



**PUBLIC NOTICE & AGENDA  
BELOIT PLAN COMMISSION  
City Hall Forum - 100 State Street, Beloit, WI 53511  
7:00 PM  
Wednesday, March 23, 2022**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
  - 2.a. Consideration of the minutes of the regular Plan Commission meeting held on February 23, 2022  
[Attachment](#)
3. PUBLIC HEARINGS  
*No business to discuss.*
4. REPORTS
  - 4.a. Consideration of the vacation of the portion of Gateway Boulevard right-of-way located adjacent to 1901 Gateway Boulevard  
[Attachment](#)
  - 4.b. Consideration of a two-lot Certified Survey Map for the property located at 1901 and 1851 Gateway Boulevard in the City of Beloit  
[Attachment](#)
  - 4.c. Consideration of Plan Commission initiatives  
[Attachment](#)
  - 4.d. Presentation of the 80-100 East Grand Avenue project  
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS  
*Zoning Map Amendment - Portion of 1501 Sixth Street  
Zoning Map Amendment - 2317 W Forest Avenue and 1022 Froebel Drive*
6. FUTURE AGENDA ITEMS  
*Perpetual sidewalk and traffic signal facilities easement over Beloit College land  
Two-Lot Certified Survey Map for City land at 1801 Gateway Blvd  
Zoning Ordinance Amendment – flexibility in minimum dwelling width and floor area to allow for smaller houses*
7. 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 23, 2022**

**1. CALL TO ORDER AND ROLL CALL**

Meeting was called to order at 7:00 PM. Chairman Weeden, Commissioners Anderson, Finnegan, Jacobsen, Ramsden, Toral, and Councilor Preuschl were present.

**2. MINUTES**

**2.a. Consideration of the minutes of February 9, 2022 Plan Commission meeting**

Motion was made by Commissioner Ramsden, seconded by Commissioner Jacobsen to approve the minutes. Motion prevailed, voice vote (5-0).

**3. PUBLIC HEARINGS**

**3.a. Consideration of Ordinance No 3742 amending the Zoning District Map for the southernmost 5,150 square feet of 1501 Sixth Street from PLI, Public Lands and Institutions to C-2, Neighborhood Commercial District**

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

Councilor Preuschl asked whether the zoning changed automatically when the strip was conveyed or if it had to go through the process. Ms. Christensen said that if you look at the ordinance, the property is zoned by legal description, so if you add land to a property, it does not automatically get zoned what the original parcel is zoned.

Commissioner Weeden opened and closed the public hearing. No comments were made.

Commissioner Ramsden moved to amend the Zoning District Map from PLI to C-2 for the southernmost 5,150 square feet of 1501 Sixth Street, seconded by Commissioner Anderson. Motion carried, roll call vote (6-0).

**3.b. Consideration of Ordinance No 3744 amending the Zoning District Map of the City of Beloit for the property located at 2317 W Forest Avenue and 1022 Froebel Drive from temporary R-1A, Single Family Residential District, to permanent R-1A, Single Family Residential District**

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

Chairperson Weeden asked if the annexation of 1022 Froebel Drive had already been approved by City Council. Ms. Christensen explained that it had been, but the online GIS map just hasn't been updated to reflect the annexation.

Chairperson Weeden opened and closed the public hearing. No comments were made.

Commissioner Ramsden moved to approve the amend the Zoning District Map from temporary R-1A to permanent R-1A for the properties located at 2317 W Forest Avenue and 1022 Froebel Drive, seconded by Commission Jacobsen. Motion carried, roll call vote (6-0).

**4. REPORTS**

No reports.

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

Ms. Christensen updated the Plan Commission on the Welders Supply rezoning. The March 9, 2022 Plan Commission will be cancelled, so the next Plan Commission meeting is scheduled for March 23, 2022.

**6. FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda item.

**7. ADJOURNMENT**

Commissioner Finnegan moved to adjourn the meeting, seconded by Commission Toral at 7:25 PM. Motion carried, voice vote (6-0).

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Timothy Weeden, Chairperson



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** March 23, 2022

**Agenda Item:** 4.a.

**File Number:** VA-2022-02

### **General Information**

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**Applicant/Owner:** City of Beloit

**Address/Location:** 0.43 acre area of land around The Gateway Booster Station in front of 1901 Gateway Boulevard

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

### **Staff Analysis**

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**Overview:** The City is under contract to sell the property located at 1901 Gateway Boulevard for construction of an industrial complex on the property. The Gateway Booster Station is located in front of 1901 Gateway Boulevard and is a part of the Gateway Boulevard Right-of-Way. The encroachment of a utility building in the right-of-way is an irregularity to be cleaned-up by this action. The City intends to vacate the 0.43 acre area of land around the Gateway Boulevard Booster Station and create a Certified Survey Map for the new parcel of land prior to selling the land for development. The petition and proposed Plat of Vacation are attached.

**Background:** The subject property is 56.31 acres. The Gateway Booster Station is located on the proposed vacation area which is 18,800 square feet (0.43 acres) addressed as 1851 Gateway Boulevard. A 2-Lot Certified Survey Map has been commissioned to create Lot 1 for the Booster Station and Out-Lot 1 for the storm water pond, which is currently on the 1901 Gateway Boulevard parcel subject to an easement.

**Review Agent Comments:** The City Engineer has no objections to granting the requested vacation. Planning staff notified the Wisconsin Department of Transportation of this request since this street is within ¼ mile of Interstate Highway 43.

#### **STAFF RECOMMENDATION:**

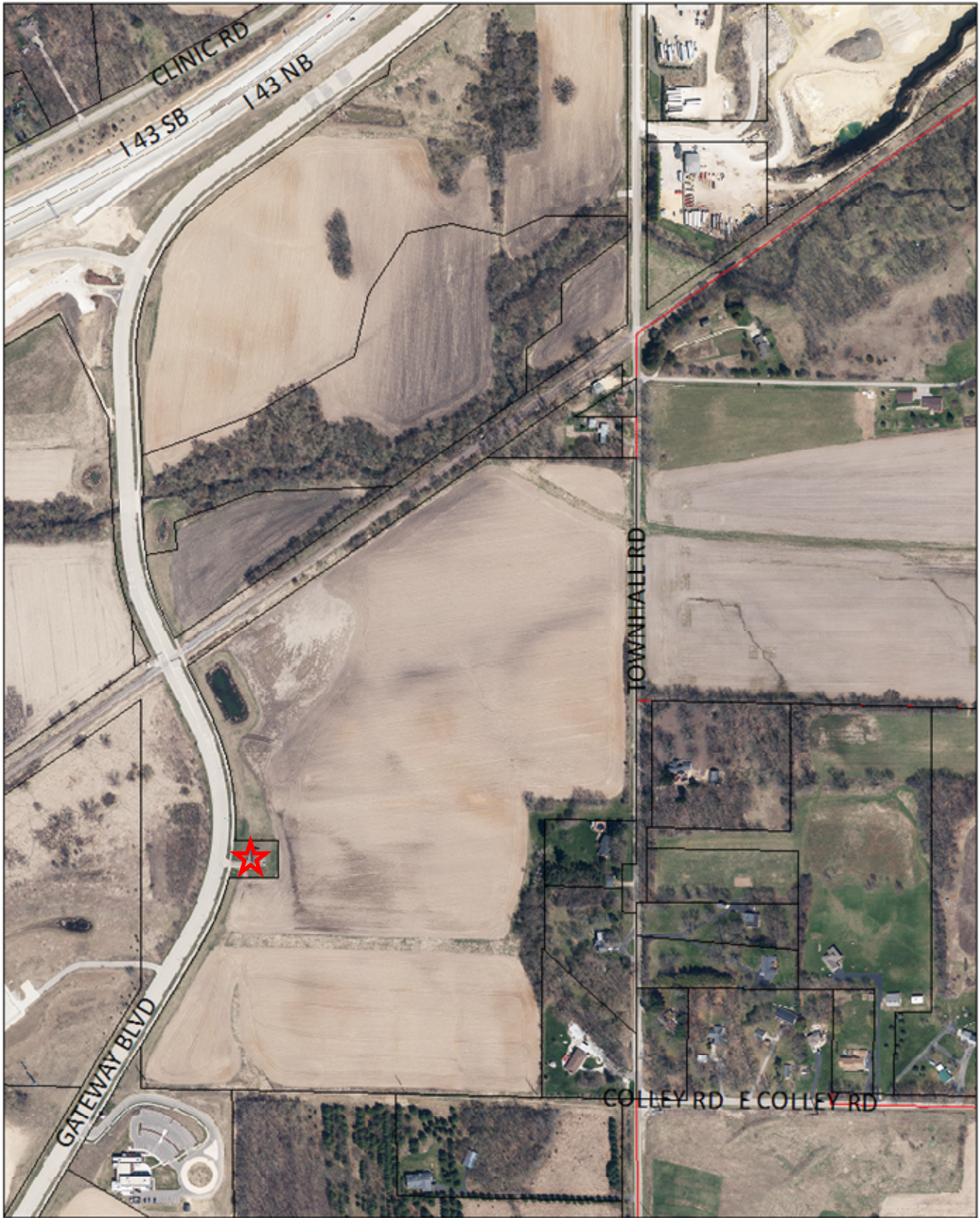
The Planning and Building Services Division recommends **approval** of the vacation of the portion of Gateway Boulevard as described in the attached Plat of Vacation, returning the right-of-way to the adjacent property owner.

**ATTACHMENTS:** Location Map, Plat of Vacation, Petition, and Public Notice.

# Location Map



# Location Map

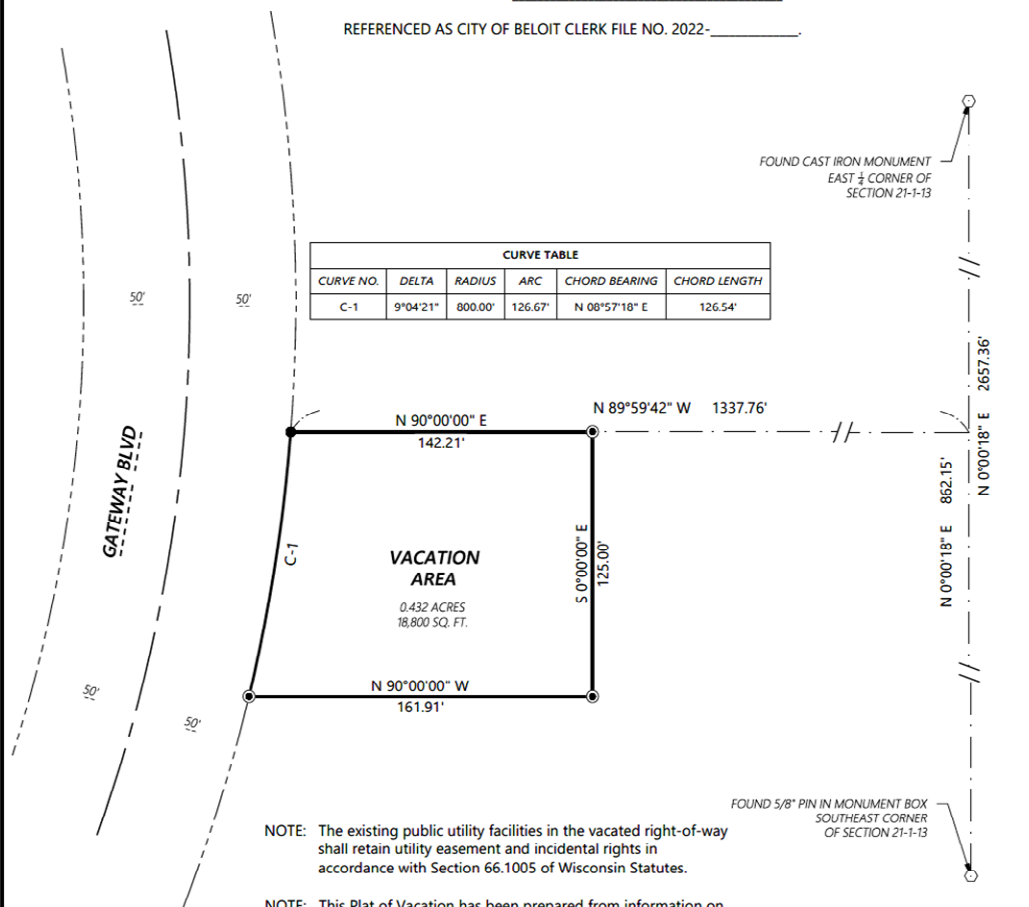


# PLAT OF VACATION

OF PART OF THE NE ¼ OF THE SE ¼ AND PART OF THE SE ¼ OF THE SE ¼ OF SECTION 21, T. 1 N., R. 13 E., OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN

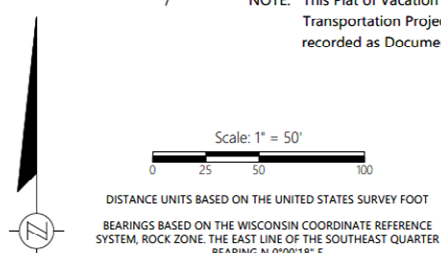
**DESCRIBED AS FOLLOWS:** Commencing at the Southeast Corner of Section 21, aforesaid; thence North 0°00'18" East along the East line of the Southeast Quarter of Section 21, aforesaid a distance of 862.15 feet; thence North 89°59'42" West 1337.76 feet to the Easterly Right-of-Way line of Gateway Boulevard and the place of beginning; thence North 90°00'00" East 142.21 feet; thence South 0°00'00" East 125.00 feet; thence North 90°00'00" West 161.91 feet to the Easterly Right-of-Way of Gateway Boulevard being a curve to the left; thence Northerly along a curve to the left 126.67 feet to the place of beginning, said curve having a radius of 800.00 feet and a chord that bears North 8°57'18" East 126.54 feet. Containing 18,800 square feet, more or less.

THE RESOLUTION TO VACATE A PART OF GATEWAY BOULEVARD AS SHOWN  
HEREON WAS ADOPTED \_\_\_\_\_ AND IS  
REFERENCED AS CITY OF BELOIT CLERK FILE NO. 2022-\_\_\_\_\_.



**NOTE:** The existing public utility facilities in the vacated right-of-way shall retain utility easement and incidental rights in accordance with Section 66.1005 of Wisconsin Statutes.

**NOTE:** This Plat of Vacation has been prepared from information on Transportation Project Plat No.: 5989-01-21-4.02 Amendment No.: 2 recorded as Document No.: 1864981 and filed in TPP-20



### MONUMENT KEY

- Iron Rebar Set  
3/4" x 24" (1.5 Lbs./Ft.)
- ⊙ 3/4" Iron Rebar Found
- Section Corner Monument Found

Jeffrey R. Garde, P.L.S.  
Wisconsin Professional Land Surveyor S-2766

Dated this \_\_\_\_ day of \_\_\_\_\_, 2022

<b>ORDER NO: 34203</b> BOOK: SEE FILE FIELD CREW: AMK DRAWN BY: DGM DATE: 2/11/2022	<b>FOR THE EXCLUSIVE USE OF:</b> CITY OF BELOIT 100 STATE STREET BELOIT WI 53511	<b>PLAT OF SURVEY</b>	engineers surveyors planners 2857 Bartells Drive 1040 N Wisconsin Street Beloit, Wisconsin 53511 Elkhorn, Wisconsin 53121 608.365.4464 262.379.2250	
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File Name: J:\34200-34299\34203 - COB - CSM 2-Lots\SURVEY\RH8 DRAWING FILES



**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 known as: 1851 Gateway Blvd - Gateway Booster Station in front of 1901 Gateway Blvd

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: Lori S. Curtis Luther Address: 100 State St. Beloit, WI 53511	<i>Lori S. Curtis Luther</i>	2/14/2022
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		

Contact person responsible for circulating this petition: Lori S. Curtis Luther  
 Address of contact person: 100 State St  
 Phone number of contact person: 608-364-6614  
 Signature of contact person: \_\_\_\_\_

**To be completed by Planning Staff**

Filing fee: **\$150.00** Amount paid: N/A Meeting date: 3/23/2022  
 Application accepted by: Nelony Kallmann Date: 2/14/2022



CITY HALL • 100 STATE STREET • BELOIT, WI 53511  
Office: 608/364-6700 • Fax: 608/364-6609  
www.beloitwi.gov  
*Equal Opportunity Employer*

## **NOTICE TO THE PUBLIC**

March 7, 2022

To Whom It May Concern:

The Planning & Building Services Division has received a petition to vacate a part of Gateway Boulevard in front of 1901 Gateway Boulevard. The encroachment of a utility building in the Right-of-Way is an irregularity to be cleaned-up by this action. The city would like to vacate the 0.34 acre area of land around the Booster Station and create a Certified Survey Map for the new parcel of land.

The following public hearings will be held regarding this application:

**City Plan Commission:** Wednesday, March 23, 2022 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 April 18, 2022 at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**We are interested in your opinion.\***

**\*Due to the COVID-19 crisis, members of the public are highly encouraged to provide oral or written comments to the Commission and City Council via alternative means. You may mail your comments to the attention of Hilary Rottmann at 100 State Street or via email to [rottmanh@beloitwi.gov](mailto:rottmanh@beloitwi.gov). You may also call (608) 364-6708 to provide your comments over the phone. In-person attendance at Commission and Council meetings will be limited.**



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** March 23, 2022

**Agenda Item:** 4.b.

**File Number:** CSM-2022-03

### **General Information**

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**Applicant:** City of Beloit Water Resources

**Owner:** City of Beloit

**Address/Location:** 1901 and 1851 Gateway Boulevard

**Applicant's Request:** 2-Lot Certified Survey Map (CSM) to create two lots

### **Staff Analysis**

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**Background Info:** The Gateway Booster Station is located in front of 1901 Gateway Boulevard and is a part of the Gateway Boulevard Right-of-Way. The encroachment of a utility building in the right-of-way is an irregularity to be cleaned-up by a related vacation request. The City intends to vacate the 0.43 acre area of land around the Booster Station, and the attached Certified Survey Map (CSM) will create Lot 1 for the booster station prior to selling the parent parcel for development. The CSM also creates Out-Lot 1 for an existing stormwater pond/easement.

**CSM Details:** The subject property is 56.31 acres. The Gateway Booster Station is located on proposed Lot 1 which is 18,800 square feet (0.43 acres) addressed 1851 Gateway Boulevard. Out-Lot 1 consists of 54,290 square feet (1.246 acres) and is an out-lot for the storm water pond on 1901 Gateway. The area of Out-Lot 1 matches the current storm water easement boundary, and will reduce the size of the parent parcel being sold by 1.246 acres. The remaining land not included in the parent parcel does not need to be mapped because it's over 40 acres. The subject property is zoned M-2, General Manufacturing, and both proposed lots exceed the minimum dimensions in the Zoning Ordinance.

**Review Agent Comments:** The proposed CSM was distributed to the Review Agents and Alliant Energy provided the below comment.

Alliant Energy:

A gas main easement was recently acquired along the east side of Gateway Boulevard. The CSM needs to include a dedicated easement along the western property line to match the other easements along the road.

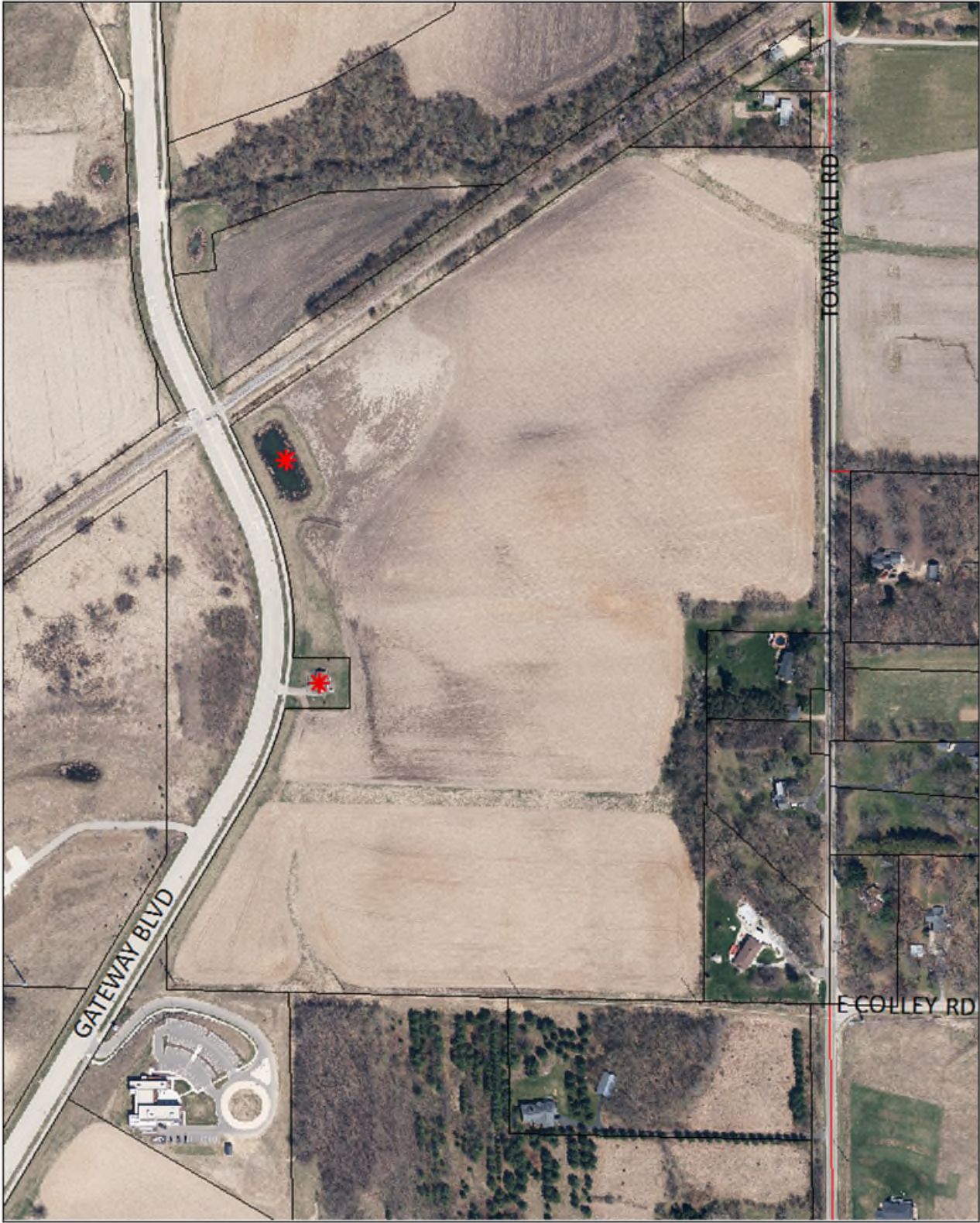
**STAFF RECOMMENDATION:**

The Planning & Building Services Division recommends approval of the attached 2-Lot Certified Survey Map (CSM) for the property located at 1901 and 1851 Gateway Boulevard in the City of Beloit, subject to the following conditions:

1. The final CSM shall include the easements requested by Alliant Energy.
2. The CSM shall be recorded prior to closing on the parent parcel located at 1901 Gateway Boulevard so that Out-Lot 1 is deducted from the legal description and acreage.
3. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

**ATTACHMENTS:** Location Map, Proposed CSM, Application, and Resolution.

# Location Map

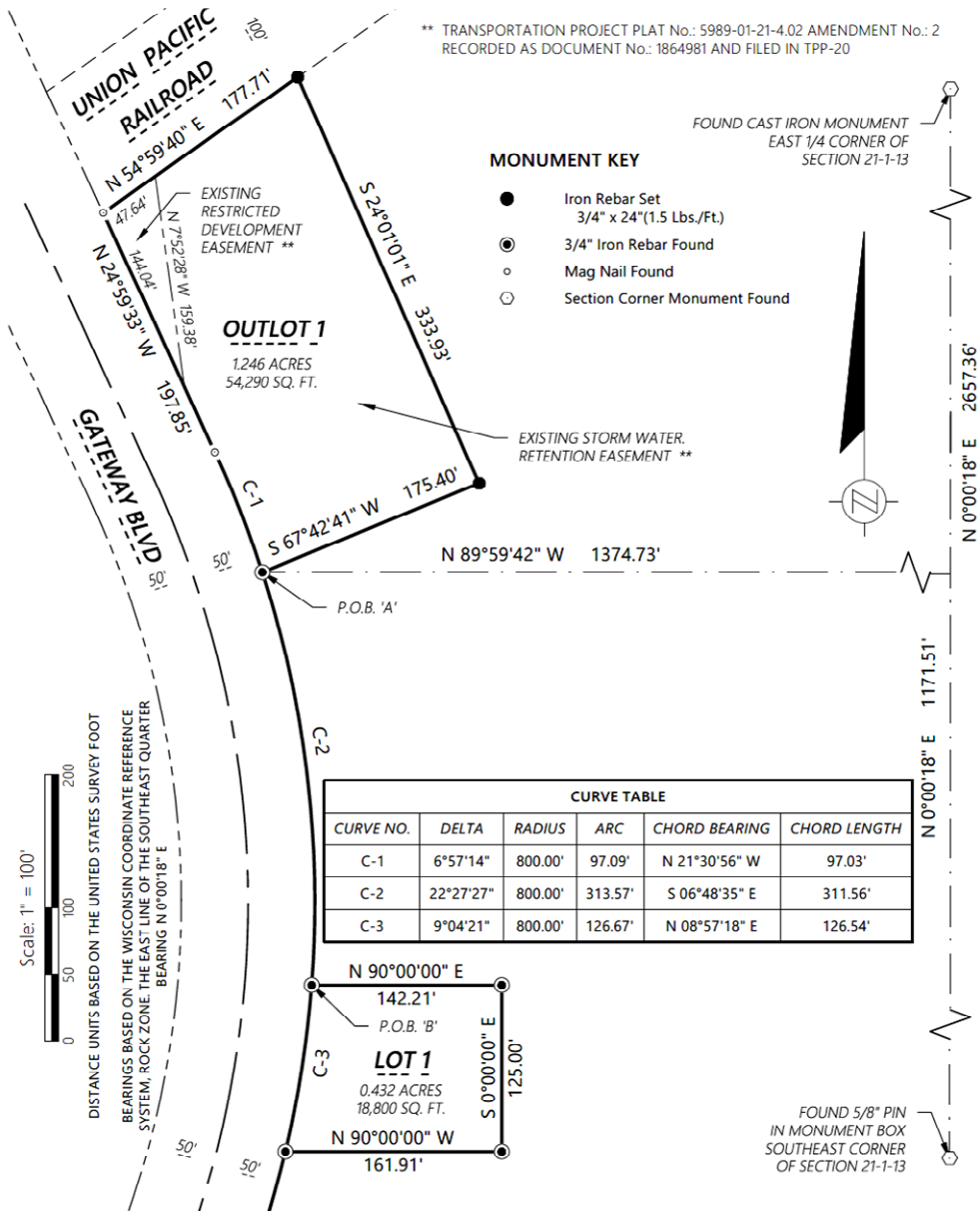



# Location Map



# CERTIFIED SURVEY MAP

OF PART OF THE NE  $\frac{1}{4}$  OF THE SE  $\frac{1}{4}$  AND PART OF THE SE  $\frac{1}{4}$  OF  
THE SE  $\frac{1}{4}$  OF SECTION 21, T. 1 N., R. 13 E., OF THE 4TH P.M.,  
CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN



<p><b>ORDER NO: 34203</b></p> <p>BOOK: SEE FILE</p> <p>FIELD CREW: AMK</p> <p>DRAWN BY: DGM</p> <p>SHEET 1 OF 5</p>	<p>FOR THE EXCLUSIVE USE OF:</p> <p>CITY OF БЕЛОИТ</p> <p>100 STATE STREET</p> <p>БЕЛОИТ WI 53511</p>	<p><b>Batterman</b></p> <p>engineers surveyors planners</p> <p>2857 Bartells Drive 1040 N Wisconsin Street</p> <p>Beloit, Wisconsin 53511 Elkhorn, Wisconsin 53121</p> <p>608.365.4464 262.379.2250</p>	
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File Name: J:\34200-34299\34203 - COB - CSM 2-LOT\SURVEY\RHB DRAWING FILES

# 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: \_\_\_\_\_

1. Address of property: 1901 Gateway Blvd
2. Tax Parcel Number(s): 22140600
3. Property is located in (circle one) City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
In the SE Quarter of Section 21, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: City of Beloit Phone: 608-364-6614  
100 State St Beloit WI 53511  
(Address) (City) (State) (Zip)
5. Surveyor's name: Jeffrey R. Garde - Batterman Phone: 608-365-4464  
2857 Bartells Dr Beloit WI 53511  
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 1 lot and 1 out-lot lot(s).
7. Total area of land included in this map: 1.678 acres
8. Total area of land remaining in parent parcel: 55.029 acres
9. Is there a proposed dedication of any land to the City of Beloit? \_\_\_\_\_
10. The present zoning classification of this property is: M-2
11. Is the proposed use permitted in this zoning district: yes
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.

Lori S. Curtis Luther / Lori S. Curtis Luther / 2/14/2022  
(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: \$150 plus \$10 per lot Amount paid: \_\_\_\_\_  
Scheduled meeting date: \_\_\_\_\_  
Application accepted by: \_\_\_\_\_ Date: \_\_\_\_\_



**RESOLUTION**  
**APPROVING A TWO-LOT CERTIFIED SURVEY MAP**  
**FOR THE PROPERTIES LOCATED AT 1901 AND 1851 GATEWAY BOULEVARD**

**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 two-lot Certified Survey Map for the properties located at 1901 and 1851 Gateway Boulevard, containing 1.678 acres (combined), are located within the jurisdiction of the City of Beloit; and

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

PART OF THE NE ¼ OF THE SE ¼ AND PART OF THE SE ¼ OF THE SE ¼ OF SECTION  
21., T. 1 N., R. 13 E., OF THE 4<sup>TH</sup> P.M., CITY OF БЕЛОIT, ROCK COUNTY,  
WISCONSIN.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Certified Survey Map for the properties located at 1901 and 1851 Gateway Boulevard, subject to the following conditions:

1. The final CSM shall include the easements requested by Alliant Energy.
2. The CSM shall be recorded prior to closing on the parent parcel located at 1901 Gateway Boulevard so that Out-Lot 1 is deducted from the legal description and acreage.
3. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

Adopted this 23rd day of March, 2022.

**PLAN COMMISSION**

\_\_\_\_\_  
Tim Weeden, Chairman

**ATTEST:**

\_\_\_\_\_  
Julie Christensen  
Community Development Director



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** March 23, 2022

**Agenda Item:** 4.c.

### **Overview**

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On November 3, 2021, Plan Commission held a workshop to discuss the specific and future roles of the Plan Commission. On November 17, 2022, the Plan Commission invited the City Council President, Clinton Anderson, and the City Council Vice President, Brittany Keyes, to a workshop to discuss the roles and responsibilities of the Commission. After that meeting, Plan Commission Chairperson asked the Plan Commissioners to submit the initiatives they thought Plan Commission could/should undertake or be involved in to Julie Christensen, Community Development Director.

The summary of Plan Commission initiatives submitted by Commissioners was compiled and e-mailed to Commissioners on December 12, 2021. The list of all comments suggested by Commissioners is attached to this staff report.

On March 23, 2022, the Commission will discuss the initiatives and decide which items they would like to proceed with.

**ATTACHMENTS:** Proposed Plan Commission Initiatives

## Proposed Plan Commission Initiatives

1. The Plan Commission should include at least one City Council member who would be a voting member. I've done a survey of similar size Wisconsin cities and all have at least 1 elected City Council member who is appointed by the Mayor or Council president as a voting member of the Plan Commission. This is not a personnel matter but a question of organizing to communicate most effectively. A city councilor who has taken an informed and considered vote at PC will be a more effective advocate for the PC's position at the council level without sacrificing the ability to change position should new information be presented to the council. We need a councilor with skin in the game, not an observer.
2. The Council should delegate issuance of Conditional Use Permits to the Commission.
3. At some level, the PC should have authority on architectural review. Maybe it's simply a passive process, but if we are responsible for the Plan we need to see what's being done - many cities call it design review. Signage packages should require Commission approval as part of this review.
4. We need to do a better job of focusing development and redevelopment on areas or neighborhoods or corridors, not on just a property. The riverfront project and even more recent projects have shown that big visions might take longer, but looking at one property without attention to a bigger vision doesn't move us ahead.
5. Commissioners are included and have a more active role in reviewing applications from a more holistic perspective that include but are not limited to architecture, type of signs and landscaping, ways to improve environmental protection, the impact on surrounding residential neighborhoods and public safety.
6. A formal process for commissioners to offer suggestions and recommendations to city council for zoning changes for site review and suggestions for amendments to the city ordinance
7. A formal process for commissioners to add items to the Commission agenda
8. Add a checklist with questions or information items to the current application form to streamline the application and review process. The items to be included in that checklist should be approved by all of us, but I am happy to take the lead and come up with a draft to get us started, should the commission and the city staff move in this direction.
9. A mission statement for the Plan Commission that spells out our goals, not just our mandate.
10. A vision statement that maps out how we intend to advance the mission in the coming five years. I see this as a short paragraph to be updated as the commission and the community change.
11. A role in devising or updating a strategic development plan for the city. I think of this as a 25-year plan that sets goals and potential pathways.
12. Perhaps the Commission has a role in researching if there are "clean energy" options that could be included for debate as part of the planning process. How that would make it onto the agenda I don't know. I get the sense that is part of what Pablo and Judy were advocating for at the workshop.

## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** March 23, 2022

**Agenda Item:** 4.d.

### **Overview**

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East Grand Avenue Development LLC, a Hendricks company, is planning to create a vibrant new outdoor space and building at 80-100 East Grand Avenue. The plan is to demolish the vacant structure including the structure protruding over the Rock River and the pier supports in the Rock River. Following demolition, an extension of the existing Riverwalk system will be constructed to connect from the segment behind First National Bank southwest along the Rock River.

The new building is estimated to be four stories in height and 12,000 square feet per floor with a capital investment of approximately \$16-20 million. The building is still being designed, and the use for the new building is not final; however, it may include a restaurant, commercial uses, office and/or residential uses.

The City Council has approved seeking funding on behalf of East Grand Development, LLC through two state grants from the Department of Natural Resources: Municipal Flood Control Grant Program and the Stewardship Local Assistance, Federal Land and Conservation Fund and Recreational Trails Program.

### **Key Issues**

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#### **Municipal Flood Control Grant**

1. The project request under the Municipal Flood Control Grant includes the demolition of the building protruding over the Rock River and the removal of the pier supports in the Rock River.
2. The total cost for this portion of the project is \$1,386,262.61, and the grant would cover 50 percent of the cost of the project. Therefore, the grant request will be for \$693,131.31. Hendricks Commercial Properties, LLC will pay the required 50 percent local match.
3. With the removal of the building over the river and the pier supports, it will improve the flow of the Rock River. According to an East Grand Avenue Hydraulic Modeling Report, removal of the existing building, floor slab and piers will result in a drop in flood elevations between 0.1' – 0.16' in the Rock River upstream of the Grand Avenue Bridge to the tailrace of the Blackhawk Dam.
4. After demolition, a river wall will be extended from the current river wall southwest of the existing structure to the East Grand Avenue Bridge.
5. The demolition of the buildings will allow for a more complete connection to our bike path system. Our current Riverfront path system extends from the golf course to the Rock River and then into Downtown Beloit. This project will allow bikers/pedestrian to cross East Grand Avenue at First National Bank and continue along the path on the east side of the Rock River.

6. The project will allow the Riverwalk to remain immediately adjacent to the river through this corridor. The natural urban shoreline of the Rock River will be maintained by the extension of the river wall (see attached Site Plan).

#### Stewardship Local Assistance, Federal Land and Conservation Fund and Recreational Trails Program

1. The project request under the Stewardship Grant includes the demolition of the buildings located on land at 80-100 East Grand Avenue, the construction of the Riverwalk, and the construction of a new crosswalk which will be designed as a raised table top with pavement markings, signage, flashing beacons, and other safety features.
2. The total cost for this portion of the project is \$3,997,445.30, and the grant would cover 50 percent of the cost of the project. Therefore, the grant request will be for \$1,998,722.65. Hendricks Commercial Properties, LLC will pay the required 50 percent local match.
3. This project was identified as the Future Downtown Riverfront Park in the City of Beloit 2018-2023 Open Space and Recreation Plan, and this project supports Goal 18 of that plan which is to develop walking/biking paths for health awareness.

#### Memorandum of Understanding

1. The two Department of Natural Resource grants listed in the Overview above require a temporary transfer of ownership of 80-100 East Grand Avenue to the City of Beloit, as the City of Beloit will be the applicant for these two grants. A Memorandum of Understanding between the City of Beloit and East Grand Avenue Development, LLC is required to show that the City will have ownership of the property once/if the grants are awarded. If the grants are not awarded, no transfer of property will occur. The Memorandum of Understanding was approved by City Council.
2. Once the demolition is complete and the path is constructed, the City will retain ownership of the new trail property itself, which will make the connection between the portions of the Riverfront bike path northeast and southwest of 80-100 East Grand Avenue.
3. In order to extend the multi-use path adjacent to the river, 11 parking spots on the Grand Avenue Bridge will need to be removed to ensure safe sight lines for a new midblock crossing. A new raised concrete, table top design crossing will be constructed over Grand Avenue to connect the path to the north and just to the west of the First National Bank property.
4. Creation of the new public plaza to the south of the new building will require relocation of the gantry from its current location to the new multi use path adjacent to the river. As a reminder, this gantry was put in place as a temporary place holder until a permanent use was found for the intersection of State Street and East Grand Avenue. Relocating the gantry to the new multi-use path adjacent to the river will add further attraction to this new outdoor space.
5. Creation of the new public plaza to the south of the new building will require removing approximately 21 parking spots in the current Mill Street Parking Lot. While this area of parking is often used for the Farmers Market, the outdoor space would allow the same use for vendors. Note that in the future, First National Bank has agreed to allow additional

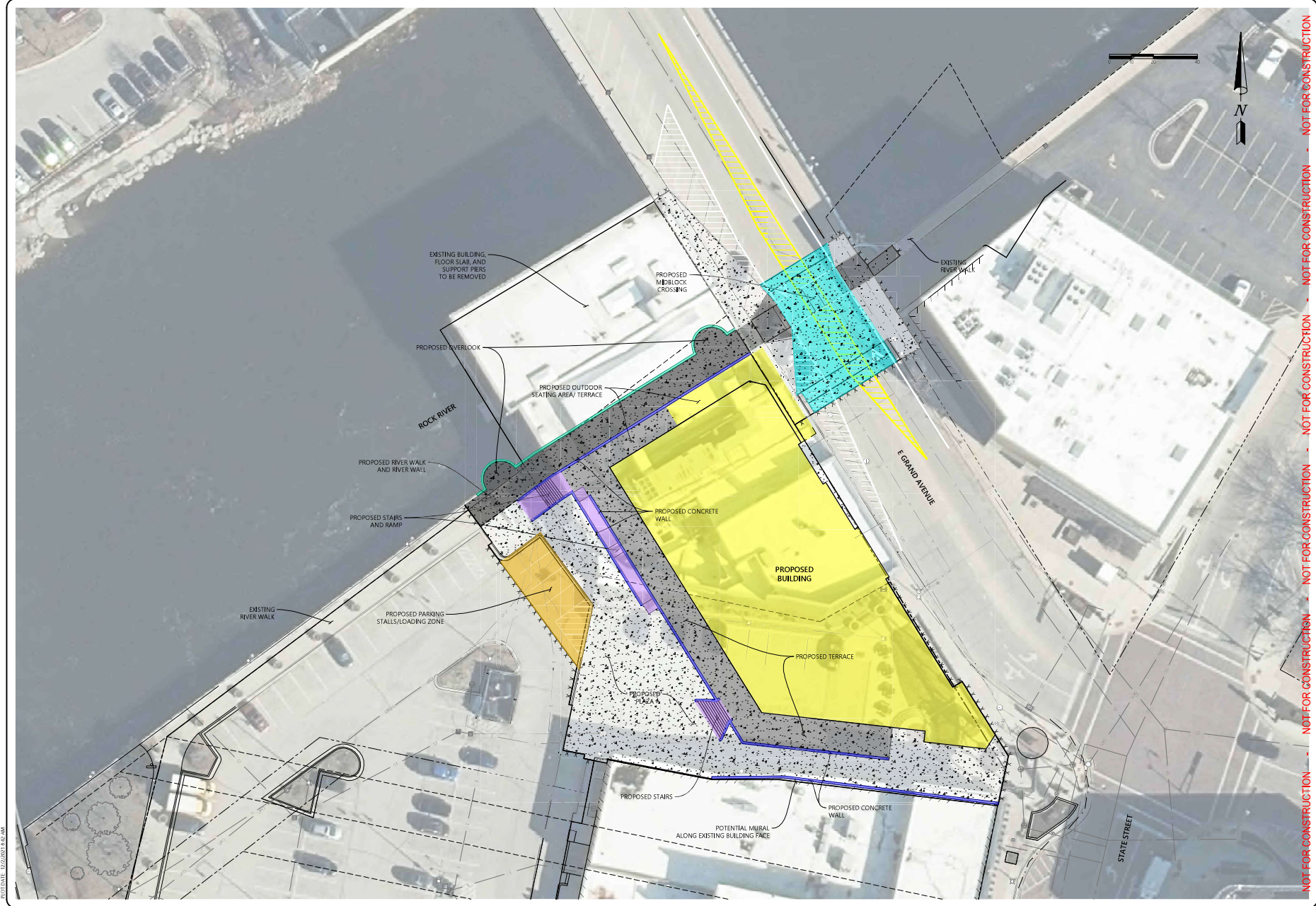
vendor space in their parking lot for Farmers Market.

6. If the grants are approved, there will be a Development Agreement and Purchase Sale Agreement to work out the details of the implementation of the project, including the use of the new public space to be located between the new building and the Mill Street Parking lot and Bushel and Peck's that will include an easement to the City for public use. There will also be a Certified Survey Map which will create the new lot layout in this area.

**ATTACHMENTS:** Photo of 80 East Grand Avenue, Site Plan and Renderings

**PHOTO OF 80 EAST GRAND AVENUE FROM THE ROCK RIVER**





PLOT DATE: 11/22/2021 8:00 AM

NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION

PREPARED BY: DRAWN BY: TC CHECKED BY: APPROVED BY: PROJECT NO.: 13003	EXHIBIT: REVISIONS: DATE:	BUREAU: 2021/11/22	<b>SITE PLAN EXHIBIT</b>
<b>HENDRICKS COMMERCIAL PROPERTIES</b> <b>80-100 GRAND AVENUE</b> <b>CITY OF BELoit</b> <b>ROCK COUNTY, WISCONSIN</b>			<small>(NOTE: DIMENSIONAL DATA IS NOT TO BE DEPENDENT UPON SCALE AND PORTION OF THIS DRAWING.)</small>
SHEET NO. <b>1</b>			<b>Batterman</b> engineers surveyors planners 2007 North M Drive 608.355.4464 www.batterman.com





EXISTING RIVER WALK

PROPOSED MID-BLOCK CROSSING

EXISTING RIVER WALK

PROPOSED RIVER WALK AND RIVER WALL

REMOVE EXISTING BUILDING, FLOOR SLAB, AND SUPPORT PIERS



EXISTING RIVER WALK

EXISTING PUBLIC PARKING

PROPOSED MID-BLOCK CROSSING

POTENTIAL PROPOSED PLAZA

REMOVE EXISTING BUILDING, FLOOR SLAB, AND SUPPORT PIERS

PROPOSED RIVER WALK AND RIVER WALL

EXISTING RIVER WALK