33'49"		
LOT 86	235.00'	4.43'	S 68°33'17" W	4.43'	1°04'46"		
O–P	165.00'	225.50'	N 29°56'34" E	208.36'	78°16'16"	N 69°05'42" E	N 08°12'34" W
LOT 87	165.00'	1.59'	N 68°49'10" E	1.59'	0°33'04"		
LOT 88	165.00'	217.01'	N 30°51'54" E	201.71'	75°21'28"		
LOT 89	165.00'	6.90'	N 08°00'42" W	6.90'	2°23'44"		
Q–R	165.00'	234.34'	N 49°53'48" W	215.14'	81°22'29"	N 08°12'34" W	S 89°24'57" W
LOT 91	165.00'	127.58'	N 31°21'34" W	124.42'	44°18'02"		
LOT 92	165.00'	106.76'	N 72°02'49" W	104.91'	37°04'27"		
S–T	270.00'	128.97'	S 12°53'17" W	125.80'	26°56'39"	S 00°35'03" E	S 26°21'36" W
LOT 97	270.00'	113.38'	S 11°26'48" W	112.55'	24°03'38"		
LOT 98	270.00'	13.59'	S 24°55'08" W	13.59'	2°53'01"		
U–V	265.00'	124.62'	S 77°06'43" E	123.47'	26°56'39"	S 63°38'24" E	N 89°24'57" E
LOT 98	265.00'	90.80'	S 73°27'23" E	90.36'	19°37'57"		
LOT 99	265.00'	33.82'	S 86°55'42" E	33.75'	7°18'42"		
W–X	235.00'	285.79'	S 55°44'40" E	268.50'	69°40'45"	N 89°24'57" E	S 20°54'18" E
LOT 100	235.00'	54.74'	S 83°54'41" E	54.61'	13°20'44"		
LOT 101	235.00'	82.14'	S 67°13'28" E	81.73'	20°01'42"		
LOT 102	235.00'	82.15'	S 47°11'46" E	81.73'	20°01'43"		
LOT 103	235.00'	66.76'	S 29°02'36" E	66.53'	16°16'36"		
Y–Z	165.00'	200.86'	N 55°44'40" W	188.52'	69°40'45"	N 20°54'18" W	S 89°24'57" W
LOT 105	165.00'	103.39'	N 38°51'19" W	101.70'	35°54'02"		
LOT 106	165.00'	97.27'	N 73°41'42" W	95.87'	33°46'43"		
AA–AB	335.00'	157.54'	N 77°06'43" W	156.09'	26°56'39"	S 89°24'57" W	N 63°38'24" W
LOT 107	335.00'	0.74'	S 89°28'44" W	0.74'	0°07'35"		
LOT 108	335.00'	61.94'	N 83°27'02" W	61.74'	14°00'52"		
LOT 108	335.00'	74.86'	N 70°02'30" W	74.70'	12°48'12"		
AC–AD	265.00'	218.26'	S 02°45'53" W	212.15'	47°11'26"	S 26°21'36" W	S 20°49'50" E
LOT 109	265.00'	62.78'	S 19°34'19" W	62.64'	13°34'34"		
LOT 110	265.00'	107.22'	S 01°11'35" W	106.49'	23°10'53"		
LOT 111	265.00'	48.25'	S 15°36'50" E	48.19'	10°25'59"		

CORPORATE OWNER'S CERTIFICATE

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 _____, 2026.

Zach Knutson, Member

State of Wisconsin }
County of Rock } ss.

Personally came before me this _____ day of _____, 2026, the above named _____, as the _____ of NG Riverstone Land, LLC, to me known to the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

_____
Notary Public

RECORDING DATA

RECEIVED FOR RECORD THIS _____ DAY OF _____ A.D. 2026 AT _____ O'CLOCK __.M. AND

RECORDED IN VOLUME _____, PAGES _____ OF PLATS.

DOCUMENT NO. _____

_____
REGISTER OF DEEDS

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE

The plat known as "RIVERSTONE SUBDIVISION – PLAT 4" is approved this _____ day of _____, 2026, 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 Rock County, Do hereby certify that the records in my office show no unpaid taxes, no un-redeemed tax sales and no unpaid special assessments affecting the lands included in the plat of "RIVERSTONE SUBDIVISION – PLAT 4".

Approved for recording by the acting Treasurer of Rock County, Wisconsin this _____ day of _____, 2026.

_____
Michelle Roettger, Rock County Treasurer

CITY OF BELOIT COUNCIL RESOLUTION

WHEREAS, the City Planning Commission of the City of Beloit has reported on the Plat of "RIVERSTONE SUBDIVISION – PLAT 4", It's resolved that the "RIVERSTONE SUBDIVISION – PLAT 4" is approved.

State of Wisconsin }
County of Rock } ss.

I the undersigned 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 _____, 2026.

Marcy J. Granger, City Clerk

TOWN OF BELOIT RESOLUTION

RESOLVED, that the plat of "RIVERSTONE SUBDIVISION – PLAT 4" in the Town of Beloit is hereby approved by the Town Board of the Town of Beloit, Rock County, Wisconsin

State of Wisconsin }
County of Rock } ss.

I the undersigned 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 _____, 2026.

Kerry DeVault, Town Clerk

CERTIFICATE OF TOWN OF BELOIT TREASURER

I, John Maldzis, being the duly qualified and acting Treasurer of the Town of Beloit, do hereby certify that in accordance with the records in my office there are no unpaid taxes or special assessments on any land included in the plat of "RIVERSTONE SUBDIVISION – PLAT 4"

as of the _____ day of _____, 2026.

John Maldzis, Town of Beloit Finance Director/Treasurer

WISCONSIN
NICHOLAS A. GRINDEY
S-2998
LENA, IL
LAND SURVEYOR

There are no objections to this plat with respect to Sections 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wisconsin Statutes, or by the County Planning Agency.

Certified_____, 2026

Department of Administration

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003025

ILLINOIS
IOWA
WISCONSIN

101 W STEPHENSON ST, FREEPORT, IL 61032 P:815.235.7643

NG RIVERSTONE LAND, LLC

JOB NUMBER: 25-096

DATE: 5/27/2026
FIELD WORK COMPLETED: 12/16/2025
FIELD: DLL DRAWN: NAG QA/QC: ___

SHEET NUMBER: 3 of 3

M:\Drawings\C3D\25\25096\25-096 Final Plat.dwg, Sheet 3
PLOT DATE: 5/28/26

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CITY of BELOIT

Neighborhood Planning Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

Application for a Final Subdivision or Condominium Plat

(Please Type or Print) **File Number:** _____

1. **Proposed subdivision name:** Riverstone Subdivision - Plat 4
2. **Address of property:** Millar Drive
3. **Tax Parcel Number(s):** 004 2300005 & 004 2300004
4. **Property is located in** (circle one)**: City of Beloit** or **Town of: Turtle; Beloit; Rock** or **LaPrairie**

   In the NW **Quarter of Section** 23 **, Township** 1 **North, Range** 12 **East of the 4th P.M.**
5. **Owner of record:** NG RiverstoneLand, LLC Phone: [redacted]

   430 East Grand Avenue, Suite 103, Beloit, WI 53511

   (Address) (City) (State) (Zip)
6. **Applicant's Name:** NG RiverstoneLand, LLC

   430 East Grand Avenue, Suite 103, Beloit, WI 53511

   (Address) (City) (State) (Zip)

   _____ / [redacted] _____ / [redacted]

   (Office Phone #) (Cell Phone #) (E-mail Address)
7. **Present zoning classification is:** R-1 (Single-Family Residential District)
8. **Is the proposed use permitted in this zoning district:** Yes
9. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
   - ☒ **Copy of Preliminary Plat to Utility Providers:** A written statement confirming that the developer submitted copies of the approved preliminary plat to all utility providers as per section 12.03(2).
   - ☐ **Covenants and Deed Restrictions:** copies of any covenants or deed restrictions.
   - ☐ **Development Agreement & Fee:** a copy of a Final Draft or Approved Development Agreement;
   - ☐ **Contract:** A contract for construction of required utilities and public improvements **or;**
   - ☐ **A Bond;** guarantying the contract for construction **or,**
   - ☐ **Letter from the City Engineer;** stating that the developer has constructed the required improvements and the City has found they are acceptable to the City Engineer **and;**
   - ☒ **Final Plat Map;** 10 copies as required by section 12.04(1) including all information required by section 12.04(2) of the Subdivision Ordinance.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. The undersigned does hereby respectfully make application for and petition the City Plan Commission and City Council to review and approve the Preliminary Subdivision Plat for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

ZK / Zachary R Knutson, Manager / 05/05/2026

(Signature of applicant) (Print name of applicant) (Date)

Verified by signNow

This application must be submitted at least 30 days prior to the Plan Commission meeting date.

Review fee: **$300 plus $15 per lot; $100 Development Agreement Fee** Amount paid: _____

Scheduled meeting date: _____

Application accepted by: _____ Date: _____