



**PUBLIC NOTICE & AGENDA
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, March 04, 2020**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the February 5, 2020 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of a Planned Unit Development Master Land Use Plan for the Beloit Snapper's Stadium Redevelopment on the properties located at 202, 217, 220, and 232 Shirland Avenue; 55 Water Street; and portions of 225 Shirland Avenue and 101 Water Street
[Attachment](#)
 - 3.b. Consideration of a Zoning Map Amendment to change the zoning from Central Business District - Fringe (CBD-2) and Public Lands & Institutions (PLI) to Planned Unit Development (PUD) for the properties located at 202, 217, 220 and 232 Shirland Avenue; 55 Water Street; and portions of 225 Shirland Avenue and 101 Water Street
 - 3.c. Consideration of a Zoning Map Amendment to change the zoning from Central Business District - Core (CBD-1) and Public Lands & Institutions (PLI) to Planned Unit Development (PUD) for the properties located at 500 Cross Street and part of 208 W. Grand Avenue.
[Attachment](#)
4. REPORTS
 - 4.a. Consideration of a resolution approving a one-lot Extraterritorial Certified Survey Map for the property located at 3501 and 3503 E Shopiere Lane in the Town of Turtle
[Attachment](#)
 - 4.b. Consideration of the proposed vacation of a portion of Water Street located between the lift station driveway to Shirland Avenue
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
6. ADJOURNMENT

** 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
7:00 PM
Wednesday, February 5th, 2020**

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order by Vice-Chairperson Weeden at 7:00PM. Commissioner Haynes, Weeden, Finnegan, and Councilor Preuschl were present. Commissioner Johnson and Faragher were absent.

2. MINUTES

2.a. Consideration of the minutes of the January 8th, 2019 Plan Commission meeting

Motion was made to correct the minutes from “Commissioner was Robson absent” to “Commissioner Robson was absent” by Commissioner Haynes, seconded by Commissioner Robson. Motion carried, voice vote.

3. PUBLIC HEARINGS

3.a. Consideration of a Preliminary Subdivision Plat for Eagles Ridge No. 4 and 5, including an Exception request relating to minimum right-of-way width

Community Development Director Julie Christensen presented the staff report and recommendation. She handed out a revised resolution which allowed for reduced right-of-way widths on certain streets and added a six foot City utility easement along the streets with reduced right-of-way widths.

Commissioner Weeden opened public hearing.

Jeffrey Linkenheld, 5291 Zenith Parkway, Project Manager for Arc Design, described the two preliminary plats, explaining that these are the last two plats that can be developed without a lift station to the south. He explained that as you go south it starts to go downhill from the existing development. They will need to figure out how to serve the remaining area in the future.

He went on to discuss the exception request. He explained that as they were developing the plat, the City ordinance was amended in relation to street widths. Consequently, they had to reconfigure the plat to make the streets connect and the loop the water main. The compromise is to have the larger right-of-way widths along the edges of the development, and then the smaller right-of-way widths in between. The developer agreed to give the City a six foot easement for City utilities along the smaller right-of-ways which would essentially give the City the entire

right-of-way they wanted. Mr. Linkenheld also explained that the plat includes temporary detention that could be redeveloped in the future too.

Commissioner Robson asked when people will be able to move into houses in these subdivisions. Mr. Linkenheld stated they are looking to start the infrastructure late spring, so houses could be occupied by the end of the year.

Andrew Knabe, 302 Shirland Lane, Poplar Grove Illinois, representing New Leaf construction, stated there are eight lots left in Plat 3. Commissioner Robson asked what the cost of the houses will be. Mr. Knabe stated that the house price range will be from \$200,000-\$250,000.

Commissioner Weeden asked what the average square footage of the houses will be. Mr. Knabe stated they will be about 1500-2100 on average.

Commissioner Ruster asked what will happen when we get a lot of rain, and will it flood out the yards. Mr. Linkenheld stated that the typical subdivision design is for a ten year storm event with the overland flood route down the street. The houses and garages are constructed two feet above the curb line. They will have side yard drainage easements. The water will drain to the detention pond.

Commissioner Robson what school district will this neighborhood be in. Ms. Christensen stated that it will be in the Beloit School District.

Commissioner Weeden closed the public hearing.

Motion made by Commissioner Haynes to approve the Revised Resolution and seconded by Commissioner Robson. Motion carried, voice vote.

4. **REPORTS**

- 3.a. **Consideration of a one-lot Certified Survey Map for the properties located at 200 W Grand Avenue, 500 and 525 Cross Street, and a portion of 208 W Grand Avenue**
Community Development Director Julie Christensen presented the staff report and recommendation.

Ms. Christensen stated that the City is selling a strip of green space. The parking lot is currently encroaching on City land. The property line is located further west than the City thought it was. Ms. Christensen mentioned that there is four foot buffer to allow for City maintenance of the path which includes the fence. Commissioner Haynes asked if they are going remove the existing fence that is chain link. Ms. Christensen stated that the fence is staying for the time being. The fence further to the south will be removed.

Motion made by Commissioner Haynes and seconded by Commissioner Finnegan.
Motion carried, voice vote.

3.b. **Consideration of a resolution approving an extraterritorial one-lot Certified Survey Map for the property located at 11638 S Turtle Townhall Road in the Town of Turtle**

Community Development Director Julie Christensen presented the staff report and recommendation.

Motion made by Commissioner Robson and seconded by Commissioner Haynes.
Motion carried, voice vote.

5. **STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS**

Ms. Christensen stated that there was an Extraterritorial Certified Survey Map that was moved to the following meeting in March. The vacation of Water Street will be referred along with the PUD for the Snapper Stadium at the next City Council meeting. They will be considered by Plan Commission at the first meeting in March. A traffic study was not necessary since the traffic will be added to the streets downtown, but a parking study was done and it was inaccurate since they assumed the percentages of all lots downtown and on street parking will be open. We have requested a revised parking study.

6. **ADJOURNMENT**

Motion was made by Commissioner Robson, seconded by Commissioner Ruster to adjourn the meeting. Motion passed (4, 1) voice vote. Meeting was adjourned at 7:50PM.

Respectfully submitted by Amber DesRoberts.



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: March 4, 2020

Agenda Item: 3(a) and 3(b)

File Number: PUD-2020-01 & ZMA-2020-02

General Information

Applicant: Riverbend Stadium Authority, Inc.

Owner: City of Beloit

Address/Location: 202, 217, 220, 232, & part of 225 Shirland Avenue; and 55 & part of 101 Water Street

Applicant's Request/Proposal: Riverbend Stadium Authority, Inc. has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the Beloit Snapper's Stadium Redevelopment on the properties located at 202, 217, 220, 232, & part of 225 Shirland Avenue as well as 55 & part of 101 Water Street. This proposed redevelopment consists of the vacation of Water Street followed by the construction of a 3,500-seat baseball stadium and entertainment venue. The subject properties are owned by the City of Beloit and will be leased to the Riverbend Stadium Authority. The Lease and Development Agreement relating to public improvements are under negotiation and will be reviewed by the City Council at a future date. The properties are zoned Central Business District (CBD-2) and Public Lands & Institutions (PLI), and are proposed to be rezoned to PUD.

Planned Unit Development (PUD) Process: A PUD is a type of special purpose zoning district and a type of development plan. PUD zoning districts are inextricably linked to PUD plans; no rights of development apply to a PUD zoning designation other than those of the approved PUD plan. PUDs are processed in three stages: Master Land Use Plan; Rezoning to PUD district and Final (Site) Plan. Master Land Use Plans and Zoning Map Amendments may be processed concurrently, provided that no rezoning to the PUD district may occur until approval of a PUD Master Land Use Plan.

The PUD Master Land Use Plan application is reviewed with respect to such issues as density, including the number, type, and location of buildings and other uses; impacts on surrounding areas; and the adequacy of facilities and services. The result of this review is the establishment of the basic parameters for development of the PUD. The PUD Final (Site) Plan is the document upon which building permits and other applicable approvals are issued. The applicant must submit the detailed and technical information necessary to demonstrate that all applicable standards, requirements, and conditions have been met.

Staff Analysis

Project Summary: The proposed stadium and entertainment venue will include a stadium grandstand building with administrative offices and locker rooms at street level, concessions & restrooms at concourse level, and a third level "stadium club" for use during games and special events throughout the year. The stadium will include a turf field for both baseball & soccer, a 360-degree concourse, a playground, and family entertainment zones. The main access gate will be located behind center field, and will be accessible from extensive walkways and a new cul-de-sac at the end of Water Street.

Existing Site Conditions: The Riverbend parcel (217 Shirland Ave) is a flat, vacant, 5.2-acre parcel that is designated for mixed use redevelopment by the Comprehensive Plan and zoned Central Business District. The properties located at 202, 220, & 232 Shirland Avenue are vacant City-owned parcels on the south side of Shirland Avenue zoned Central Business District. The proposed PUD – Master Land Use Plan includes two small portions of the Transit Transfer Facility parcel at 225 Shirland Avenue as shown on the Stadium Parcel Diagram, page 7 of the applicant’s Supporting Narrative. The property located at 55 Water Street is a City-owned outlot along the Rock River that includes a bike/pedestrian path with lighting and landscaping features, and is zoned PLI, Public Lands & Institutions District. The proposed PUD also includes a small portion of the lift station property located at 101 Water Street, which is also zoned PLI.

Surrounding Land Use and Zoning: City facilities including City Hall, the Transit Transfer Facility, a park & ride lot, and the water tower compound are located to the east of the subject properties and are zoned Central Business District (CBD-2). The Rock River lies to the west and north of the subject properties. Portions of the site are located in the 100-year or 1% annual chance floodplain, which requires new buildings to be elevated to the Flood Protection Elevation on fill.

Parking Requirements and Study: According to Section 8-103 of the Zoning Ordinance, the proposed baseball stadium and entertainment venue requires a Parking Study. The applicant has completed a Parking Study, which is summarized on page 5 of the attached PUD Supporting Narrative and is available in full upon request. Using an off-street parking requirement of 1 parking stall per 4 seats, the proposed stadium will require 875 off-street parking spaces. The proposed PUD includes the construction of a northern parking lot containing 111 spaces and a southern lot containing 115 spaces for a total of 226 newly constructed spaces. According to the Parking Study, there are 1,254 public parking stalls (260 on-street and 994 off-street) within a 10-minute walk of the stadium. The study assumes that at least 60% or 752 public parking stalls will be available during regularly scheduled baseball games. The study evaluated public parking availability during typical game times such as weekday evenings (69% available), Saturday afternoons (61% available), and Saturday evenings (71% available). All told, the Parking Study concludes that the 226 newly constructed stalls and 752 public parking stalls will total at least 978 available parking stalls in excess of the projected demand.

Planning staff accepts the Parking Study’s findings, and notes that many of the most iconic baseball stadiums in the U.S. (e.g. Wrigley Field, Fenway Park) are located in dense urban areas where parking is scattered within a 10-minute walk of the stadium and the ballpark has a symbiotic relationship with downtown businesses, especially bars and restaurants such as those in downtown Beloit. The proposed stadium is well-served by transit, sidewalks, and bike paths to encourage alternative forms of transportation. Furthermore, there are generational and technological changes underway such as the proliferation of E-scooters, ride share apps, and autonomous vehicles that will greatly reduce the demand for immediately adjacent parking stalls over the lifespan of the proposed stadium. It would be extremely ill-advised to repeat the failed urban planning policies of 50 years ago by demolishing thriving and productive structures to make way for surface parking lots.

Review Agent Comments: The City’s Review Agents have reviewed the proposed PUD and offered a variety of comments relating to both the construction of the stadium facility and the long-term operations. While some of the comments relate to the Lease and Development Agreement (which are outside the scope of this land use approval), others relate to the proposed PUD – Master Land Use Plan. The attached letter was sent to the applicant’s design team on February 24th and includes technical review comments that must be addressed when the Final PUD (Site) Plan is submitted.

Zoning Ordinance Requirements:

Density/Intensity and Dimensional Standards: The applicant has proposed a 15-foot setback from the Shirland Avenue lot line and a 5-foot setback from the eastern side lot line. There are no minimum setbacks in the Central Business District (CBD). The proposed grandstand building is three stories in height and 67,000 square-feet in area. There is no maximum building height in the CBD. Two other buildings are proposed – a concession building to serve seating areas along the first base line and a maintenance building adjacent to the center field entrance gate. Planning staff believes that it is appropriate to apply the design standards of the CBD to the proposed PUD (see condition #7). The proposed development includes open space in excess of the 15% required for PUD projects.

Building Design: The proposed buildings include brick exteriors, arched doorway & window openings, plazas, extensive landscaping, and ample bike & pedestrian amenities.

PUD Master Land Use Plan Review Criteria: Applications may be approved if the following criteria are met:

- 1. The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable zoning ordinance standards, based on the purpose and intent of this chapter.**

The proposed PUD includes a combination of entertainment uses that would not be possible under the current CBD zoning district classification. The proposed PUD is arguably one of the most ambitious redevelopment projects in the City's history, and will further bolster downtown Beloit's emerging national reputation as a vibrant, bustling entertainment district. The proposed buildings include exceptional design that will be integrated with the City's floodplain zoning requirements.

- 2. The PUD Master Land Use Plan complies with the PUD district standards of Section 5-300.**

As an infill project of significant scale, the proposed PUD will provide for efficient use of public utilities and vacant land, and will be an attractive campus that is compatible with adjacent uses.

- 3. The City and other service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed;**

As a redevelopment site, the properties are already served with the necessary utilities and facilities. All relocation/replacement costs will be borne by the developer, and will be outlined in a separate Lease and/or Development Agreement with the City that must be approved by the City Council.

- 4. The development is consistent with and implements the planning goals and objectives contained in the Comprehensive Plan and other adopted policy documents; and**

The proposed development is consistent with the Comprehensive Plan's recommendations to redevelop the site as a mixed use project that is compatible with the existing downtown fabric. The proposed development will create a year-round destination with a symbiotic relationship with existing downtown businesses.

- 5. The PUD Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.**

The plan will redevelop a pivotal site along the river that is located within walking distance of Ironworks, downtown Beloit restaurants and shops, the Transit Center, and the Bluff Street Historic District. The proposed development is the exact type of urban infill that will attract young professionals to live, work, and play in the City of Beloit.

Zoning Map Amendment Findings of Fact: Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

- 1. The existing use of property within the general area of the subject property.**

The proposed PUD is compatible with the adjacent commercial, institutional, and open space uses.

2. The zoning classification of property within the general area of the subject property.

The proposed PUD is consistent with both the permitted uses and design principles in the CBD.

3. The suitability of the subject property for the uses permitted under the existing zoning classification.

The subject property is suitable for the uses allowed in the CBD and PLI districts.

4. The trend of development and zoning map amendments in the general area of the subject property.

The subject property is located on the edge of downtown Beloit, which has seen dramatic investment and revitalization over the past decade. As a dense, walkable district with lots of stores & restaurants and thousands of recently created jobs, the proposed stadium & entertainment venue is likely to become the centerpiece of Beloit's emerging status as a tourism and entertainment destination.

STAFF RECOMMENDATION – PUD MASTER LAND USE PLAN:

The Planning & Building Services Division recommends approval of the PUD – Master Land Use Plan for the properties located at 202, 217, 220, 232, & part of 225 Shirland Avenue as well as 55 & part of 101 Water Street, subject to the following conditions:

1. This approval authorizes the construction of a 3,500-seat baseball stadium and entertainment venue including a grandstand building, entrance plazas, concourse, seating, turf field, fencing, playground, entertainment zones, and accessory buildings as shown on the attached plan.
2. This approval shall not become effective unless and until a Lease between the City of Beloit and Riverbend Stadium Authority is approved by the City Council and fully executed.
3. This approval shall not become effective unless and until a Development Agreement between the City of Beloit and the applicant and/or developer is approved by the City Council and fully executed.
4. This approval shall not become effective until a Plat of Vacation for that portion of Water Street between the lift station driveway and Shirland Avenue is approved and recorded.
5. The applicant shall construct at least 226 new off-street parking stalls to serve the proposed facility prior to occupancy. The applicant is responsible for obtaining approvals from the City of South Beloit.
6. The permitted uses in this PUD shall include baseball games, soccer games, offices, training areas, locker rooms, offices, retail sales & service uses, and outdoor concerts provided that appropriate approvals are obtained from the City of Beloit. All fireworks usage requires Fire Department approval. The sale of alcoholic beverages is permitted provided proper City licenses are obtained.
7. The design standards shall be those that apply in the CBD (i.e. lot size, setbacks, height, and building coverage) as well as the City's floodplain ordinance where applicable.
8. Prior to issuance of a Building Permit, the applicant shall obtain site plan and architectural approval, which shall include a detailed review of all site, grading, utility, landscape, and lighting plans. All of the attached Review Agent comments shall be addressed prior to or during the Site Plan Review process.
9. The outdoor sign package for the PUD shall require City Council review & approval once finalized.
10. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this PUD – Master Land Use Plan. The Director of Planning & Building Services may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

STAFF RECOMMENDATION – ZONING MAP AMENDMENT:

The Planning & Building Services Division recommends approval of a Zoning Map Amendment to change the zoning district classification from CBD-2, Central Business District - Fringe to PUD District, for the properties located at 202, 217, 220, 232, & part of 225 Shirland Avenue and from PLI, Public Lands & Institutions District to PUD for the properties located at 55 & part of 101 Water Street.

ATTACHMENTS: Location Map, PUD - Master Land Use Plan, PUD Supporting Narrative, Elevations, Letter re: Review Agent Comments, Application, Public Notice, and Mailing List.

Location & Zoning Map

Snappers Redevelopment

PUD-2020-01/ZMA-2020-02



1 inch = 160 feet

02040 80 120 Feet

Legend

-  Parcel Poly
-  City Limits

Map prepared by: Drew Pennington, AICP
Date: February 2020
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION



Riverbend Stadium Planned Unit Development

Riverbend Stadium Planned Unit Development

Master Land Use Plan

Supporting Narrative

February 14, 2020

Prepared for:

The Riverbend Stadium Authority

Prepared by:

Jones Petrie Rafinski, Corp.



page **3**
Project Narrative and Description

page **4**
Illustrated Site Plan

page **5**
Parking Analysis

page **6**
Stadium Utility Diagram

page **7**
Stadium Parcel Diagram

page **8**
Legal Descriptions

Project Narrative and Description

Overview:

Riverbend Stadium is a 3,500 fan capacity venue that will become the new home for the Beloit Snappers (Single-A Midwest League) minor league baseball team. In addition to baseball operations, the stadium includes facilities and an artificial turf field that will allow flexibility to host other non-baseball events in the community such as soccer, football, concerts, and community gatherings. The proposed stadium will create a strong connection to downtown Beloit through a center field entrance and encourages parking downtown to increase activity in the area and create a symbiotic relationship with the downtown business and attractions. In addition, new adjacent surface parking lots will be provided to the north and south of the stadium.

The stadium grandstand will feature administrative offices and player facilities at street level, concessions and restrooms at concourse level, and an upper level 300+ capacity 'stadium club' that can be used year-round. The main concourse will wrap 360 degrees around the field and feature a main entry gate at center field. Outdoor group areas will be located in left field and right field along with family entertainment zones such as a kid's playground and inflatable area planned for the outfield concourse.

How the proposed development differs from what would be permitted under the existing zoning regulations:

The proposed baseball and community athletic events stadium is not specifically listed as an approved use within the CBD-2 zoning district, therefore the project is seeking approval of a Planned Unit Development that will allow the stadium, as well as greater flexibility in the placement of buildings and features in addition to incorporating a shared multi-use path preserving the accessibility and natural features of the riverfront.

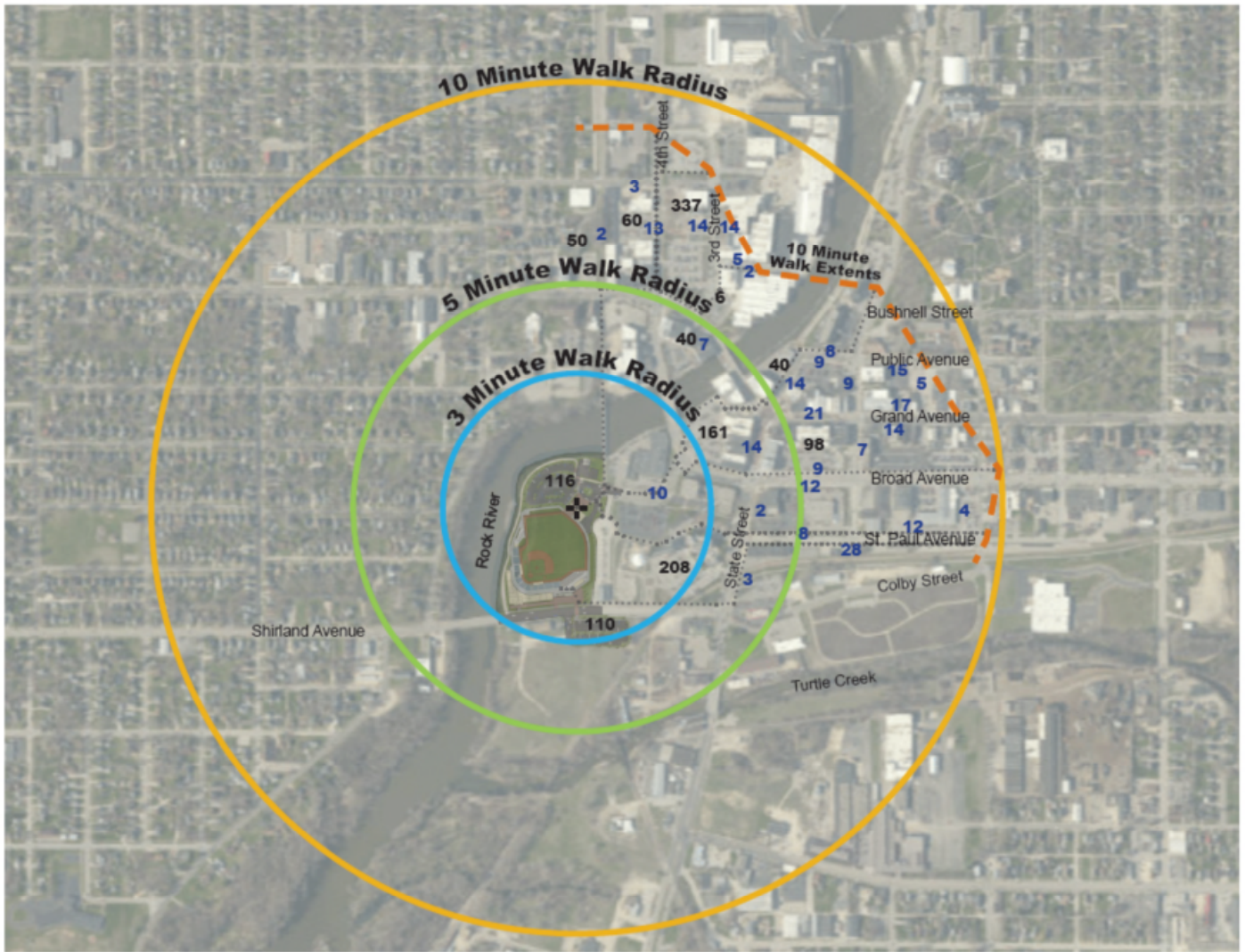
How the proposed development provides greater benefit to the City of Beloit:

The proposed development of the stadium will enhance the City of Beloit, specifically the Dogtown District as a family entertainment and community events anchor and destination.





Riverbend Stadium Planned Unit Development

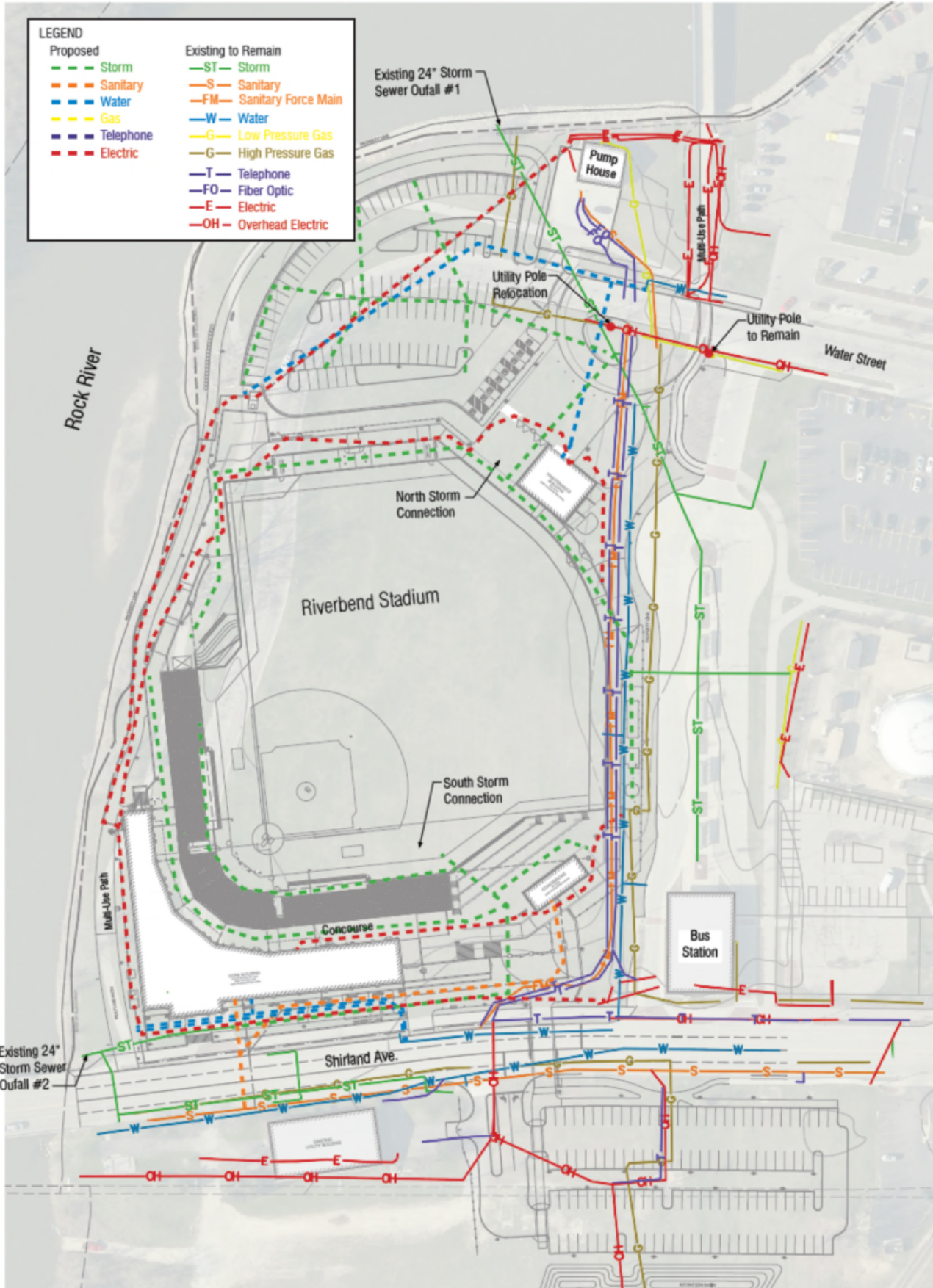


Legend

- 12** Total Off-Street Parking
- 12** Total On-Street Parking
- Walking Route

Parking Assumptions and Calculations (3,500)	
Stadium Capacity	3500 People
One Parking Space Per 4 Capacity	
Total Parking Need	875 Spaces
Parking North of Stadium	111 Spaces
Parking South of Shirland Avenue	115 Spaces
Total Stadium Parking Provided	226 Spaces
Existing Public Parking Supply	1254 Spaces
Availability	60 %
Existing Public Parking Supply Available	752 Spaces
Stadium Parking	226 Spaces
Public Parking	752 Spaces
Total Parking	978 Spaces

Stadium Utility Diagram



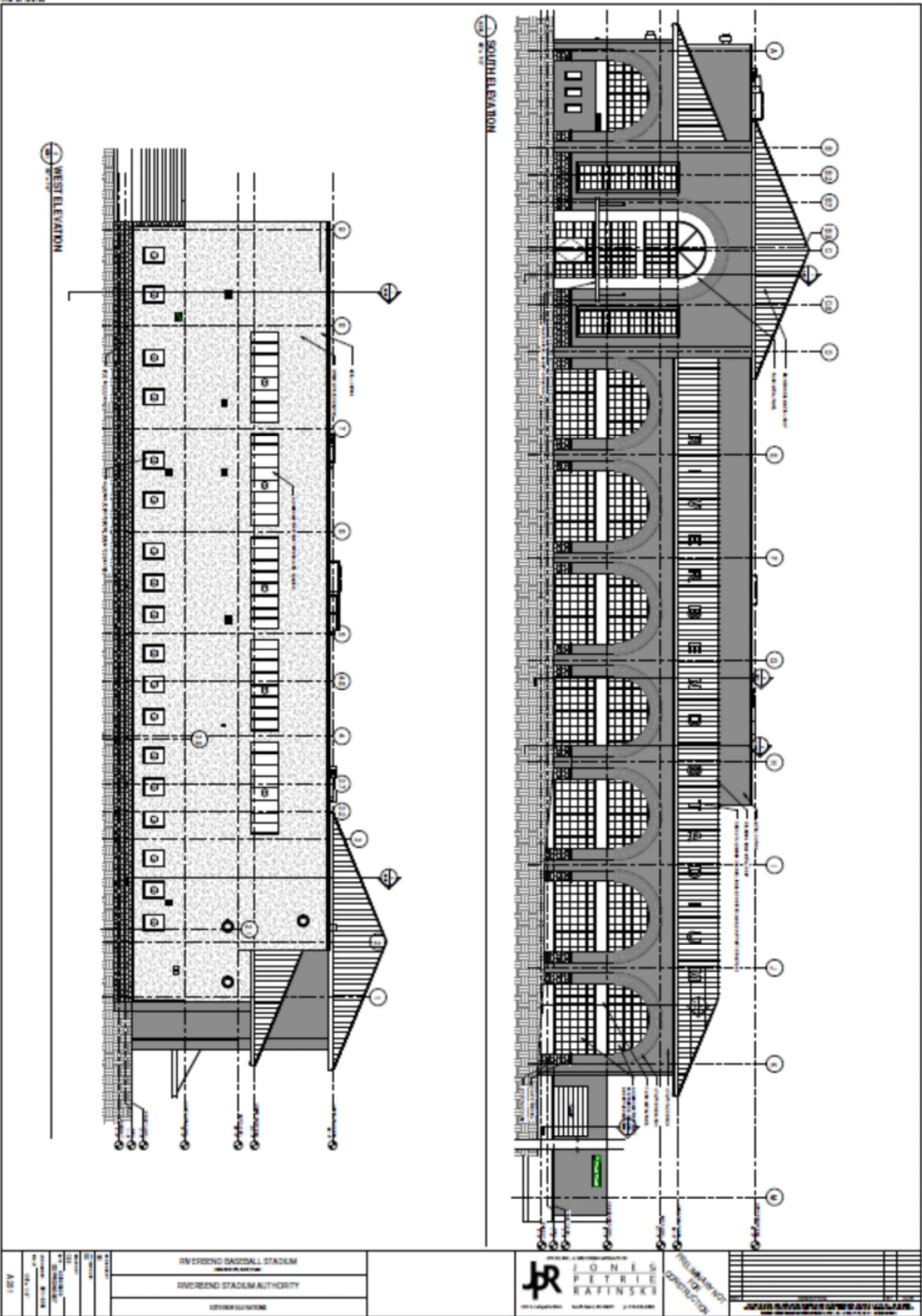
Riverbend Stadium Planned Unit Development

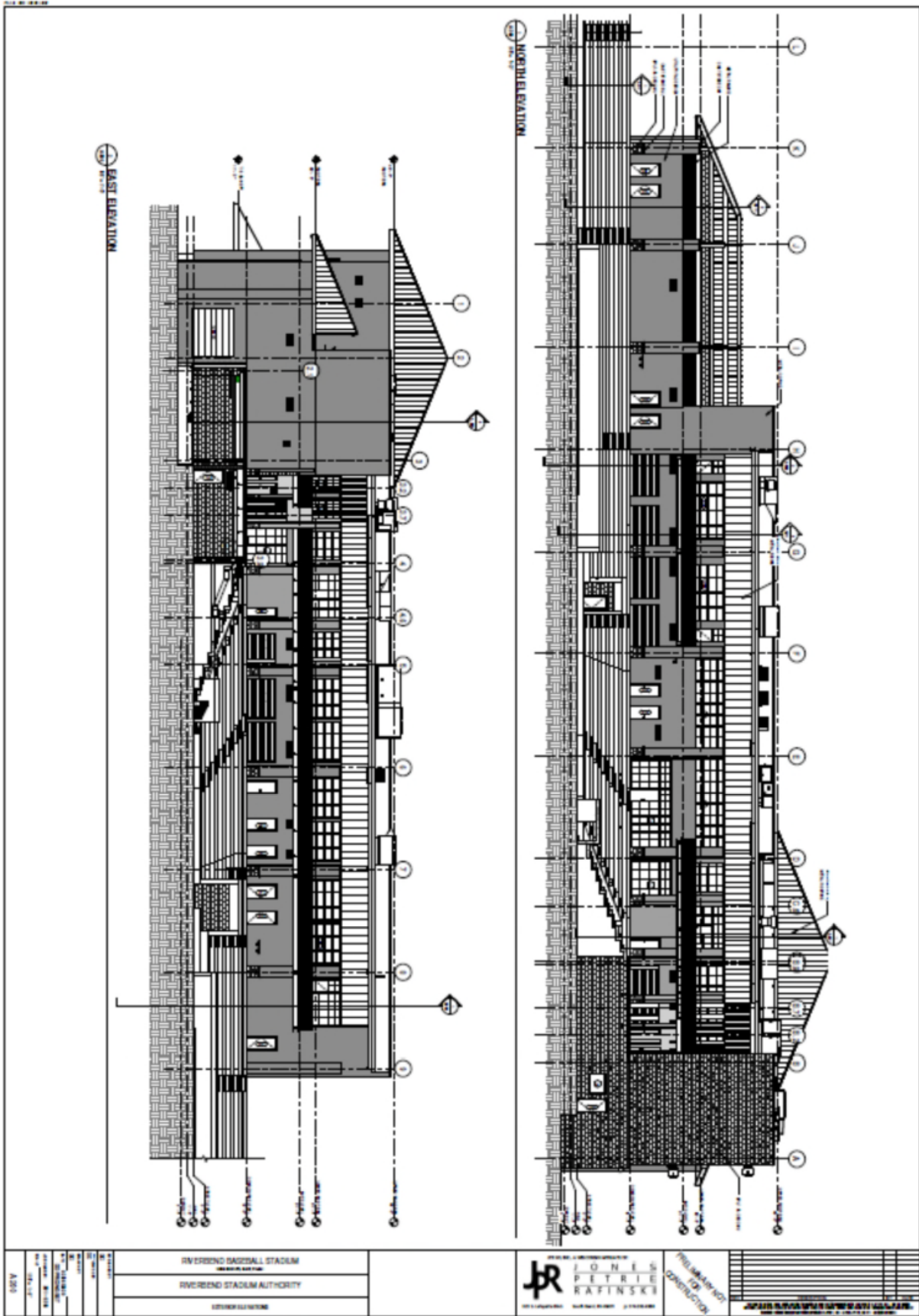
Stadium Parcel Diagram

TOTAL STADIUM PARCEL AREA	
Outlot 1	= 2,549 SF
Portion of Lot 1	= 1,823 SF
Portion of Outlot 4	= 882 SF
Portion of Water St. Previously Vacated	= 5,764 SF
Outlot 3	= 55,023 SF
Portion of Lot 3	= 3,471 SF + 10,291 SF
Portion of Water St.	= 65,135 SF
Lot 2	= 227,543 SF
Area South of Shirland	= 34,701 SF
Total	= 407,182 SF



Riverbend Stadium Planned Unit Development





COMMUNITY DEVELOPMENT DEPARTMENT

Via Email

February 24, 2020

Andrew Cunningham, PLA
Jones Petrie Rafinski

Re: PUD Review Comments to be Incorporated into Final PUD (Site) Plan

Dear Andrew:

We have received your proposed PUD – Master Land Use Plan for the Snapper’s Stadium Redevelopment project, and have shared it with the City’s Review Agents. The Review Agents have provided the following comments to be incorporated into the Final PUD (Site) Plan that JPR is preparing for submittal in mid-March. The review comments are as follows:

Planning & Building Services Division (Contact: Drew Pennington 608-364-6711)

- Note that PUD approval will be contingent upon execution of Lease and street vacation
- Street Vacation (recording thereof) will be contingent upon execution of Lease
- For clarification purposes, please identify the multi-use path as open to the public
- A Chapter 30 Permit is required from the Wisconsin DNR due to the proximity to the Rock River and should be factored into the review timeline
- Show the Base Flood Elevation and floodplain limits on the site plans
- Bollards with emergency operability are required at Shirland entrance to multi-use path
- The playground label (#23) is mislabeled as #13
- Change the proposed zoning to PUD and not Central Business District
- Please identify the bike rack locations at all major entrances to the stadium

Charter Communications/Spectrum (Contact: Tom Phillips 608-209-4821)

- Charter has underground fiber optic cable in the proposed parking area south of Shirland Ave that is both underground and attached to Alliant Energy’s poles. Any relocation would be compensable. See attached map for approximate location.

Alliant Energy (Contact: Dean Copp 608-364-6431)

- Alliant has a 12-inch gas main within the Water Street right-of-way, and easement rights will need to be reserved. Additional easements will be required as gas & electric design develops.

City Assessor (Contact: Laurie Davis 608-364-6670)

- We are researching a potential gap in conveyance title for the parcel at 220 Shirland Avenue.

City Engineering Division (Contact: Scot Prindiville 608-364-6696)

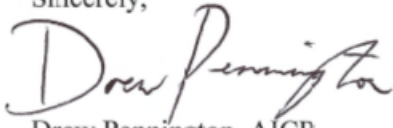
- Where will the Contractor stage equipment and materials and where will workers park during construction of the project? Identify on phasing plan.
- Will this development be requesting any public road or lane closures (other than the vacated portion of Water Street)? If so, detour plan is required.
- Is there any plan to use the fire lane driveway entrance off of Shirland Avenue for any vehicle access other than emergency vehicles?
- Is the developer seeking a temporary construction easement for adjacent land not contained in the lease agreement?
- Is the curb cut on Shirland Avenue adjacent to the right field entrance intended to be used for vehicular access or is this only for pedestrians?
- This development will ultimately require a right-of-way permit for all work being performed in the right-of-way.
- The State line should be clearly indicated on the site plan.
- If the development is going to be connecting to existing storm sewers, the designer must demonstrate that the existing storm sewers have the capacity to convey the added storm water in a 10 year storm event. If there is not enough capacity either the existing storm sewers will need to be upsized or a new outfall will need to be constructed.
- The shared use path shall be reconstructed at 10 feet wide as shown and should also contain a 2 foot wide clear zone on either side of the path. This clear zone should not contain any obstructions including path lighting. The path shall have grass shoulders. Existing path lighting may be reused/relocated however new conduit and wiring will need to be installed. New lighting will need to match existing.
- Signage will need to be in place clearly indicating that parking is not allowed on the 20 foot wide fire lane/shared use path.
- Signage will need to be in place clearly indicating that the fire lane is not a vehicle entrance.
- Depending upon grades, railing and/or fencing may be required between the shared use path and the river. If railing and or fencing is required it shall be constructed of a material other than wood.
- The 10 foot wide shared use path along Shirland Avenue shall also have a 2 foot clear zone on either side with no obstructions. The plan indicates that this path will cross a couple of areas where a brick pattern hatching is indicated. This pavement may be colored but can't have any brick like or other texture (other than a broom finish). Spot elevations shall clearly be shown in these locations indicating that the cross slope of the shared use path will not exceed 2.00% in these locations.
- Signage shall be added making it clear that only authorized vehicles can enter the driveways on the north side of Shirland Avenue.
- The HAWK pedestrian crossing signal will require a que length study to ensure that the signal does not create traffic conflicts with the bus terminal or the railroad tracks.
- All striping on Shirland Avenue shall be epoxy. Crosswalk striping shall be solid white lines rather than ladder type striping.
- With the additional pedestrian traffic and people looking for parking in the area, both the Shirland Lift Station (on the south side of Shirland Avenue) and the Northwest Lift Station (on the north side of Water Street) need to be fenced in with gated access to their parking areas. Fencing shall be 6 foot high black coated chain link fence and the gates shall be automatic opening gates with employee badge access like our existing gate

facilities at the Water Pollution Control Facility, 2400 Springbrook Court, Turtle Creek Lift Station, Mill Street Water Tower, Ute Standpipe, and Weiser Station. The City has historically used the same company to install and repair our automatic gates so it may be easier for the developer to fund these gates and allow the City to work with the Contractor on their installation.

- The plan submitted indicates that the parking lot for the northwest lift station is to be removed and replaced with a larger parking lot. This parking lot is in good condition and does not need to be replaced. In order to allow room for the badge reader for the automatic gate at this location, the driveway should be narrowed by four feet by moving the west edge of the driveway 4 feet to the east. This, combined with leaving the existing concrete parking area in place will allow room to install the badge reader and automatic gate in this location.
- Comment should be provided with respect to what vehicles will be accessing the area between the stadium and Shirland Avenue. Turning movement exhibits will need to be submitted showing that vehicles can maneuver in this area without needing to back into this area from Shirland Avenue.
- The pedestrian and bike crossings on Shirland Avenue and Water Street may contain colored pavement, but there shall be no brick like or other texture on the pavement (other than a broom finish).
- Stop signs will need to be placed along the shared use paths where they cross roadways.
- At the northeast portion of the site, south of Water Street, the shared use path should be pushed to the east and separated from the vendor drive. Again 2 foot clear zones should be maintained along the shared use paths.
- Signage shall be erected indicating that through traffic is not allowed through the bus station.
- Street lights in the circle drive area by the Northwest lift station will need to be relocated to work with the new layout. Street lights along the vacated portion of Water Street that are no longer needed shall be removed and returned to the City.
- A storm water report will need to be submitted indicating how the development is achieving the 40% TSS removal requirements for all parking and driveway areas located within the City.
- A storm water management maintenance plan will need to be submitted.
- An erosion control plan will need to be a part of the site plan and an erosion control permit application (along with the required fee) will need to be submitted.
- A traffic control plan will need to be a part of the site plan. This plan shall also address the closure and routing of sidewalks and bike paths.
- Spot elevations should be provided at all key locations along shared use trails, sidewalks, pedestrian access routes, and handicap parking stalls to ensure full compliance with ADA and PROWAG requirements. Elevations shall be called out in the following locations:
 - All four corners of handicap parking stalls and access isles
 - Along pedestrian access routes from handicap parking stalls to facility entrances
 - At all curb ramps or access to roadways indicating the slope of any ramps and required flat areas at the top or bottom of ramps or for wheelchair turning areas
 - Across roadways to indicate cross slope and running slope
 - At any locations where there is a change in the direction of travel
 - Enough call outs in general on sidewalks and shared use paths to indicate that cross slope is being kept under 2.00%

There is no need to respond to this letter. Rather, please incorporate the above comments into your formal site plan review submittal. I will be providing a copy of this letter to Plan Commission so that they are aware that staff and the applicant are working through the above-referenced technical issues. Please feel free to contact me with any questions. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Drew Pennington". The signature is written in black ink and is positioned above the printed name.

Drew Pennington, AICP
Director of Planning and Building Services

c: John Gackstetter & Josh Mory (HCP)
Lori Luther, Andrew Janke, Julie Christensen (City of Beloit)
File, Property

CITY of BELOIT

Planning & Building Services Division

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

PUD - Master Land Use Plan Application

(Please Type or Print)

File Number: PUD-2020-01

1. Address of subject property: 217 Shirland Avenue, Beloit WI 53511

2. Legal description: Please refer to the attached legal description and supporting narrative
If necessary attach a copy of the complete legal description.

3. Area of parcel in square feet or acres: 9.17 Acres

4. Tax Parcel Number(s): 13540080

5. Owner of record: City of Beloit Phone: (608) 364-6711
100 State St. Beloit Wisconsin 53511
(Address) (City) (State) (Zip)

6. Applicant's Name: Riverbend Stadium Authority, Inc.
525 Third St. Beloit WI 53511
(Address) (City) (State) (Zip)
_____/_____/_____
(Office Phone #) (Cell Phone #) (E-mail Address)

7. All existing use(s) on this property are: Open Area/Right-of-Way (Roadway)/Trail

8. The applicant requests review and approval of a **PLANNED UNIT DEVELOPMENT /**
Master Land Use Plan: in a(n) CBD-2 Central Business Fringe **Zoning District.**

9. A Preapplication Conference was held on: November 11, 2019.

10. All the proposed use(s) for this property will be:

Principal use(s): Baseball Stadium

Secondary use(s): Riverfront trail/multi-use athletic field and community events space

11. State how the proposed development differs from the type of development that would be permitted under the existing zoning regulations. The proposed baseball and community athletic events stadium is not specifically listed as an approved use within the CBD-2 zoning district, therefore this project is seeking approval of a PUD. The PUD will also allow greater flexibility in the placement of buildings and features as well as incorporating a shared multi-use path preserving the accessibility of the riverfront.

12. Describe how the proposed development provides greater benefits to the City of Beloit than an otherwise permitted development. _____

The proposed development of the professional baseball stadium will enhance the City of Beloit, specifically the downtown as a family entertainment and community athletics anchor and destination.

13. Project timetable: Start date: April 30, 2020 Completion date: April 1, 2021

14. I/We) represent that I/we have a vested interest in this property in the following manner:

- () Owner
- (X) Leasehold, length of lease: Indefinite
- () Contractual, nature of contract: _____
- () Other, explain: _____

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

I/We, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/We represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/We also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

Lori S. Curtis Luther / Lori S. Curtis Luther, City Manager / 2-5-2020
 (Signature of Owner) (Print name) (Date)

James L. Packard / James L. Packard / 1-31-20
 (Signature of Applicant, if different) (Print name) (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Planning & Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the \$200.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant and these costs are typically between \$5.00 and \$15.00.

To be completed by Planning Staff		
Filing fee: \$200.00	Amount paid: <u>\$200.⁰⁰</u>	Meeting date: <u>March 4, 2020</u>
No. of notices: _____	x mailing cost (\$0.50)	cost of mailing notices: \$ _____
Application accepted by: <u>Dan Pennington</u>	Date: <u>1/24/20</u>	

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

February 19, 2020

To Whom It May Concern:

Riverbend Stadium Authority, Inc. has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the Beloit Snapper's Stadium Redevelopment on the properties located at:

202, 217, 220, 232, & part of 225 Shirland Avenue as well as 55 & part of 101 Water Street.

This proposed redevelopment consists of the vacation of Water Street followed by the construction of a 3,500-seat baseball stadium and entertainment venue. The stadium will include a turf field, grandstand with offices & player facilities, 360-degree concourse, and entertainment zones. Two new parking lots will be constructed, with the majority of the parking supplied by existing public parking lots within a 5-10 minute walk of the stadium. The properties are owned by the City of Beloit and will be leased to the Riverbend Stadium Authority. The properties are zoned Central Business District (CBD-2) and Public Lands & Institutions (PLI), and are proposed to be rezoned to PUD. The applicant's request for a Zoning Map Amendment to PUD will be reviewed on the same meeting schedule as the PUD – Master Land Use Plan as detailed below. A copy of the PUD - Master Land Use Plan is attached to this notice.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, March 4, 2020, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Monday, March 16, 2020, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

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.

For additional information, please contact Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or penningtond@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

Public Notice Mailing List

USPS
Attn: Office Manager
300 Mill Street
Beloit, WI 53511

Rosalind Spodek
75 Columbia Ave
Cedarhurst, NY 11516

Regal Beloit Corp.
Attn: Office Manager
200 State Street
Beloit, WI 53511

JAI SHIV LLC
DBA Subway
260 Shirland Ave
Beloit, WI 53511



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: March 4, 2020

Agenda Item: 3.c.

File Number: ZMA-2020-01

General Information

Applicant: City of Beloit

Owner: City of Beloit, (City Council has approved a purchase agreement to sell the land to 200 West Grand Avenue LLC)

Address/Location: 500 Cross Street & part of 208 W. Grand Avenue

Applicant's Request/Proposal: 200 West Grand Avenue, LLC has an approved Planned Unit Development (PUD) - Master Land Use Plan for the phased mixed use redevelopment of the former Kerry production site located at 200 W. Grand Avenue, 525 Cross Street, 500 Cross Street, and the easternmost 15 feet of 208 W. Grand Avenue into three buildings totaling up to 174 dwelling units, limited first floor commercial uses, and an off-street parking lot. The subject properties need to be consolidated into one zoning lot for this project. The Plan Commission prior approval of the CSM is contingent on the rezoning of the city-owned parcels, which must occur before closing.

Staff Analysis

Project Summary: The applicant has hired a contractor to demolish the existing structure to prepare the site for future building activity. The first proposed 4-story building in this PUD includes up to 54 units and is located near the intersection of W. Grand Avenue and Fourth Street. The building will include indoor parking, a rental office, and limited commercial uses on the first floor. The proposed building includes permitted uses in the Central Business District. In addition, existing sewer mains that conflict with the proposed building location will need to be relocated. The proposed parking lot includes one driveway on W. Grand Avenue, which will also lead to the covered parking entrance.

Existing Site Conditions: 500 Cross Street is a vacant parcel of land and 208 W. Grand Avenue is part of the Riverside Corridor Bike/Walking Path. The City will retain ownership of the bike path.

Surrounding Land Use and Zoning: The remaining portion of bike path and a historic church are located to the west of the subject properties and are zoned PLI, Public Lands & Institutions. The Central Business District (CBD) extends to the North and East of the subject properties and includes a mixture of commercial uses and public parking areas.

City of Beloit Comprehensive and Strategic Plan: In anticipation of the proposed redevelopment, City Council approved an amendment on September 17, 2019 amending the Downtown Beloit Future Land Use Map (Map 9) of the City of Beloit Comprehensive Plan, from *Production* to *Planned Mixed Use: Office/Residential above retail*.

Zoning Map Amendment Findings of Fact: Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

1. **The existing use of property within the general area of the subject property.**
The proposed PUD is compatible with the adjacent institutional and commercial uses.
2. **The zoning classification of property within the general area of the subject property.**
The proposed PUD is consistent with both the permitted uses and design principles in the CBD.
3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**
The subject property is suitable for the uses allowed in the CBD, but an equivalent amount of dwelling units and floor space would require a high-rise tower.
4. **The trend of development and zoning map amendments in the general area of the subject property.**
The subject property is located on the edge of the Central Business District, which has seen dramatic investment and revitalization over the past decade. As a dense, walkable district with lots of new stores & restaurants and thousands of recently created jobs, housing is in strong demand. The properties owned by 200 West Grand Avenue LLC at 200 W. Grand Avenue and 525 Cross Street have already been rezoned to PUD, Planned Unit Development.

STAFF RECOMMENDATION – ZONING MAP AMENDMENT:

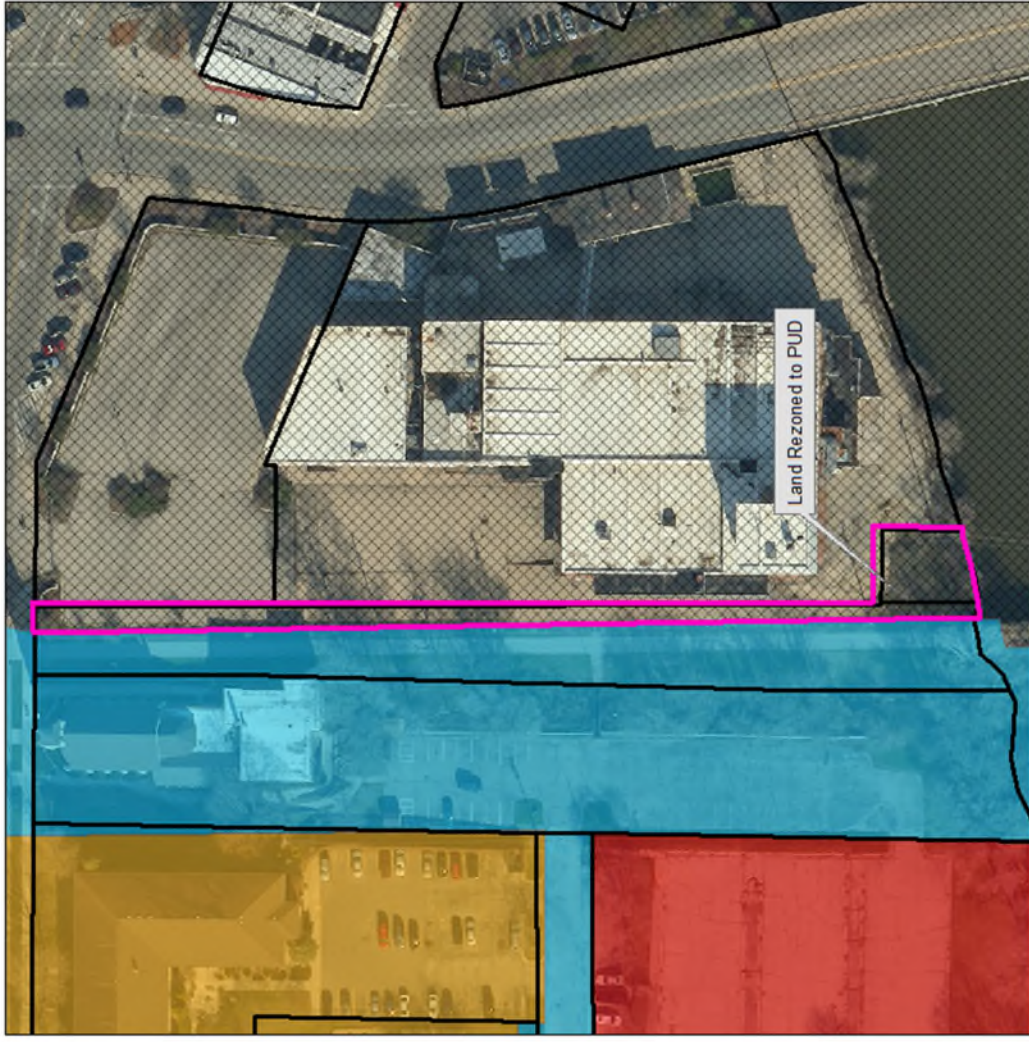
The Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from CBD-1, Central Business District – Core and PLI, Public Lands and Institutions to PUD, Planned Unit Development District, for the properties located at 500 Cross Street and part of 208 W. Grand Avenue.

ATTACHMENTS: Location & Zoning Map, PUD - Master Land Use Plan, Application, Public Notice, and Mailing List.

Location & Zoning Map

500 Cross Street & Part of 208 W. Grand Ave

ZMA-2020-01



1 inch = 84 feet



Legend



Map prepared by: Hilary Rottmann
 Date: February 2020
 For: City of Beloit Planning & Building
 Date of Aerial Photography: April 2016

PLANNING & BUILDING SERVICES DIVISION

Legend

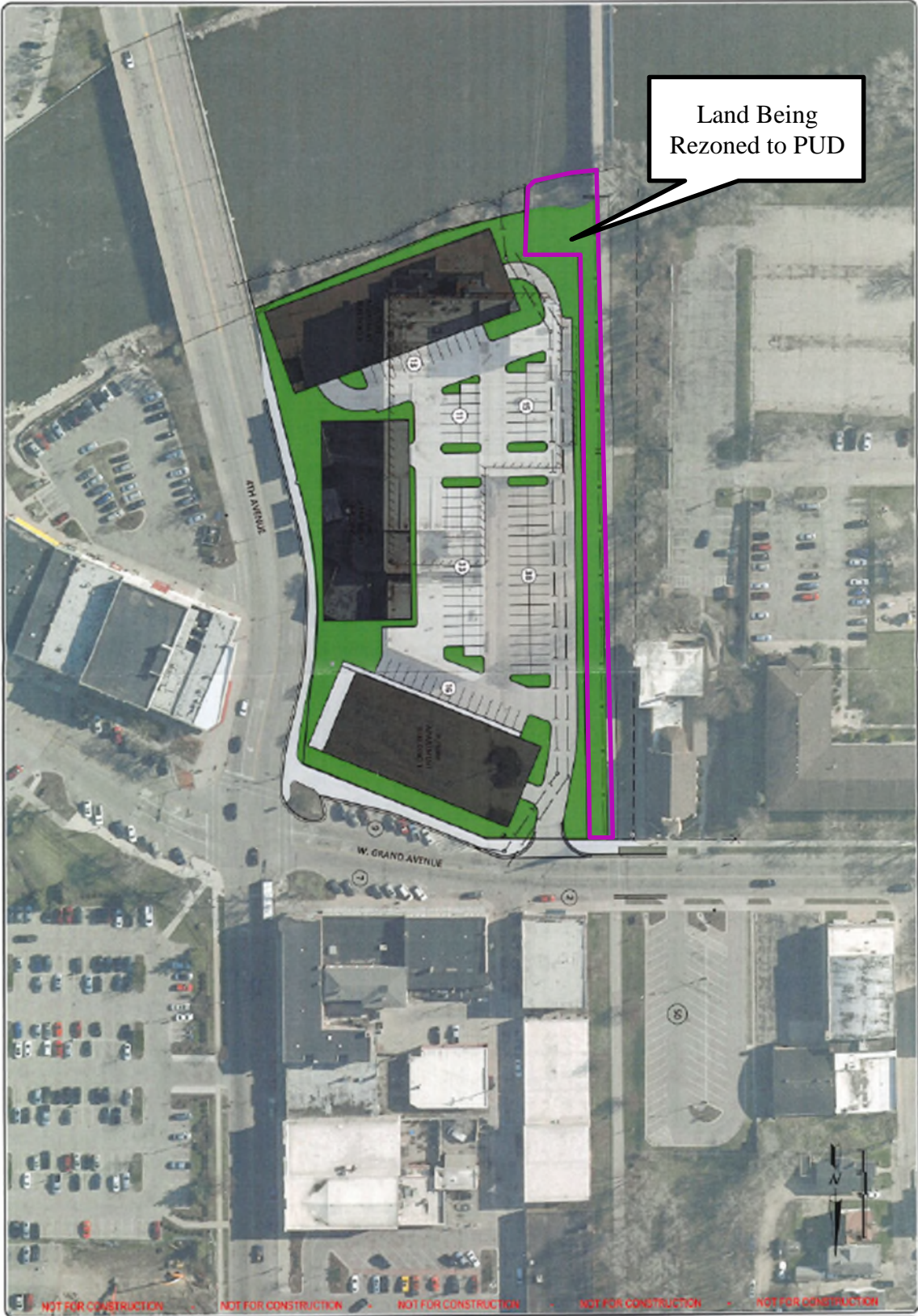
Zoning Classification

<all other values>

REGULATIONCLASSIFICATION

- C-1
- C-2
- C-3
- CBD-1
- CBD-2
- DH
- M-1
- M-2
- MRO
- PLI
- PUD
- R-1A
- R-1B
- R-2
- R-3
- R-4
- Parcel Poly
- City Limits (Corp Poly)

Approved PUD – Master Land Use Plan



	DESIGNED BY: 2000 DRAWN BY: 2000 CHECKED BY: 2000 APPROVED BY: 2000 PROJECT NO.: 2000	200 W GRAND APARTMENTS CITY OF BELOIT ROCK COUNTY, WISCONSIN 10000 - SITE CONCEPT (DWG)	CONCEPT PLAN	SHEET NO. 2000 2000 2000 2000 2000 2000 2000	Batterman engineers • surveyors • planners 2187 Barkley Drive Beloit, Wisconsin 53511 608.735.4144 www.batterman.com	
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CITY of BELOIT

PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

Zoning Map Amendment Application Form

(Please Type or Print)

File No.: ZMA-2020-01

1. Address of subject property: 500 Cross Street & Easternmost 15 feet of 208 W. Grand Avenue

2. Legal description: Lot: _____ Block: _____ Subdivision: _____
(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: _____ feet by _____ feet = _____ square feet.

If more than two acres, give area in acres: _____ acres.

3. Tax Parcel Number(s): 13530067 & 13530066

4. Owner of record: City of Beloit Phone: _____

100 State Street Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: City of Beloit

100 State Street Beloit WI 53511
(Address) (City) (State) (Zip)

_____/_____/_____
(Office Phone #) (Cell Phone #) (E-mail Address)

6. **THE FOLLOWING ACTION IS REQUESTED:**

Change zoning district classification from: 208 W Grand Ave, PLI PUD
500 Cross Street, CBD-1 to: PUD

All existing uses on this property are: City owned bike path. A PUD was approved by City Council
on 10/7/19 for 200 W. Grand Avenue. Resolution 2019-142

7. All the proposed uses for this property are:

Principal use(s): Three separate apartment buildings. Buildings one & two to have up to 54 units each.
Building three will have up to 66 units.

Secondary use(s): Building No. 1 will have a rental office and commercial space.

Accessory use(s): none

8. I/we represent that I/we have a vested interest in this property in the following manner:

- (X) Owner City Council has approved a purchase agreement to sell the land.
- () Leasehold, Length of lease: _____
- () Contractual, Nature of contract: _____
- () Other, explain: _____

9. Individual(s) responsible for compliance with conditions (if any), if request is granted:

Name(s): Hendricks Commercial Properties Phone: 608-449-9627
525 Third Street Beloit WI 53511
(Address) (City) (State) (Zip)

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

I/we, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/we represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/we also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

Lori S Curtis Luther Lori S Curtis Luther 02-10-2020
(Signature of Owner) (Print name) (Date)

_____/_____/_____
(Signature of Applicant, if different) (Print name) (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant, and it is typically between \$5.00 and \$20.00.

To be completed by Planning Staff			
Filing Fee: \$275.00	Amount Paid: <u>N/A</u>	Meeting Date: <u>3/4/2020</u>	
Number of notices: <u>20</u>	x mailing cost (\$0.50) = cost of mailing notices: \$ <u>—</u>		
Application accepted by: <u>Wilany Kattmann</u>		Date: <u>2/7/2020</u>	
Date Notice Published: <u>2/19 for 2/20 + 2/28</u>		Date Notice Mailed: <u>2/19/2020</u>	

March 4 Staff Report (C), ZMA-2020-01, 200 W. Grand Ave & 500 Cross Street

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

February 19, 2020

To Whom It May Concern:

The City of Beloit has submitted an application for review and consideration for a zoning map amendment to rezone two properties. The subject properties include:

500 Cross Street and the easternmost 15 feet of 208 W. Grand Avenue.

The applicant is seeking to rezone 500 Cross Street from CBD-1, Central Business District to PUD, Planned Unit Development and the easternmost 15 feet of 208 W. Grand Avenue from PLI, Public Lands and Institutions to PUD, Planned Unit Development.

The request is part of a phased mixed use redevelopment of the former Kerry production site that includes the demolition of the existing structure followed by construction of three new buildings totaling up to 174 dwelling units, limited first floor commercial uses, and an off-street parking lot. A copy of the proposed plan is attached.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, March 4, 2020, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Monday, March 16, 2020, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

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.

For additional information, please contact Hilary Rottmann in the Planning & Building Services Division at (608) 364-6708 or rottmanh@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

Hendricks Commercial Properties
525 Third St Ste 300
Beloit WI 53511

Musa Dabeca
4742 N. Oakley Blvd
Chicago IL 60625

Masonic Temple
Attn: Trustees Morningstar
229 W Grand Ave
Beloit WI 53511

Peter V Gabriele Property Trust
547 E. Grand Ave
Beloit WI 53511

Lisa Isackson
5174 Cheney Drive
South Beloit IL 61080

Dante Development LLC
P.O. Box 931
Beloit WI 53512-0931

Arn Properties LLC
P.O. Box 80
Afton WI 53501

Juana Palomares-Martinez
114 W. Grand Ave
Beloit WI 53511

Brittan House Beloit Sro Limited
Partnership
520 W. Grand Ave
Beloit WI 53511

Hart Kruse Beutelle Inc
120 W. Grand Ave
Beloit WI 53511

Thomas Ruckert
2440 S. Clover Ln
Beloit WI 53511

FPS Rental Inc
P.O. Box 41
Beloit WI 53511

John & Mary Varney
12249 W. St Lawrence Rd
Beloit WI 53511

200 West Grand Avenue
525 Thrid St Ste 300
Beloit Wi 53511

St. Vincent Depaul Society Store
Inc
1702 W. Grand Ave
Beloit WI 53511

United Supply LLC
1521 Randolph Rd Ste A
Janesville, WI 53545

Richard & Karen Nohr Family
Trust
620 Cross St
Beloit WI 53511



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: March 4, 2020

Agenda Item: 4.a.

File Number: CSM-2020-03

General Information

Applicant: Bradley Heuer, Surveyor of Rock County

Owner: Rock County

Address/Location: 3501 & 3503 E. Shopiere Lane

Applicant's Request: The applicant has proposed a 1-Lot Certified Survey Map (CSM) for 3501 & 3503 E. Shopiere Lane in the Town of Turtle.

Staff Analysis

Existing Conditions: The current use of the area covered by this CSM is a service building and salt storage for Rock County Public Works and vacant retail facility.

Proposed Land Division: The intent of the proposed CSM is to create 1-lot for Rock County Public Works to construct new vehicle storage and salt storage buildings.

Surrounding Land Use and Zoning: There are mobile home uses zoned CHI, Commercial Highway Interchange District, to the north and east of the subject property. To the south is vacant land zoned CHI, Commercial Highway Interchange District. Wisconsin I-39/90 is located to the west of the subject properties. All surrounding properties are in the Town of Turtle.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map states these properties are located in the long range Urban Growth Area and recommends Commercial and Institutional & Community Services for the subject properties.

Municipal Utilities: The subject properties are not currently served by municipal utilities.

Review Agent Comments: The proposed Certified Survey Map (CSM) was sent to the City of Beloit Staff and Utility Contacts and they have no comments.

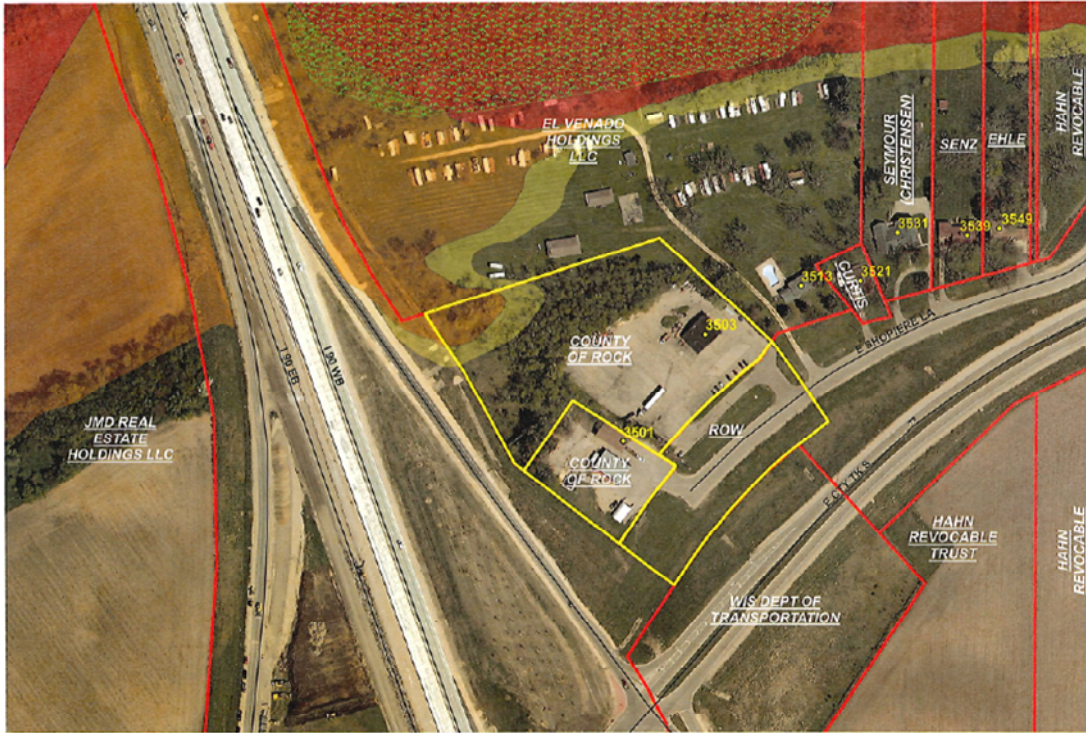
STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of the attached 1-Lot Certified Survey Map (CSM) for the properties located at 3501 and 3503 E. Shopiere Lane in the Town of Turtle, subject to the following conditions:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2020 and a copy provided to the Planning and Building Services Division.

ATTACHMENTS: Location Map, Preliminary Certified Survey Map, and Application.

LOCATION MAP



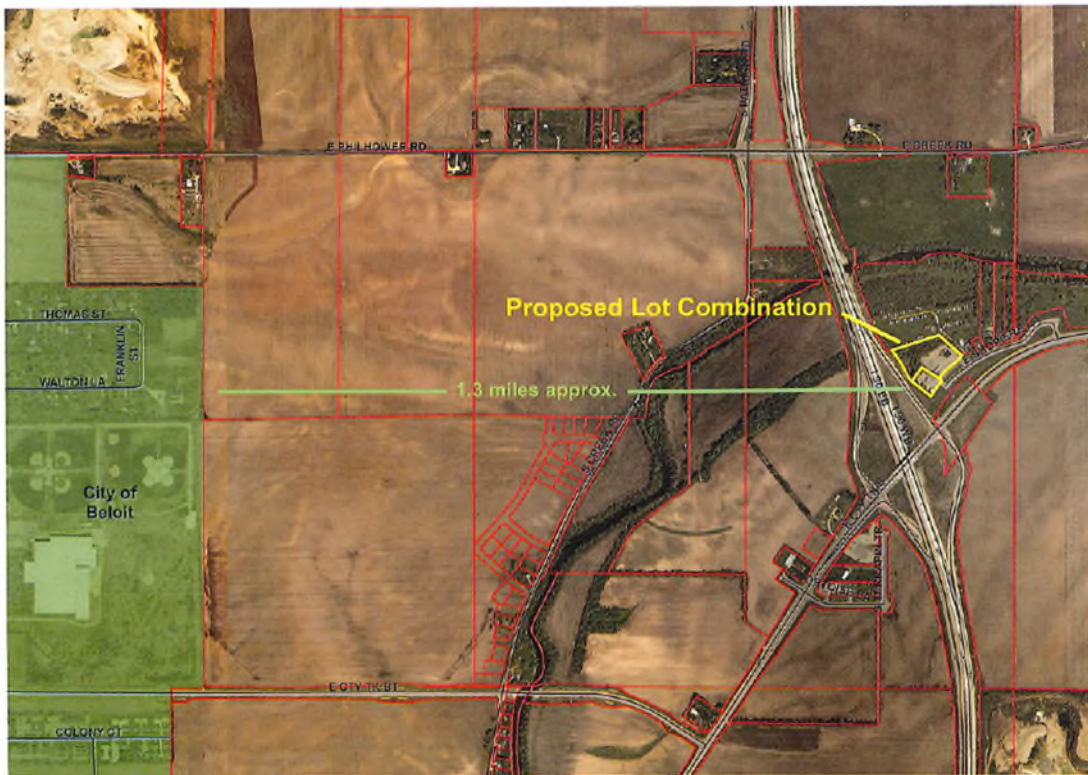
County of Rock Proposed Lot Combination
City of Beloit Extraterritorial Jurisdiction

- Legend
- ▬ Tax Parcels
 - ▬ FEMA Floodplains
 - ▬ 0.2 % Chance
 - ▬ Floodfringe
 - ▬ Floodway
 - ▬ WDRR Wetlands

Airphoto: Spring 2019
1 inch = 200 feet



Rock County Geographic Information System (GIS)
Rock County Planning, Economic and Community Development Agency



Rock County Public Works Proposed Lot Combination
City of Beloit Extraterritorial Jurisdiction

- Legend
- ▬ Tax Parcels

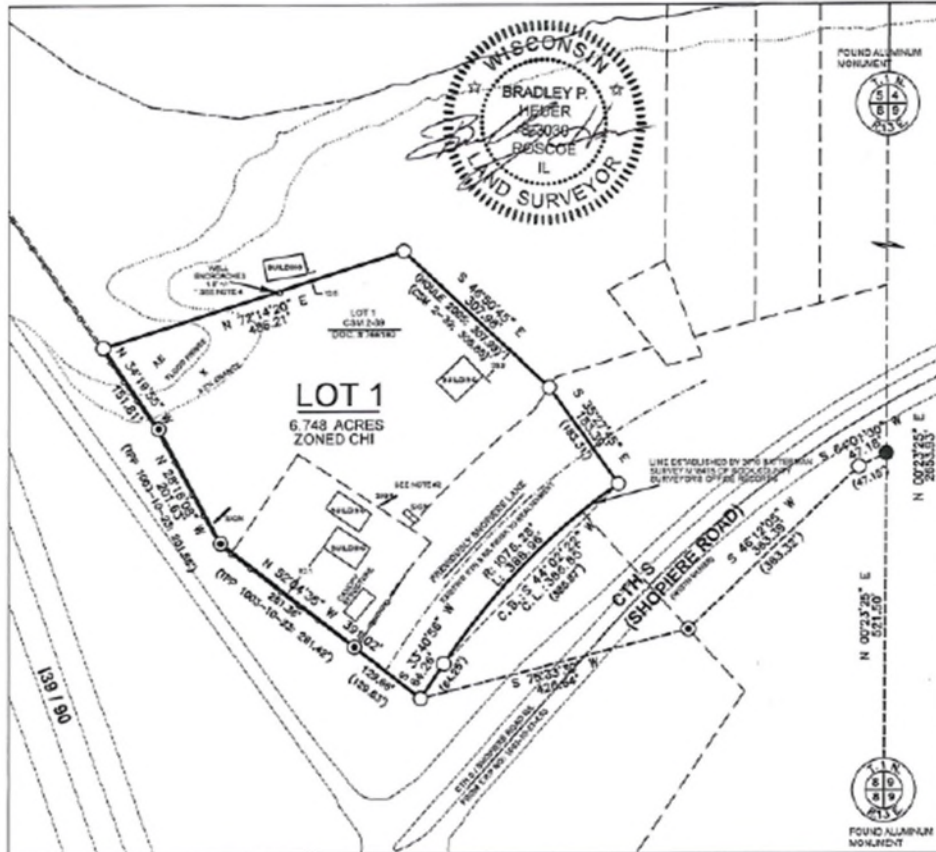
Airphoto: Spring 2019
1 inch = 1,000 feet



Rock County Geographic Information System (GIS)
Rock County Planning, Economic and Community Development Agency

CERTIFIED SURVEY MAP

PART OF LOT 1 OF CERTIFIED SURVEY MAP, VOLUME 2, PAGE 39, DOCUMENT NUMBER 766180 AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 13 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, TURTLE TOWNSHIP, ROCK COUNTY, WISCONSIN



NOTES:

1. SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS, COVENANTS OR RESTRICTIONS, RECORDED OR UNRECORDED.
2. BLANKET PERPETUAL EASEMENT FOR DOUBLE FACED SIGN WITH UNOBSTRUCTED INGRESS/EGRESS FROM SHOPIERE RD. DESCRIBED ON WARRANTY DEED DOCUMENT # 1182593 OF ROCK COUNTY REGISTER OF DEEDS.
3. FLOODPLAIN INFORMATION IS APPROXIMATE AND BASED ON 2015 FIRM FROM ROCK COUNTY GIS.
4. SUBJECT TO ADVERSE POSSESSION CLAIM ON NORTH SIDE OF PROPERTY WHERE WELL IS LOCATED AND AN EASEMENT OVER THE LAND NEEDED TO OPERATE, MAINTAIN, REPAIR OR MAINTAIN POWER TO THE WATER WELL TO THE NEIGHBOR OR THE NEIGHBOR TO THE NORTH PER QUIT CLAIM DEED DOC. # 1733214 OF ROCK COUNTY REGISTER OF DEEDS.

(a) - Legend

- ⊙ - 3/4" IRON REBAR WITH CAP FOUND
- - 3/4" IRON REBAR FOUND
- - 3/4" X 24" IRON REBAR SET 1.5 LBS/FT
- (X) - RECORD DISTANCE
- - FLOOD PLAN
- +—+—+ - FENCE LINE

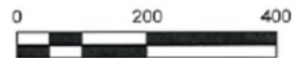


BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 8-1N-13E ASSUMED TO BEAK N 00°23'25" E.

ROCK COUNTY SURVEYORS OFFICE

COURTHOUSE BUILDING
51 S. MAIN STREET - JANESVILLE, WI. 53545
PH. 608-757-5858

PROJECT NO. 2019-TU08-DPW
FOR: COUNTY OF ROCK
LAST DATE OF FIELDWORK: NOVEMBER 12, 2019
PLAT DATE: JANUARY 8, 2020
SHEET 1 OF 3 SHEETS



CITY of BELOIT
Neighborhood Planning Division

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

Application for Review of a Minor Subdivision

(Please Type or Print)

File Number: CSM2020-03

1. Address of property: 3501 & 3503 E. Shopiere Lane, Beloit WI 53511
2. Tax Parcel Number(s): 6-19-97B, 6-19-97A & Vacated E. Shopiere Lane
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
 In the NW Quarter of Section 8, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: County of Rock Phone: 608-757-5587
51 S. Main St. Janesville WI 53545
(Address) (City) (State) (Zip)
5. Surveyor's name: Brad Heuer Phone: 608-757-5658
51 S. Main St. Janesville WI 53545
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 1 (3 Lot Consolidation) lot(s).
7. Total area of land included in this map: 6.748 acres
8. Total area of land remaining in parent parcel: 0 acres
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: Commercial Highway Interchange
11. Is the proposed use permitted in this zoning district: Yes Town of Turtle
12. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
 - Site Assessment Checklist;** is required if the total area of CSM is over 5 acres.
 - Pre-application meeting;** a pre-application meeting was held on _____ with City of Beloit Staff.
 - Developer's Statement;** as required by section 12.02(7) of the Subdivision Ordinance.
 - Phase One Environmental Assessment;** as per section 12.05(1)(c) of the Subdivision Ordinance.
 - Certified Survey Map;** one copy as required by section 12.05(1) 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 or City Council for approval of this Certified Survey Map for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

Bradley Heuer Bradley Heuer 1/16/2020
(Signature of applicant) (Name of applicant) (Date)

This application must be submitted at least **21 days** prior to the Plan Commission meeting date.

Review fee: <u>\$150 plus \$10 per lot</u>	Amount paid: <u>\$160.00</u>
Scheduled meeting date: _____	
Application accepted by: <u>Neilson & Rottmann</u>	Date: <u>1/16/2020</u>

**RESOLUTION
APPROVING A ONE-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTIES LOCATED AT
3501 & 3505 E. SHOPIERE LANE**

WHEREAS, Section 12.05(1)b of Chapter 12 of the Code of General Ordinances of the City of Beloit entitled “*Subdivision and Official Map Ordinance*” authorizes the City Plan Commission of the City of Beloit to approve, conditionally approve, or reject any minor subdivision of land within the jurisdiction of the City; and

WHEREAS, the attached one-lot Certified Survey Map for the properties located at 3501 and 3505 E. Shopiere Lane, contain 6.748 acres, more or less, is located within the jurisdiction of the City of Beloit; and

WHEREAS, the City Plan Commission of the City of Beloit has reviewed the attached one-lot Certified Survey Map, which pertains to the following described land:

PART OF LOT 1 OF CERTIFIED SURVEY MAP, VOLUME 2, PAGE 39,
DOCUMENT NUMBER 766180 AND PART OF THE SOUTHEAST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1
NORTH, RANGE 13 EAST, OF THE FOURTH PRINCIPAL MERIDIAN,
TURTLE TOWNSHIP, ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached one-lot Certified Survey Map for the properties located at 3501 and 35305 E. Shopiere Lane, subject to the following conditions:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2020 and a copy provided to the Planning and Building Services Division.

Adopted this 4th day of March, 2020.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: March 4, 2020

Agenda Item: 4(b)

File Number: VA-2020-01

General Information

Applicant/Owner: City of Beloit

Address/Location: Water Street (from the lift station driveway to Shirland Avenue)

Applicant's Request: Vacation of Public Street (Right-of-Way)

Staff Analysis

Overview: The City has initiated the vacation of a portion of Water Street from the lift station driveway to Shirland Avenue adjacent to the Riverbend site as part of the Snapper's Stadium Redevelopment Project. As required by Wisconsin Statutes, the City Council has adopted a Resolution which sets a date for a public hearing for this vacation request of April 20, 2020. The proposed Plat of Vacation is attached to this report.

Background: The proposed area to be vacated is 65,133 square-feet (1.495 acres) in area, and includes an existing local street improved with curb & gutter, lights, and storm sewers. If approved, the area to be vacated will be incorporated into the Riverbend Stadium Authority redevelopment site. The bike path will remain open to the public but will be relocated closer to the river. Water Street was platted and dedicated to the public in 2010 as part of the Final Plat of Riverbend, the same year that a portion of Mill Street was vacated and incorporated into the City Hall and Regal Beloit parking lots. The attached Public Notice was sent to all adjacent businesses and property owners, along with the Wisconsin DOT. Access will be preserved to the Post Office, Bus Station, Lift Station, and Regal Beloit parking lot. A cul-de-sac will be constructed at the end of Water Street as shown on the attached PUD – Master Land Use Plan.

Proposed Planned Unit Development (PUD): The Riverbend Stadium Authority has submitted applications for review & approval of a PUD – Master Land Use Plan and PUD zoning for the Riverbend site and adjacent land. The proposed stadium will only fit on the subject property if Water Street is vacated as proposed. Therefore, Planning staff is recommending approval of the PUD subject to approval of this vacation request.

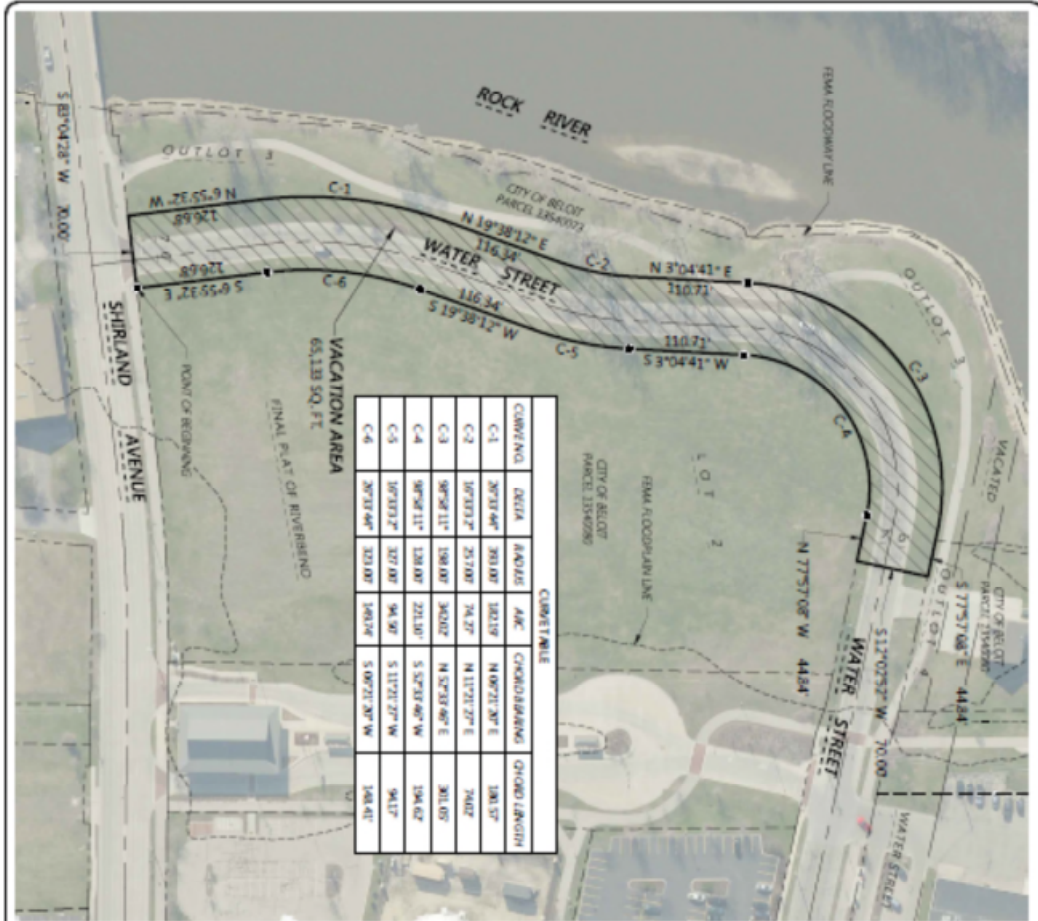
Review Agent Comments: Alliant Energy has noted the presence of a high pressure gas main in a portion of the area to be vacated in an area proposed as future parking lot, and has requested the reservation of a utility easement. The Water Resources Director has noted that storm sewer infrastructure is present in the area to be vacated, which will be removed by the developer in accordance with a Development Agreement.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of the vacation of a portion of Water Street as described in the attached Plat of Vacation, returning the right-of-way to the adjacent property owner.

ATTACHMENTS: Plat of Vacation, Proposed PUD, Petition, Public Hearing Resolution, & Public Notice.

Plat of Vacation



PLAT OF VACATION OF A PART OF WATER STREET OF THE FINAL PLAT OF RIVERBEND BEING PART OF GOVERNMENT LOT 7 OF SECTION 35, T. 1 N., R. 12 E., OF THE 4TH P.M., CITY OF BELCOIT, ROCK COUNTY, WISCONSIN

DESCRIBED AS FOLLOWS:

Beginning at the Southwest corner of Lot 2 of the Final Plat of Riverbend, recorded in Volume 32, Page 870-872 of Plats as Document No. 1887635 at the Northern right-of-way of Spauld Avenue; thence South 83°04'28" West a distance of 70.00 feet to the Southeast corner of Outlot 3 of the Final Plat of Riverbend; thence along the Westerly and Northerly right-of-ways of Water Street for the following courses: North 6°55'32" West a distance of 126.68 feet; thence 182.19 feet along the arc of a curve to the right having a radius of 393.00 feet and a chord which bears North 6°21'20" East a distance of 180.57 feet; thence North 19°30'11" East a distance of 116.34 feet; thence 74.27 feet along the arc of a curve to the left having a radius of 257.00 feet and a chord which bears North 11°21'27" East a distance of 74.02 feet; thence North 3°04'41" East a distance of 110.71 feet; thence 342.02 feet along the arc of a curve to the right having a radius of 198.00 feet and a chord which bears North 52°33'40" East a distance of 301.05 feet; thence South 77°57'08" East a distance of 44.84 feet; thence South 12°02'52" West a distance of 70.00 feet to the Southerly right-of-way of Water Street; thence along the Southerly and Easterly right-of-ways of Water Street for the following courses: North 77°57'08" West a distance of 44.84 feet; thence 221.10 feet along the arc of a curve to the left having a radius of 128.00 feet and a chord which bears South 52°33'40" West a distance of 194.62 feet; thence South 3°04'41" West a distance of 110.71 feet; thence 94.50 feet along the arc of a curve to the right having a radius of 327.00 feet and a chord which bears South 11°21'27" West a distance of 94.17 feet; thence South 19°30'11" West a distance of 116.34 feet; thence 149.74 feet along the arc of a curve to the left having a radius of 323.00 feet and a chord which bears South 6°21'20" West a distance of 148.41 feet; thence South 6°55'32" East a distance of 126.68 feet to the point of beginning. Containing 1.495 acres (65,133 square feet), more or less.

THE RESOLUTION TO VACATE A PART OF WATER STREET AS SHOWN HEREON WAS ADOPTED _____ 2020 AND IS REFERENCED AS CITY OF BELCOIT CLERK FILE NO. 2020-_____

LEGEND

- Existing Right-of-Way
- Vacant Area
- Existing Adjacent Property
- Existing Centerline
- Spot Elevation Found

NOTE: The existing public utility facilities in the vacated right-of-way shall remain under the ownership and maintenance rights in accordance with Section 22.02(3) of Wisconsin Statutes.

Scale: 1" = 100'

BOUNDARIES SHOWN ON THIS RECORD PLAT OF THE FINAL PLAT OF RIVERBEND

NOTE: (b) Part of Vacation has been approved in full by the City of Beloit, Wisconsin.

Erin J. Berman, F.L.S.
Professional Registration No. 10443
Date of this plat: _____ 2020

ORDER NO: 33450
BOOK: SIX FIVE
FIELD DRAWING:
DRAWN BY: KB
SHEET 1 OF 1

FOR THE EXCLUSIVE USE OF:
CITY OF BELCOIT
100 STATE STREET
BELCOIT, WI 53511

PLAT OF VACATION

Batterman
engineers surveyors planners
287 East Blue | 414.766.1111
608.361.4664 | www.batterman.com



PUD - Master Land Use Plan



Riverbend Stadium Planned Unit Development

VA-2020-01, Vacation of Part of Water Street

PETITION FOR VACATION OF A PUBLIC RIGHT-OF-WAY

We, the undersigned hereby petition the City of Beloit to vacate the following portion(s) of the public right-of-way know as: Water Street

The portion of the right-of-way proposed to be vacated is further described on the attached *Plat of Vacation* prepared by Registered Land Surveyor:

Print NAME and ADDRESS of PETITIONER:	SIGNATURE: (If jointly owned, both owners should sign petition.)	DATE SIGNED:
Name: City of Beloit Address: 100 State Street, Beloit, WI 53511	<i>Lori S. Curtis</i>	1-29-2020
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		

Contact person responsible for circulating this petition: City of Beloit Manager, Lori S. Curtis

Address of contact person: 100 State Street, Beloit, WI 53511

Phone number of contact person: (608) 364-6614

Signature of contact person: _____

To be completed by Planning Staff		Accept & Refer: Feb. 17, 2020
Filing fee: \$75.00	Amount paid: <u>\$75.⁰⁰</u>	Plan Comm: March 4, 2020
	Meeting date: _____	City Council: April 20, 2020
Application accepted by: <u><i>Drew Pennington</i></u>	Date: <u>1/29/20</u>	

8841/8462

FEB 17 2020

RESOLUTION 2020-036

RESOLUTION ACCEPTING THE INTRODUCTION OF AND REFERRING FOR PUBLIC HEARING AND PROCEEDINGS A RESOLUTION REGARDING THE VACATION OF A PORTION OF WATER STREET IN THE CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN

WHEREAS, the City of Beloit has proposed to vacate a portion of Water Street in the City of Beloit, Wisconsin in order to accommodate a sports stadium and entertainment venue of regional significance. The property is described as follows and shown on Exhibit A, attached hereto and incorporated herein by reference:

Part of Water Street of the Final Plat of Riverbend, being part of Government Lot 7 of Section 35, Town 1 North, Range 12 East, of the 4th P.M., City of Beloit, Rock County, Wisconsin:

DESCRIBED AS FOLLOWS:

Beginning at the Southwest corner of Lot 2 of the Final Plat of Riverbend, recorded in Volume 32, Pages 870-872 of Plats as Document No. 1887635 at the Northerly right-of-way of Shirland Avenue; thence South 83°04'28" West a distance of 70.00 feet to the Southeast corner of Outlot 3 of the Final Plat of Riverbend; thence along the Westerly and Northerly right of way lines of Water Street for the following courses: North 6°55'32" West a distance of 126.68 feet; thence 182.19 feet along the arc of a curve to the right having a radius of 393.00 feet and a chord which bears North 6°21'20" East a distance of 180.57 feet; thence North 19°38'12" East a distance of 116.34 feet; thence 74.27 feet along the arc of a curve to the left having a radius of 257.00 feet and a chord which bears North 11°21'27" East a distance of 74.02 feet; thence North 3°04'41" East a distance of 110.71 feet; thence 342.02 feet along the arc of a curve to the right having a radius of 198.00 feet and a chord which bears North 52°33'46" East a distance of 301.05 feet; thence South 77°57'08" East a distance of 44.84 feet; thence South 12°02'52" West a distance of 70.00 feet to the Southerly right of way of Water Street; thence along the Southerly and Easterly right of way lines of Water Street for the following courses: North 77°57'08" West a distance of 44.84 feet; thence 221.10 feet along the arc of a curve to the left having a radius of 128.00 feet and a chord which bears South 52°33'46" West a distance of 194.62 feet; thence South 3°04'41" West a distance of 110.71 feet; thence 94.50 feet along the arc of a curve to the right having a radius of 327.00 feet and a chord which bears South 11°21'27" West a distance of 94.17 feet; thence South 19°38'12" West a distance of 116.34 feet; thence 149.74 feet along the arc of a curve to the left having a radius of 323.00 feet and a chord which bears South 6°21'20" West a distance of 148.41 feet; thence South 6°55'32" East a distance of 126.68 feet to the point of beginning. Containing 1.495 acres (65,133 square feet), more or less.

WHEREAS, §66.1003(4), Wis. Stats. authorizes the City Council to initiate proceedings to abandon, vacate and discontinue a public right-of-way in accordance with the requirements of the statute; and

VA-2020-01, Vacation of Part of Water Street, Acceptance and Referral

WHEREAS such proceedings under §66.1003(4), Wis. Stats., are initiated by the introduction of a resolution declaring that since the public interest requires it, a particular public way is abandoned, vacated and discontinued; and

WHEREAS, the City of Beloit has determined pursuant to §66.1003, Wis. Stats., that the public interest requires that a portion of Water Street, City of Beloit, Rock County, Wisconsin be abandoned, vacated and discontinued as a public street and the same is set forth and shown on the Plat of Vacation attached hereto and incorporated by reference herein; and

WHEREAS, a public hearing must be held on the proposed vacation of this right-of-way in accordance with §66.1003(4)(b), Wis. Stats.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Beloit that the public interest requires that a portion of Water Street be abandoned, vacated and discontinued as a public street and that the attached resolution is hereby accepted, subject to necessary amendments required due to information received during the public review process; and

BE IT FURTHER RESOLVED that the attached resolution is hereby referred for public hearing on April 20, 2020 at 7:00 p.m. and further proceedings as required by Wis. Stats. §66.1003(4).

Adopted this 17th day of February, 2020.

CITY COUNCIL OF THE CITY OF BELOIT



Regina Dunham, President

Attest:



Lorena Rae Stottler, City Clerk-Treasurer

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

February 17, 2020

To Whom It May Concern:

The City of Beloit has initiated a petition to vacate a portion of Water Street from the lift station driveway to Shirland Avenue adjacent to the Riverbend site. The proposed area to be vacated is 65,133 square-feet (1.495 acres) in area, and includes an existing local street improved with curb & gutter, lights, storm sewers, and a portion of the bike path. If approved, the area to be vacated will be incorporated into the Riverbend Stadium Authority (Beloit Snappers) redevelopment site. The bike/pedestrian path will be retained but relocated closer to the river. The Riverbend Stadium Authority has submitted applications for review & approval of a Planned Unit Development (PUD) – Master Land Use Plan and PUD zoning to construct a sports stadium and entertainment venue on the Riverbend site and adjacent land. The proposed Plat of Vacation is attached.

This proposed vacation will be considered during the following meetings:

City Plan Commission: Wednesday, March 4, 2020, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council (Public Hearing): Monday, April 20, 2020, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE MEETINGS.

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.

For additional information, please contact Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or penningtond@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.