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MAR 16 2020

CITY OF BELOIT
OFFICE OF THE CITY CLERK**RESOLUTION 2020-043****RESOLUTION AUTHORIZING A PLANNED UNIT DEVELOPMENT (PUD)
MASTER LAND USE PLAN FOR THE BELOIT SNAPPERS STADIUM REDEVELOPMENT**

WHEREAS, the application of Riverbend Stadium Authority, Inc. for approval of a Planned Unit Development (PUD) - Master Land Use Plan for the Beloit Snappers 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, having been considered by the City Council of the City of Beloit, Wisconsin at a public hearing held for that purpose and due notice of said hearing having been given by publication as appears by the Proof of Publication on file in the office of the City Clerk.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT, the City Council of the City of Beloit, Rock County, Wisconsin does hereby approve the attached PUD - Master Land Use Plan for the following described premises:

Being a part of Lots 1, 3 and Outlot 4, all of Outlots 1, 3 and Lot 2, and the vacated portion of Water Street of the Plat of Riverbend as recorded as document #1887635 in the Register of Deeds, Rock County, WI, all that part located in Government Lot 7 of Section 35, Township 1 North, Range 12 East, City of Beloit, Rock County, Wisconsin, further described as follows:

Beginning at the northwest corner of Lot 3 of said Plat of Riverbend; thence South 77°57'08" East 29.31 feet along the north line of said Lot 3 to a rebar; thence continuing along said north line South 70°20'27" East 30.23 feet to a MAG nail; thence continuing along said north line South 77°57'08" East 27.02 feet; thence South 06°08'26" West 28.14 feet; thence South 12°50'20" West 82.60 feet; thence southwesterly 14.05 feet along an arc to the right having a radius of 12.00 feet and subtended by a long chord bearing of South 46°22'28" West and a distance of 13.26 feet; thence southwesterly with a reverse curve 137.00 feet along an arc to the left having a radius of 68.50 feet and subtended by a long chord bearing of South 22°36'51" West and a distance of 115.28 feet; thence South 00°39'06" West 265.99 feet; thence South 54°01'27" West 18.70 feet to the west line of said Lot 3; thence along said west line South 01°04'59" West 117.56 feet to the north boundary of Shirland Avenue; thence westerly along said north boundary 197.76 feet along a non-tangent arc to the left having a radius of 1,526.00 feet and subtended by a long chord bearing of South 86°47'13" West and a distance of 197.62 feet to a rebar; thence continuing along said north boundary the following three courses: South 83°04'28" West 164.04 feet; South 83°04'05" West 70.02 feet; South 83°04'28" West 78.48 feet to a meander line; thence along said meander line the following nine courses: North 02°13'19" East 234.99 feet; North 19°37'26" East 109.37 feet; North 08°17'44" West 63.09 feet; North 21°46'42" East 81.97 feet; North 15°43'13" East 117.33 feet; North 03°16'59" East 93.88 feet; North 31°38'09" East 177.40 feet; North 70°29'51" East 138.08 feet; North 87°03'47" East 120.22 feet; thence South 12°03'48" West 177.68 feet to the north line Lot 2 of said Plat; thence along said north line South 77°57'08" East 111.68 feet to the place of beginning and containing 8.55 acres, more or less.

And ALSO all the part of the Southwest Quarter of the Southeast Quarter of Section 35, Township 1 North, Range 12 East, City of Beloit, Rock County, Wisconsin, bound by Depot Street on the west, Shirland Avenue on the north, parcel number 13540030, also known as 260 Shirland Avenue, on the east, and the Illinois/Wisconsin state line on the south and comprised of: parcel number 13540020, known as 202 Shirland Avenue, as recorded in document numbers 1966357 and 1982571, parcel number 13540025, known as 220 Shirland Avenue, and parcel number 13540030, known as 232 Shirland Avenue, as recorded in document number 1956723.

As a condition of approving the PUD - Master Land Use Plan, the City Council does hereby stipulate the following conditions and restrictions upon the development, which are hereby deemed

necessary for the public interest:


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 and other athletic events, 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 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.

Adopted this 16th day of March, 2020.

CITY COUNCIL OF THE CITY OF BELOIT


Regina Dunin, President

ATTEST:


Lorena Rae Stottler, City Clerk-Treasurer

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic:	Planned Unit Development (PUD) - Master Land Use Plan for 202, 217, 220, 232, & part of 225 Shirland Avenue as well as 55 & part of 101 Water Street		
Date:	March 16, 2020		
Presenter:	Julie Christensen	Department:	Community Development

Overview/Background Information

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 Snappers 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. A copy of the PUD - Master Land Use Plan is attached to this report.

Key Issues

1. 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.
2. 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.
3. The properties are owned by the City and will be leased to the Riverbend Stadium Authority. The properties are zoned Central Business District (CBD-2) and Public Lands & Institutions (PLI), and will be rezoned to PUD.
4. The applicant is seeking approval of a PUD in order to provide flexibility in building location, and to allow more than one principal building on a zoning lot. The PUD District is a special-purpose zoning district that permits greater flexibility in land planning and design standards than conventional zoning districts.
5. The Plan Commission reviewed this item on March 4, 2020 and voted unanimously (7-0) to recommend approval of the PUD - Master Land Use Plan, subject to eight conditions recommended by Planning staff. Plan Commission modified the list of permitted uses in condition #6 to clarify that "other athletic events" are permitted in lieu of specifically listing soccer as proposed by staff. One resident spoke during the public hearing to express concerns about noise and negative impacts upon the Bluff Street neighborhood.

Conformance with Strategic Plan

Approval of this action would conform with the stated purpose of the following strategic goal:

- ☐ Goal #1 - Create and Sustain Safe and Healthy Neighborhoods
- ☐ Goal #2 - Create and Sustain a High Performing Organization
- ☒ Goal #3 - Create and Sustain Economic and Residential Growth
- ☐ Goal #4 - Create and Sustain a High Quality of Life
- ☐ Goal #5 - Create and Sustain High Quality Infrastructure and Connectivity
- ☐ Goal #6 - Create and Sustain a Positive Image, Enhance Communications and Engage the Community

Sustainability

(If applicable, briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment. Consider whether the policy or program will reduce dependence upon fossil fuels, reduce dependence on chemicals and other manufacturing substances that accumulate in nature, reduce dependence on activities that harm life sustaining eco-systems, and/or meet the hierarchy of present and future human needs fairly and efficiently. Write N/A if not applicable)

The proposed PUD will allow development of an underutilized site served by existing public utilities.

Action Required/Recommendation

- City Council consideration and action on the proposed Resolution

Fiscal Note/Budget Impact

N/A

Attachments

Resolution 2020-043 and Staff Report to the Plan Commission



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:

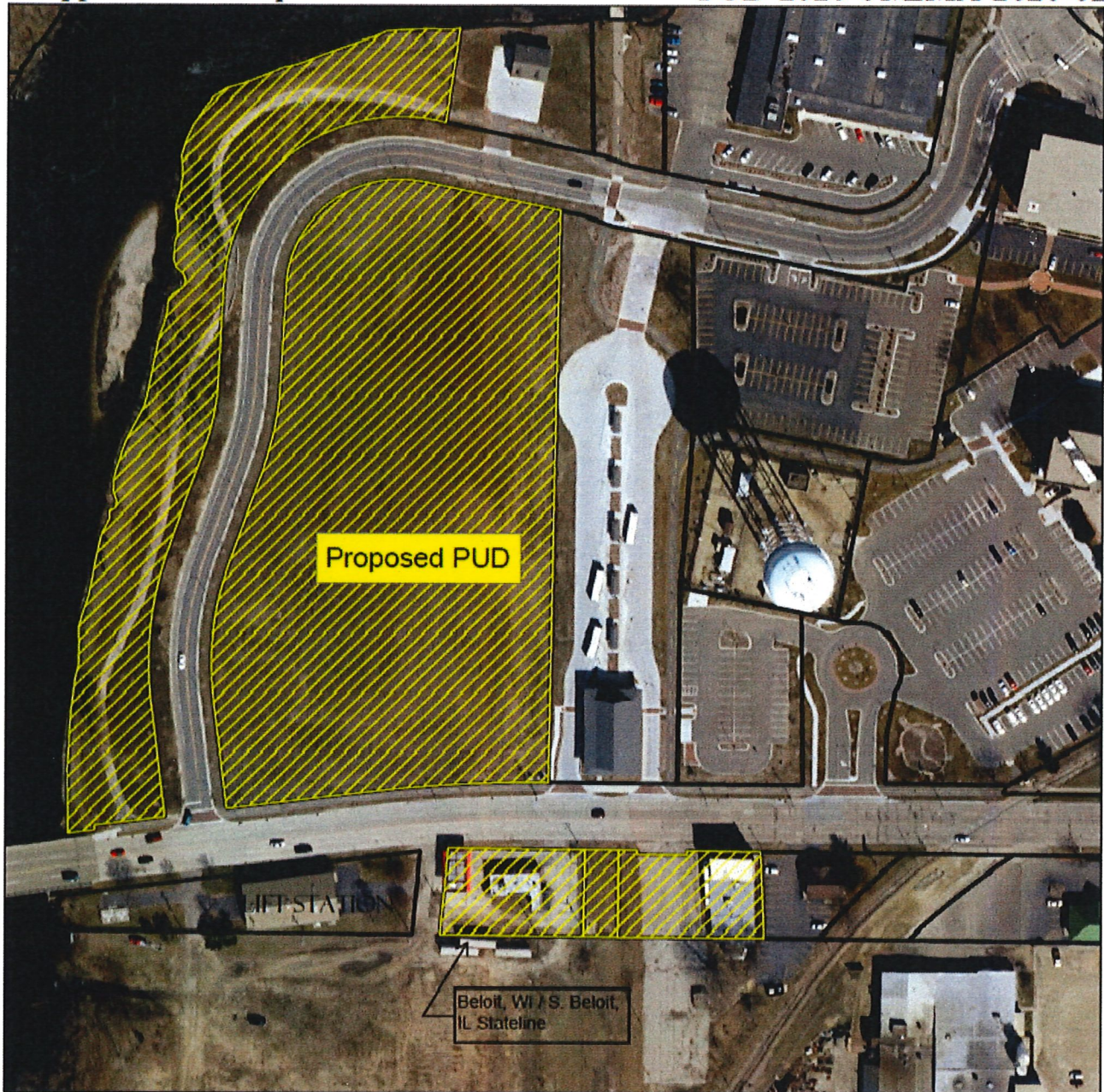
The Planning & Building Services Division recommends approval of a Zoning Map Amendment to change the zoning district classification from CBD-2, Central Business District - Fringe to PUD District, for the properties located at 202, 217, 220, 232, & part of 225 Shirland Avenue and from PLI, Public Lands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



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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.

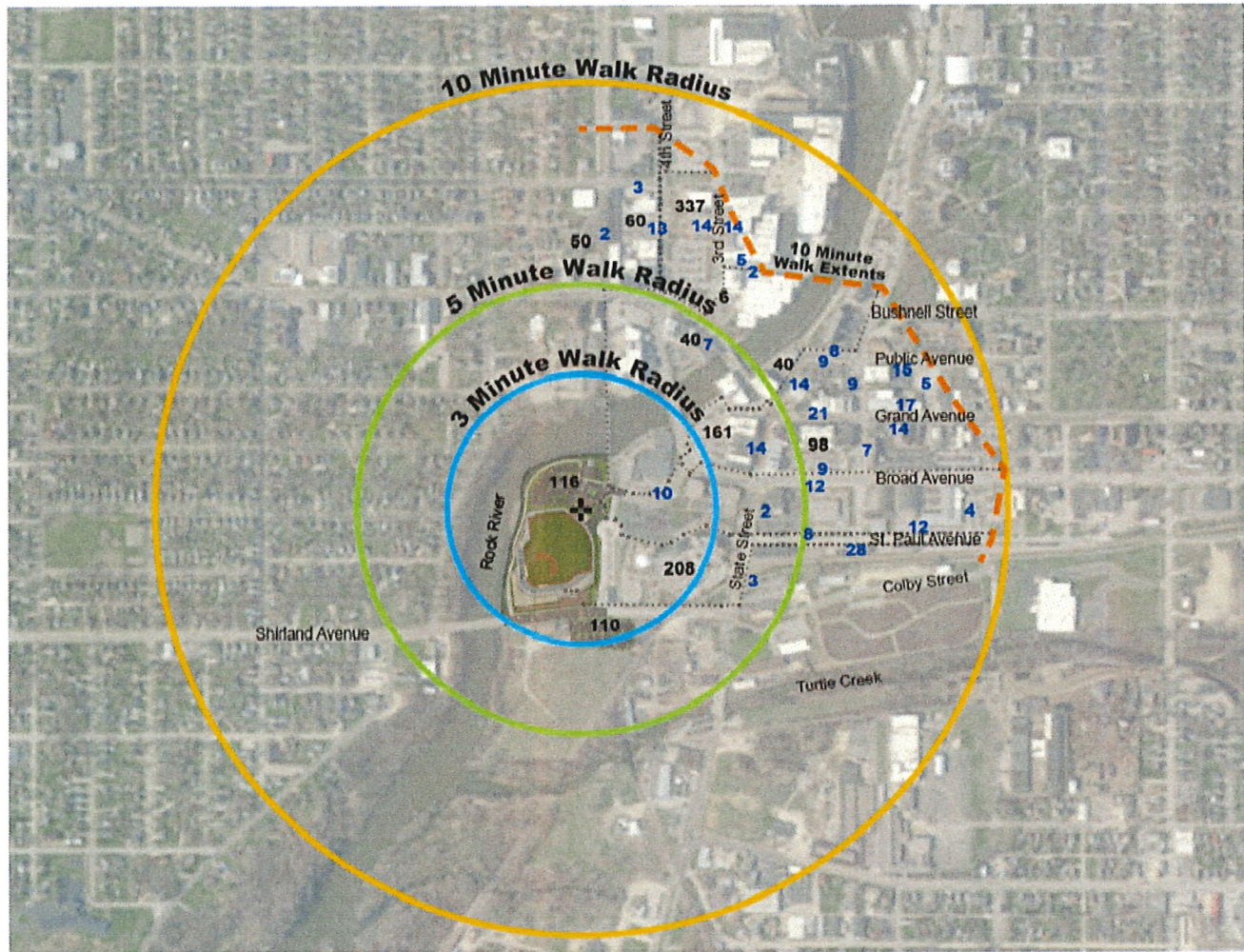


Illustrated Site Plan



Riverbend Stadium Planned Unit Development

Parking Analysis



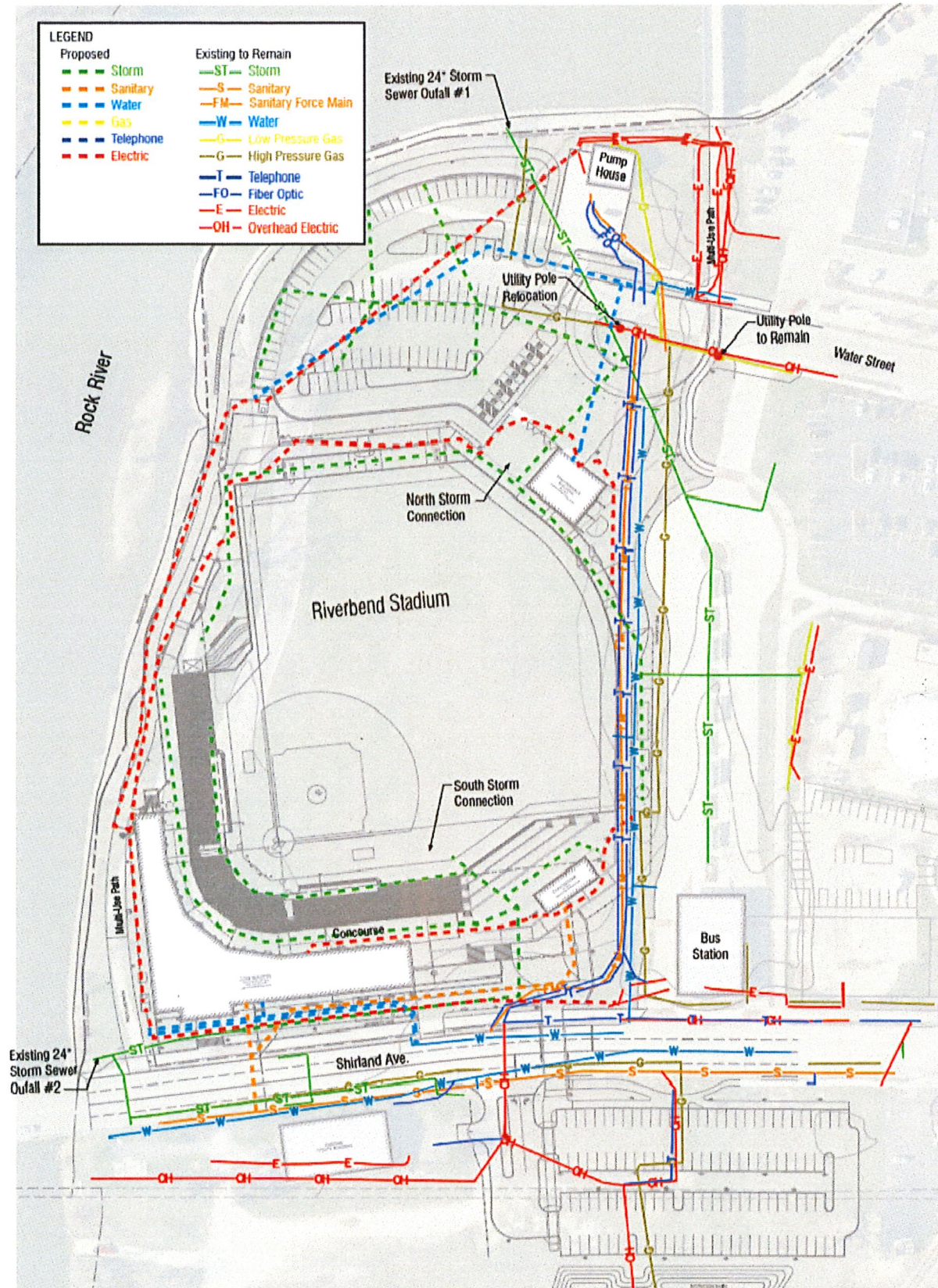
Legend

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

Parking Assumptions and Calculations (3,500)

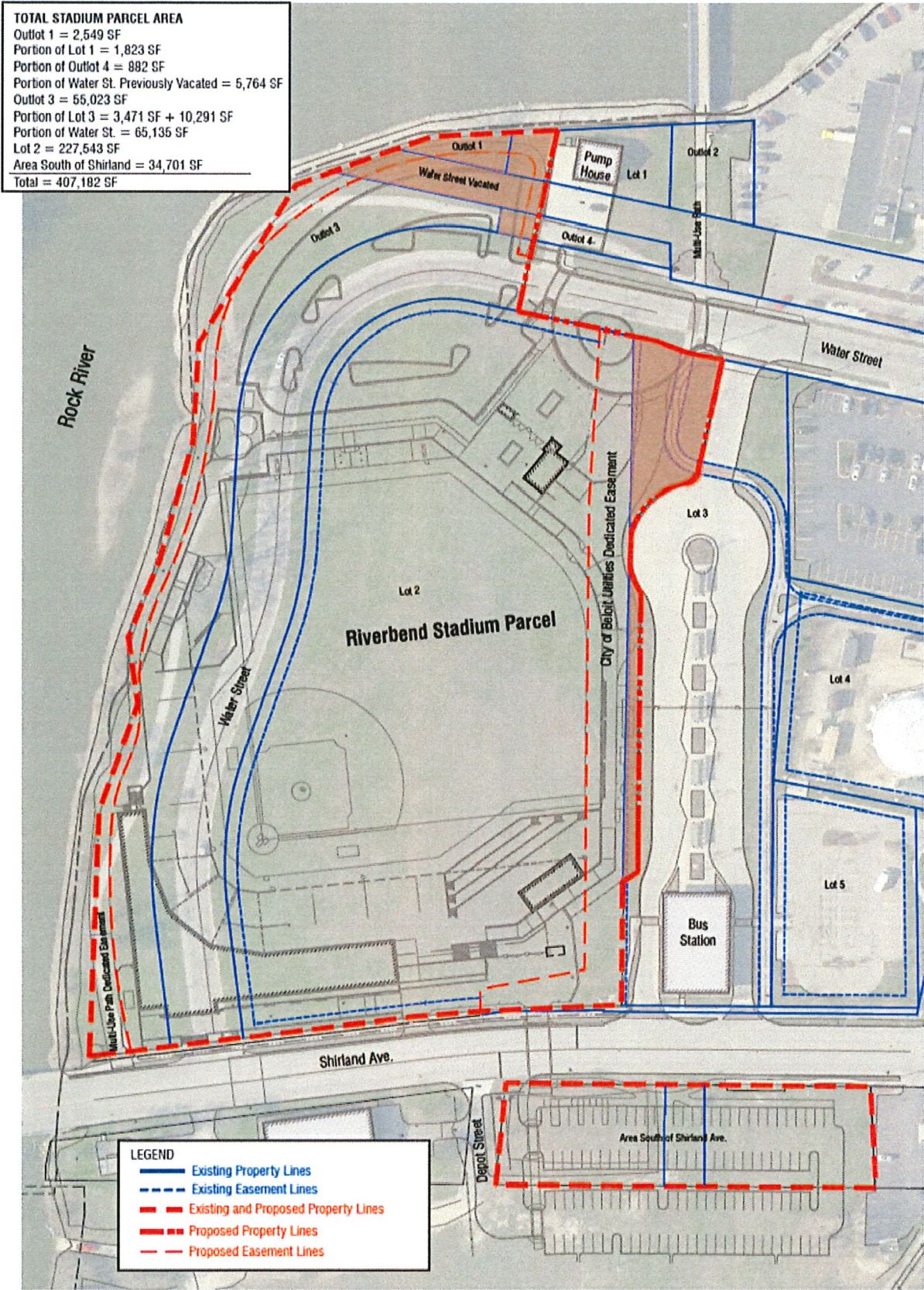
Stadium Capacity	3500 People
One Parking Space Per 4 Capacity	
Total Parking Need	875 Spaces
Parking North of Stadium	111 Spaces
Parking South of Shirland Avenue	115 Spaces
Total Stadium Parking Provided	226 Spaces
Existing Public Parking Supply	1254 Spaces
Availability	60 %
Existing Public Parking Supply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

Stadium Utility Diagram

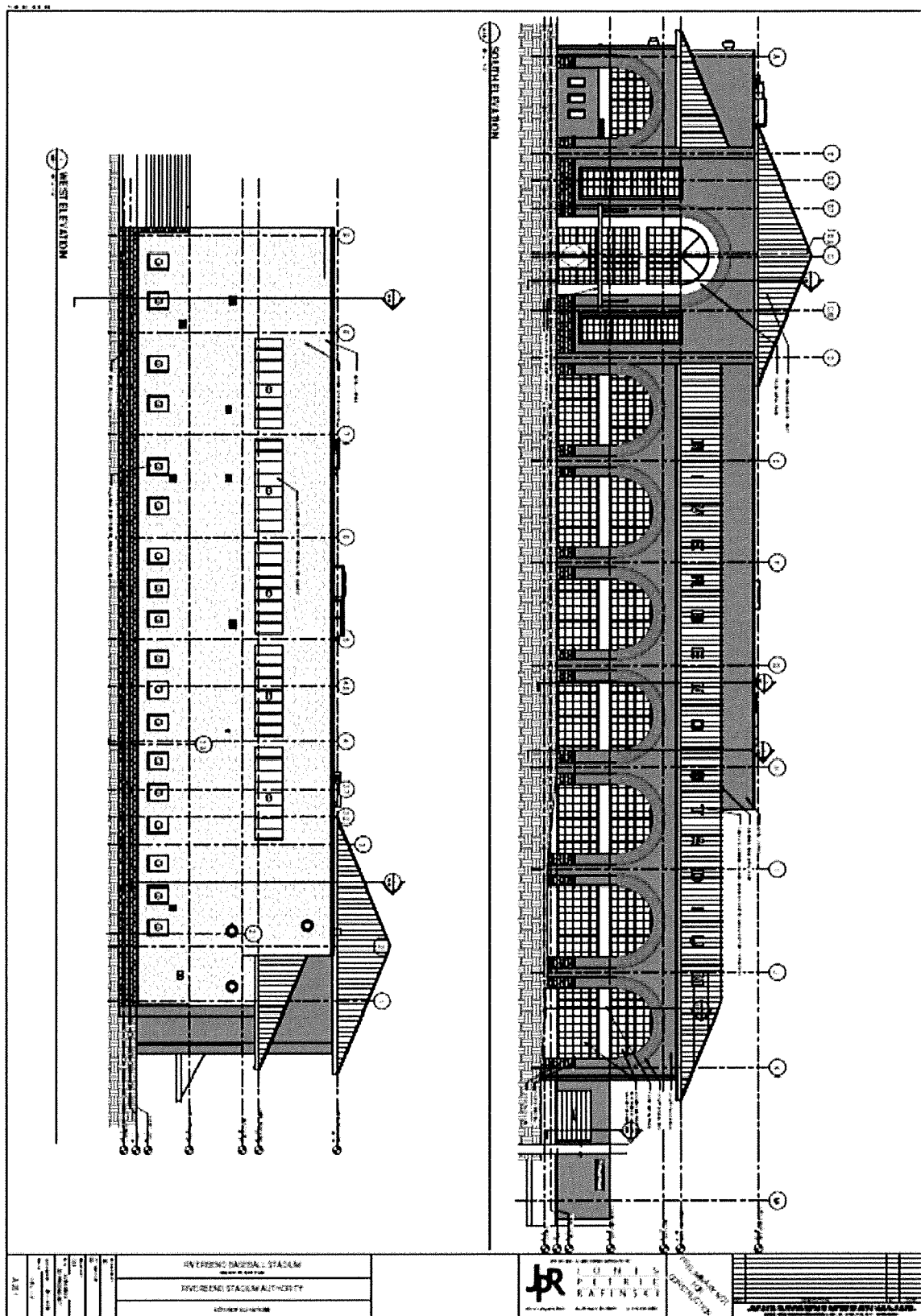


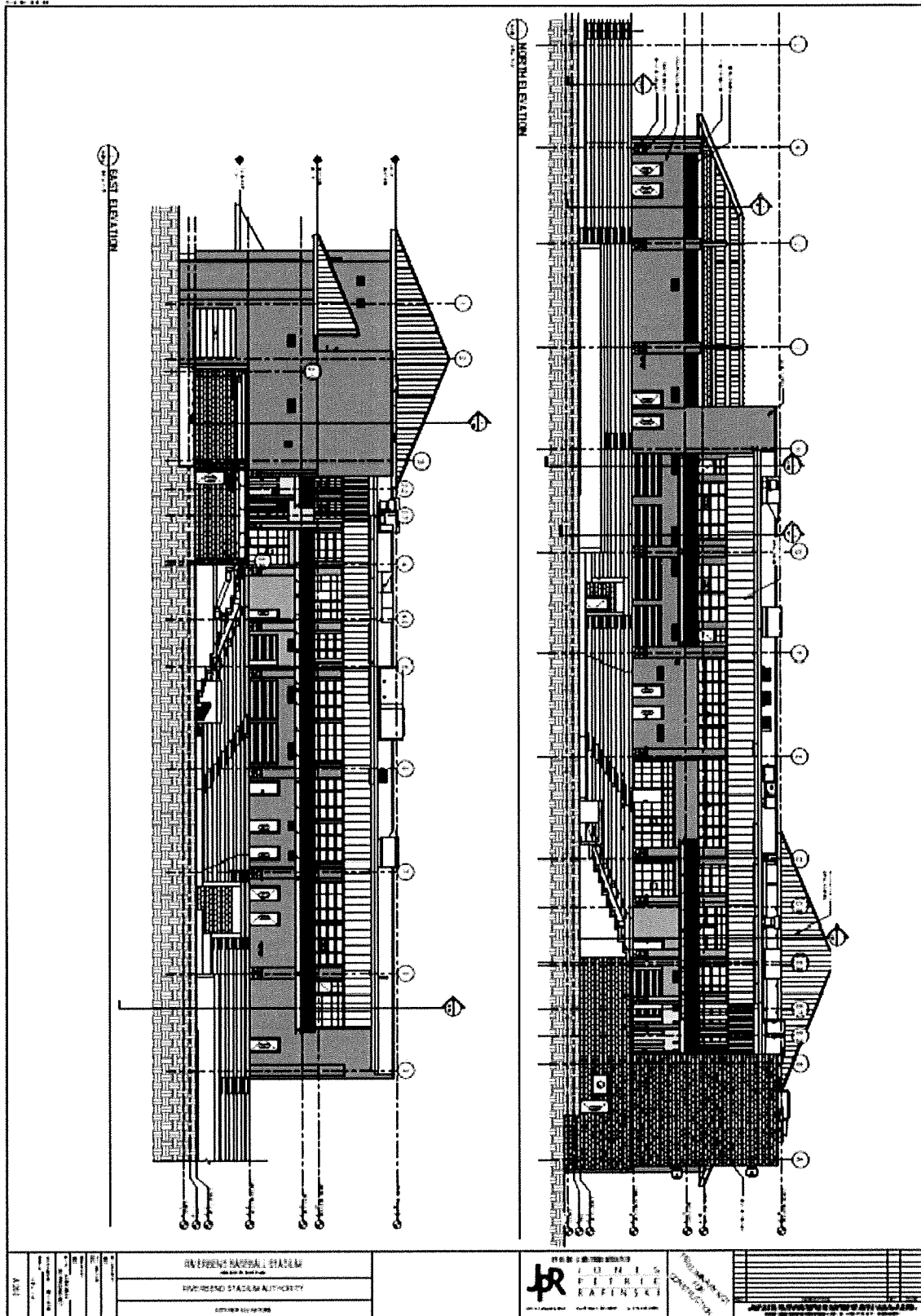
Riverbend Stadium Planned Unit Development

Stadium Parcel Diagram



Riverbend Stadium Planned Unit Development







Division of Planning and
Building Services
City Hall
100 State Street
Beloit, Wisconsin 53511

608-364-6700 (Office)
608-364-6609 (Fax)
beloitwi.gov
Equal Opportunity Employer

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.

1/4

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

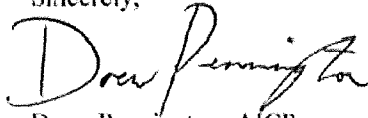
- Where will the Contractor stage equipment and materials and where will workers park during construction of the project? Identify on phasing plan.
- Will this development be requesting any public road or lane closures (other than the vacated portion of Water Street)? If so, detour plan is required.
- 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 black ink, appearing to read "Drew Pennington". The signature is fluid and cursive, with the first name "Drew" being larger and more prominent than the last name "Pennington".

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: \$200.00 Meeting date: March 4, 2020

No. of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____

Application accepted by: Don Pennington Date: 1/24/20



Division of Planning and
Building Services
City Hall
100 State Street
Beloit, Wisconsin 53511

608-364-6700 (Office)
608-364-6609 (Fax)
beloitwi.gov
Equal Opportunity Employer

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.

PUD-2020-01, Snappers Stadium

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

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Planned Unit Development (PUD) - Master Land Use Plan for 202, 217, 220, 232, & part of 225 Shirland Avenue as well as 55 & part of 101 Water Street - Council Referral to the Plan Commission

Date: February 17, 2020

Presenter: Drew Pennington

Department:

Community Development

Overview/Background Information

The 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 & 101 Water Street. A copy of the PUD - Master Land Use Plan is attached to this report.

Key Issues

1. 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.
2. 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.
3. 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.
4. The applicant is seeking approval of a PUD in order to provide flexibility in building location, and to allow more than one principal building on a zoning lot. The PUD District is a special-purpose zoning district that permits greater flexibility in land planning and design standards than conventional zoning districts.

Conformance with Strategic Plan

Approval of this action would conform with the stated purpose of the following strategic goal:

- ☐ Goal #1 - Create and Sustain Safe and Healthy Neighborhoods
- ☐ Goal #2 - Create and Sustain a High Performing Organization
- ☒ Goal #3 - Create and Sustain Economic and Residential Growth
- ☐ Goal #4 - Create and Sustain a High Quality of Life
- ☐ Goal #5 - Create and Sustain High Quality Infrastructure and Connectivity
- ☐ Goal #6 - Create and Sustain a Positive Image, Enhance Communications and Engage the Community

Sustainability

(If applicable, briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment. Consider whether the policy or program will reduce dependence upon fossil fuels, reduce dependence on chemicals and other manufacturing substances that accumulate in nature, reduce dependence on activities that harm life sustaining eco-systems, and/or meet the hierarchy of present and future human needs fairly and efficiently. Write N/A if not applicable)

N/A

Action Required/Recommendation

- Referral to the Plan Commission for the March 4, 2020 meeting
- This item may return to the City Council for a public hearing and possible action on March 16, 2020

Fiscal Note/Budget Impact

N/A

Attachments

Proposed PUD - Master Land Use Plan, Exterior Rendering, and Application