



MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, March 4, 2020

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the minutes of the February 5, 2020 Plan Commission meeting

Motion made by Commissioner Robson to approve the minutes and seconded by Commissioner Ruster. Motion carried, voice vote.

3. REPORTS

3.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

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

Commissioner Weeden asked if that site was owned by Rock County. Ms. Christensen stated that it was. Commissioner Ruster asked if this was in addition to the building being planned near Interstate 43 or something different. Drew Pennington, Director of Planning and Building Services, stated that this is the salt shed project. Duane Jorgenson, 1438 South Orchard St, Janesville Wisconsin, Director of Public Works for Rock County, stated that the salt shed will be located on the site of the Certified Survey map.

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

4. PUBLIC HEARINGS

4.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

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

Commissioner Robson asked how much negotiation the applicant had with South Beloit in regards to the new parking lot in Illinois. Commissioner Robson also asked how they came up with the standard of four persons per vehicle in the ordinance, and how long ago did they set that standard. Ms. Christensen said that the standard for an entertainment venue in the Zoning Ordinance is from the late 1990s when the Zoning Ordinance was rewritten, and the applicant states that this is a developmental standard for baseball stadiums.

Commissioner Finnegan stated that many people would walk to this stadium because of the free parking downtown, and they could go get food downtown before the game.

Commissioner Faragher opened the public hearing.

Andrew Cunningham, 325 South Lafayette Blvd, South Bend, Indiana, representing Jones Petrie Rafinski, for the Riverbend Stadium, stated that the stadium will have a capacity of 3,500 people and will be home to the Beloit Snappers minor league baseball team. It will also be a community entertainment center and will provide a destination for athletic events. Mr. Cunningham stated that the required number of spaces for this stadium would be 875 spaces. He explained that there will be 111 spaces in the north lot and 115 spaces south of the stadium. He went on to explain the parking study, and the rationale for how they came up with the total parking spaces available of 1,043.

Mr. Cunningham mentioned that they plan to add a path between the stadium and Rock River. He explained that JPR conducted an Endangered Species review to make sure they are not creating any negative impacts specifically to the bald eagles in the area. Federal guidelines want a 660 foot buffer from any of the bald eagles nests, and they plan to stay roughly 1,000 feet from the eagles.

Commissioner Robson asked if there will be any picnic tables or docks along the river. Mr. Cunningham stated there will be benches, but they have not looked into picnic tables. Mr. Cunningham mentioned that they are trying to stay away from the floodplain, and out of the water to preserve the vegetation as much as possible.

Commissioner Weeden asked if there will be any meeting rooms. Mr. Cunningham stated there was not going to be any meeting rooms to be used or rented by the public. Commissioner Ruster asked what will be done to assure the Commissioners will have a parking spot when meetings are held and how will they insure that people don't park at Regal Beloit. Mr. Cunningham stated they will not be utilizing the Regal Beloit parking lot, and that typically signage is used to address those types of issues.

Commissioner Weeden asked what modifications JPR has done to avoid the floodplain issues, and if fill had to be brought in to raise the elevation. Mr. Cunningham stated

they had to set any occupied space at least two feet above the base flood elevation. Ms. Christensen stated that when the City was performing the cleanup of the site, the DNR required fill to be brought in and raised the site. The City ended up raising it out of the floodplain and filed a Letter of Map amendment related to the floodplain issue.

Commissioner Faragher stated that one of the City Engineering's PUD requirements states the path between Shirland Ave and the stadium will not be allowed to be brick, so what material are they using for the crosswalk. Mr. Cunningham stated they will be using a brick like pattern as a decorative concrete, which will be easier to maintain than the brick pavers. Commissioner Faragher asked if they are going to limit the fireworks from concerned citizens that they think are disruptive.

Anita Williams, 911 Bushnell St, Beloit, stated her concerns about the Bluff Street community having to deal with the loud noises from the ballfield, fireworks, and traffic when the stadium is occupied. Ms. Williams explained how the Near Eastside neighborhood and beyond can hear the events downtown and suggested putting limitations on the number of games that they can have fireworks.

Commissioner Weeden asked if anyone was speaking on behalf of the applicant or representing the applicant.

John Gackstetter, 222 South Wisconsin Street, Janesville Wisconsin, is representing Hendricks Commercial Properties (HCP) who is developing the project for the Riverbend Stadium Authority. Mr. Gackstetter stated that the fireworks will be an operational consideration and not something handled by HCP. He suggested that there will be an approval process through the fire department or other city staff for the fireworks. Commissioner Weeden asked if this PUD request was contingent on Beloit retaining the minor league franchise. Mr. Gackstetter answered that it is not, as their understanding with Major League Baseball is that there will be a minor league team in Beloit.

Commissioner Weeden asked if HCP will be managing the stadium operations, maintenance, and scheduling or who will be maintaining it. Mr. Gackstetter stated that HCP will not be involved in any of the operations, maintenance, or ownership; the ownership of the stadium stays with the Riverbend Stadium Authority and that they are currently seeking non-profit status for the authority.

Lori Curtis Luther, City Manager of Beloit, stated that her role on the Riverbend Stadium Authority board, as a voting ex officio member, is in her capacity as the City Manager for the City of Beloit. However, when the City of Beloit is negotiating the lease agreement with the Riverbend Stadium Authority, she will not be involved in any conversations or meetings as a member of the Stadium Authority. She will be representing the City. Ms. Curtis-Luther's stated that her role on the board is to look out for the best interest of the City of Beloit at large as the City Manager. It will

provide an opportunity for the City, as the City Manager will have a standing seat on the board. She added that although it is an ex-officio position, she does have the ability to vote on items where there is no conflict of interest.

Rick Broderick, 200 State Street, Regal Beloit, wanted to express his concerns about parking for the stadium. He has staff who may still use the parking lot during game times, and he does not want patrons of the stadium to use their parking lot. He also is concerned about possible damage to vehicles and will be evaluating whether they need to provide fencing.

Commissioner Faragher closed the public hearing.

Motion made by Commissioner Haynes to amend condition six from soccer games to appropriate athletic events which was seconded by Robson. Motion carried, voice vote.

Motion made by Commissioner Robson and seconded by Commissioner Weeden to approve the PUD, as amended. Motion carried, voice vote.

- 4.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**
Community Development Director Julie Christensen presented the staff report and recommendation.

Commissioner Faragher opened and closed public hearing.

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

- 4.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.**

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

Commissioner Faragher opened and closed public hearing.

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

5. **REPORTS**

5.a. **Consideration of the proposed vacation of a portion of Water Street located between the lift station driveway to Shirland Avenue**

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

Councilor Preuschl asked who will be paying for the cul-du-sac. Ms. Christensen said the Stadium Authority will be. There will be a development agreement and lease agreement. One or both of these agreements will outline who is responsible for the public improvements, and the City Council will see these documents in the near future. The PUD is conditioned upon those agreements being executed.

Motion made by Commissioner Johnson and seconded by Commissioner Ruster.
Motion carried, voice vote.

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

Ms. Christensen stated that final plats for Eagles Ridge will be coming in the near future.

7. **ADJOURNMENT**

Motion was made by Commissioner Haynes, seconded by Commissioner Ruster to adjourn the meeting. Motion passed, voice vote. Meeting was adjourned at 8:10PM.

Respectfully submitted by Amber DesRoberts.