



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, April 22, 2015 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit**

1. **Call to Order and Roll Call**
2. **Approval of the Minutes of the April 8, 2015 Meeting**
3. **Sign Ordinance Exception – Tilley’s Pizza House – 900 Fourth Street**
Public hearing, review and consideration of an exception to Section 30.40(2)(e) of the Outdoor Sign Regulations to allow more than three secondary, on-premises signs in a C-3, Community Commercial District, for the property located at 900 Fourth Street
4. **Conditional Use Permit – Apara Care – 2020 Cranston Road**
Public hearing, review and consideration of a Conditional Use Permit to allow a Residential Care Apartment Complex in a C-1, Office District, for the property located at 2020 Cranston Road
5. **Status Report on Prior Plan Commission Items**
6. **Adjournment**

If you are unable to attend this meeting, please contact Ashley Rosenbaum in the Planning Office at 364-6700 **no later than 4:00 PM the day before the meeting.**

Notice Mailed: April 17, 2015

Approved: Julie Christensen, Community
Development Director

**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



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**Minutes
Beloit City Plan Commission
Wednesday, April 8, 2015 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit**

1. Call to Order and Roll Call

Chairperson Faragher called the meeting to order at 7:01pm. Commissioners Faragher, Moore, Ruster, Finnegan, Kincaid, and Johnson were present. Commissioners Tinder and Mathis were absent.

2. Approval of the Minutes of the March 18, 2015 Meeting

Commissioner Ruster moved to approve the minutes from the March 18, 2015 meeting. Commissioner Johnson seconded the motion. The motion passed unanimously.

3. Release of Utility Easements – Gateway Business Park

Review and consideration of a request to release utility easements in the Gateway Business Park located east of Gateway Boulevard, south of Apex Drive, and north of Colley Road

Julie Christensen summarized the Staff Report and Recommendation.

Currently, there are no utilities in the easement. Pratt would be submitting a Certified Survey Map to the Council; however, they need the utilities released before they can move ahead with that process. The easements are not needed by any of the utilities.

This would be the next step in beginning to build for Pratt.

Commissioner Johnson moved to approve this motion. Commissioner Finnegan seconded the motion. The motion passed unanimously (6-0).

4. AT&T Easement – Stateline Restoration Prairie Park - 540 Colby Street

Review and consideration of a 20-foot easement to AT & T along Prospect Street in the Stateline Restoration Prairie Park located at 540 Colby Street

Julie Christensen summarized the Staff Report and Recommendations.

There would be no issues related to the right of way regarding the parks, sidewalks or other paths. None of the Division Directors that reviewed this request had any issues with the easement. The City is comfortable with the language in the request.

City Engineer Mike Flesh spoke to the council to explain the history behind AT&T needing the easement. The easement is legally necessary to ensure that AT&T's facilities are located within an easement.

Mr. Flesh elaborated on the conditions of the easement. He stated that the utilities are not above ground and that everything is already underground and in a vault. AT&T would not be allowed to place marker posts above ground.

Commissioner Ruster moved to approve the motion. Commissioner Johnson seconded the motion. The motion passed unanimously (6-0).

5. Installation of a Bike Path in Big Hill Park – 1101 Big Hill Road

Review and consideration of a bike path proposed to be constructed in Big Hill Park located at 1101 Big Hill Road

Julie Christensen summarized the Staff Report and Recommendations.

Mike Flesh, City Engineer, described the proposed bike path in Big Hill Park. It would be ideal to pave the area by Goose Creek Bridge if the funding is available.

According to Mr. Flesh, there is a sizable grant that is available. It remains to be seen whether or not the amount will be sufficient once the grading, switchbacks, and tree removal is done. Unfortunately, there is not an extensive collection of projects similar to this with which they could better gauge the price of the path.

They are hopeful to have the path completed by this coming fall. An evaluation of the forest fauna is necessary this coming spring to determine whether a particular species is present.

There will not be any severe drop-offs due to the design and the switchbacks.

Regarding the tree removal, Mr. Flesh stated that, historically, the contractors will usually take the trees to harvest the wood, which reduces the overall fees for the City. The trees that are being removed are older trees, nearing the ends of their lives, yet they still have harvesting value.

The Parks and Recreation Commission has reviewed the bike path and is very much in favor.

Commissioner Moore moved to approve this motion. Commissioner Ruster seconded the motion. The motion passed unanimously (6-0).

6. Status Report on Prior Plan Commission Items

The request for rezoning for Elmwood Commons was denied by City Council.

At the next Plan Commission meeting, there will be a sign ordinance exception for Tilley's. The electronic sign was applied for in January and built upon 3 conditions (due to the fact that only three secondary signs are permissible) ---brightness of the sign, needing to remove the Ballyhoo sign, and the display could not change more than every 5 seconds.

There might also be a possible discussion on the CSM for Pratt.

There will be a community forum with the three City Manager applicants at 7pm at Library on April 9th. Audience participation is encouraged and blank cards will be available to provide feedback to the Council. Friday, the three applicants will be interviewed once more by the City Council. Hopefully, a decision will be made and presented for deliberation by April 20th. Department Heads will also be interviewing and providing feedback to the Council on Thursday April 9th, 2015.

There is not an additional meeting for the 43 and I90 project planned anytime soon. The DOT website would provide additional information. Mr. Flesh stated he would be willing to discuss the project individually to further explain the project.

7. **Adjournment**

The meeting adjourned at 7:22pm.

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: April 22, 2015

Agenda Item: 3

File Number: SOE-2015-01

Applicant: Rick Brunton

Owner: Tilley Corporation

Location: 900 Fourth Street

Existing Zoning: C-3, Community Commercial District

Land Use: Restaurant & Tavern

Parcel Size: 1.8 Acres

Request Overview/Background Information:

Rick Brunton of JNB Signs, on behalf of Tilley's Pizza House, has filed an application for an exception to Section 30.40(2)(e) of the Outdoor Sign Regulations (the "Sign Ordinance") to allow more than 3 secondary, on-premises signs in a C-3, Community Commercial District, for the property located at 900 Fourth Street.

Key Issues:

- The primary sign on the premises is the billboard-style sign on the south side of the building facing Portland Avenue (see attached photo). This sign will remain, which means that all other signs are classified as secondary, on-premises signs.
- According to the Sign Code, each business property is allowed 3 secondary signs up to 30 square-feet in area.
- The applicant recently received approval to construct a new sign near the corner of Fourth Street and Portland Avenue (see attached photo) consisting of one static secondary sign and one electronic secondary sign, which brings the total number of secondary signs on the property to four. This approval was contingent upon the applicant removing the "Ballyhoo Tavern" sign from the north side of the building (see attached photo) or obtaining an Exception to allow all four secondary, on-premises signs to remain.
- The existing "Ballyhoo Tavern" sign is under 30 square-feet in area and was installed when the subject property was redeveloped in 2012.
- According to the Sign Ordinance, the Plan Commission may grant an exception if it determines that compliance will create an economic hardship, the hardship is not self-created, and the exception will not undermine the purpose of the Sign Ordinance or the public interest.
- The application, which is attached to this report, includes a statement relating to hardship. According to the applicant, compliance with the strict letter of the Sign Ordinance would leave the northern entrance to the tavern portion of the business without adequate identification.
- Section 30.48(2) of the Sign Ordinance outlines standards for granting an exception. The Ordinance states that the Plan Commission may grant an exception if it determines that:
 - a. *Compliance with the strict letter of the Sign Ordinance would create an economic hardship by either unreasonably restricting an on-premises sign owner from advertising a business or rendering conformity with such regulations unnecessarily burdensome upon an owner of an on-premises sign.*
 - Compliance with the ordinance would require the applicant to either remove the existing tavern entrance sign or the primary (billboard-style) sign, which is a relic from the original pizza restaurant building and is important to the business' identity.
 - Both compliance options would reduce the visibility & character of the business, which would be unnecessarily burdensome.
 - b. *The hardship is not self-created.*
 - The applicant is attempting to retain an existing billboard-style wall sign that is part of the pizza house's character, but the sign's size elevates it to primary sign status. As a result, the applicant's new ground sign near the corner consists of two secondary signs, which is unusual and limits their ability to retain an entrance sign for the tavern.
 - c. *The exception will not undermine the purpose of the Sign Ordinance or the public interest.*
 - The existing sign package on the subject property is scaled appropriately, uses attractive materials, and does not negatively impact neighboring properties or the public in general.
 - The proposed fourth secondary sign is small and only visible from the north side of the parking lot, and functions mainly as a directional sign.

Consistency with Comprehensive Plan and Strategic Plan:

The subject property's underlying zoning district classification is consistent with the Comprehensive Plan. Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability: (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 utilizing the four following eco-municipality guidelines)

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** - N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of an exception to Section 30.40(2)(e) of the Sign Ordinance to allow more than 3 secondary, on-premises signs in a C-3, Community Commercial District, for the property located at 900 Fourth Street, based on the above Findings of Fact and subject to the following conditions:

1. All of the existing signs, including the secondary “Ballyhoo Tavern” wall sign above the entrance, may remain on the subject property indefinitely.
2. The Electronically Variable Message (EVM) board may not flash, and must hold each image for at least five seconds.
3. Any major changes in the adopted conditions of this Sign Ordinance Exception shall be approved by the Plan Commission. The Director of Planning & Building Services may approve minor changes administratively.

Fiscal Note/Budget Impact: N/A

Attachments: Sign Location Map, Photos (3 pages), Application, Public Notice, and Resolution.

SIGN LOCATION MAP

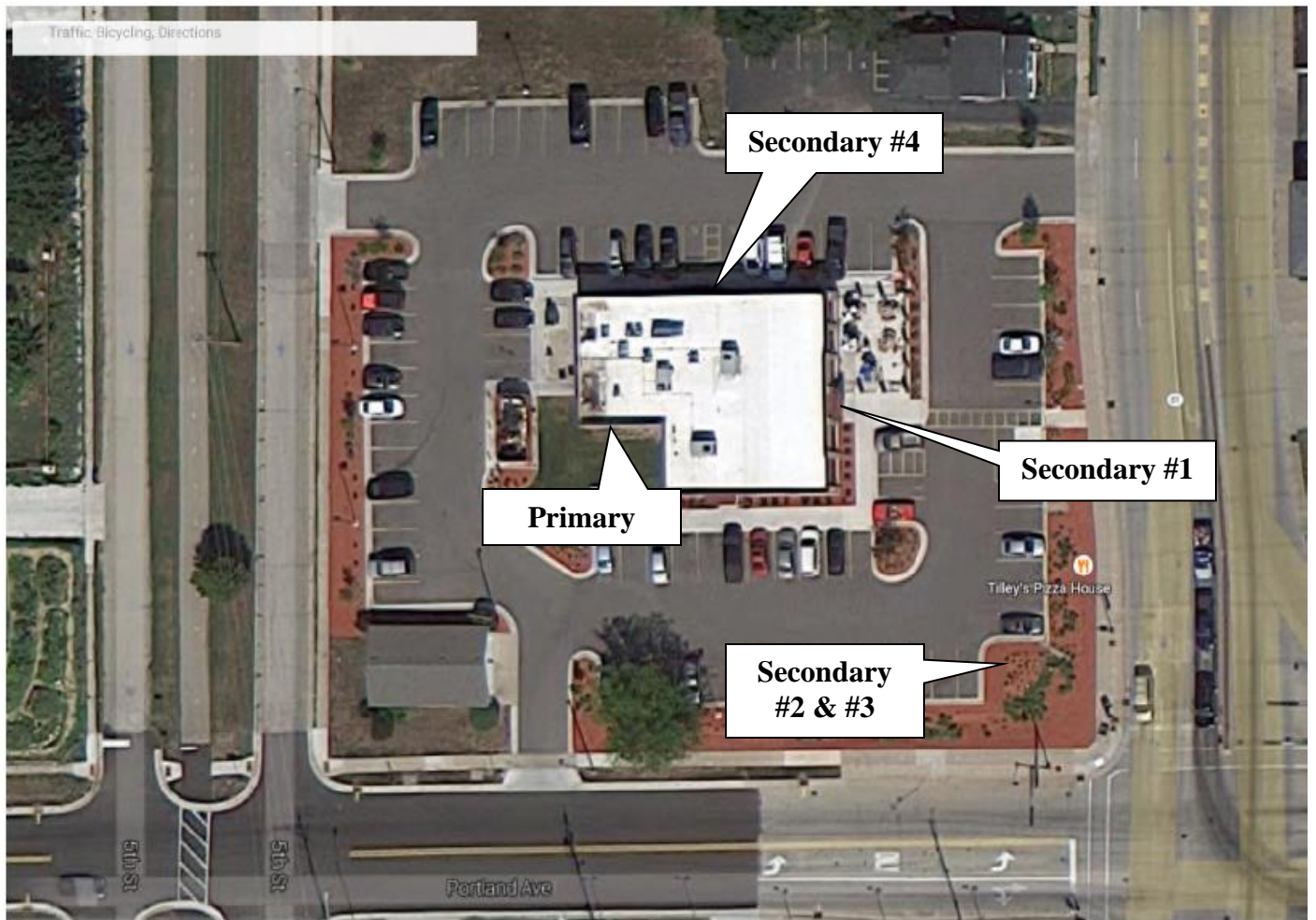


Image Source: Google Maps

Primary Sign



Secondary Sign #1

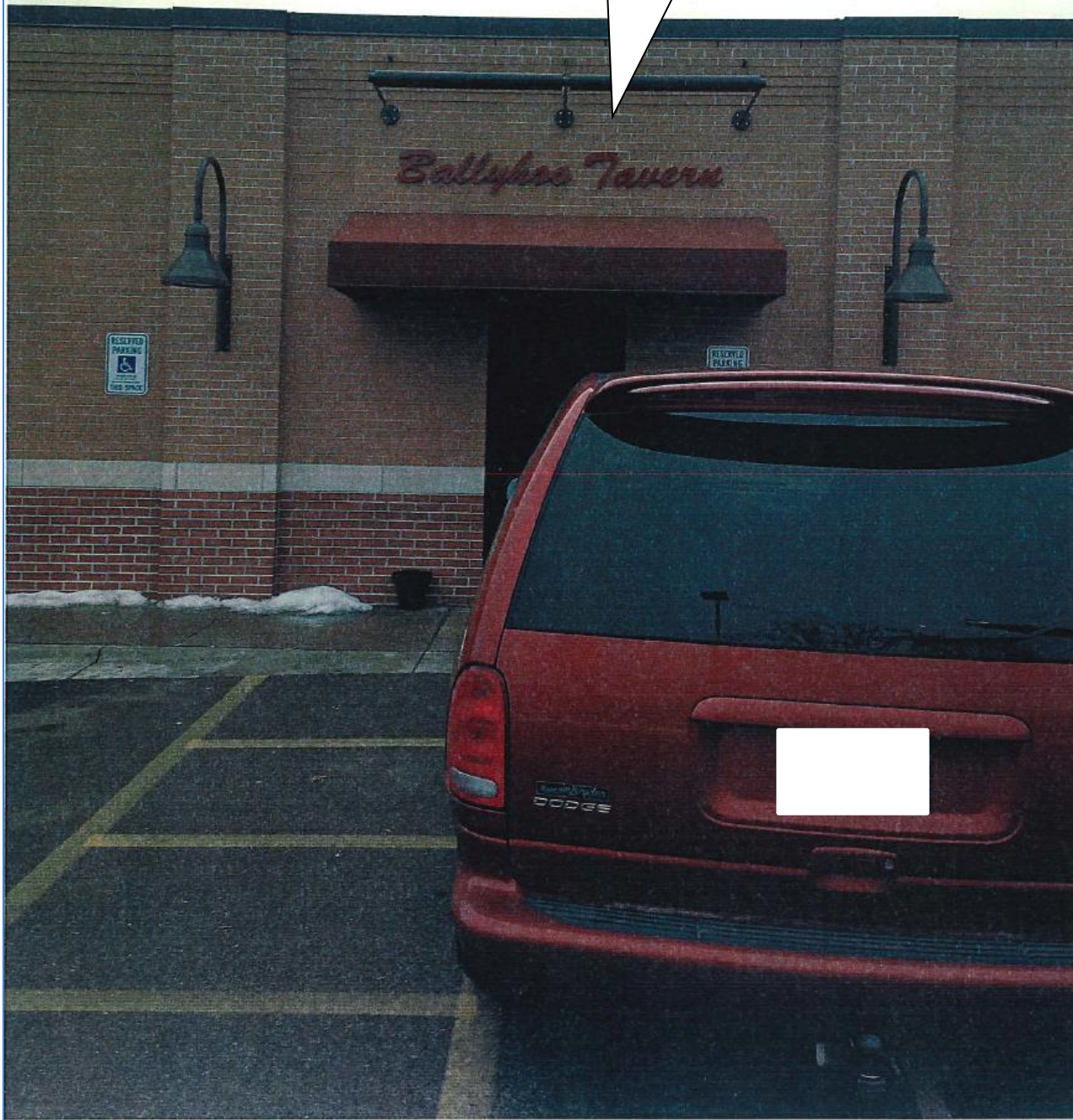




Secondary Sign #2

Secondary Sign #3

**Secondary Sign #4
(Proposed to Remain)**



CITY of BELOIT

Planning & Building Services Division

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

Sign Ordinance Exception Application Form

(Please Type or Print)


File number: SOE-2015-01

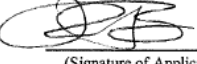
- Name of applicant: PICK BRUNTON Phone #: 608.921.9689 #54186
124 VENTURE DRIVE JAMESVILLE WI 53546
(Address) (City) (State) (Zip)
- Address of subject property: 900 FOURTH STREET
- Tax Parcel Number(s): 13510280
- Legal description: NOT AVAILABLE ON CITY ASSESSOR "INFORMATION FOR PARCEL 13510280, TAX YEAR 2014" VIA CITY WEBSITE
- Present zoning: C-3 Present use: RESTAURANT
- Proposed use (if different): N/A
- Owner of record: TILLEY CORPORATION Phone: 608.362.0241
902 FOURTH STREET BELOIT WI 53511
(Address) (City) (State) (Zip)
E-mail address: _____
- State specific sections of code and exception(s) requested: (Use separate sheet if necessary)
30.40 SECONDARY, ON-PREMISES SIGNS. (2)(e)
SECONDARY SIGNS SHALL NOT EXCEED 3 IN NUMBER. THERE ARE CURRENTLY 3 PERMITTED SECONDARY SIGNS ON PROPERTY (1- SECONDARY "GROUND" SIGN, 1- EVM AS PART OF "GROUND" SIGN AND, 1- WALL SIGN FACING FOURTH STREET). SEEKING 4TH SECONDARY SIGN CONSISTING OF NON-ILLUMINATED LETTERS IDENTIFYING NORTH ENTRANCE TO BALLYHOO TAVERN.
- State specific hardship experienced by the applicant: (Use separate sheet if necessary)
BECAUSE CITY CODE DIVIDES THE "GROUND SIGN" INTO TWO (2) SEPARATE "SECONDARY" SIGNS, REMOVAL OF EXISTING LETTERS OVER NORTH ELEVATION BUILDING ENTRANCE WOULD HAVE TO BE REMOVED AS THESE LETTERS WOULD BE A FOURTH SECONDARY SIGN. REMOVAL OF THESE LETTERS WOULD LEAVE THE PUBLIC ENTRANCE UNIDENTIFIED. THESE LETTERS ARE NOT VISIBLE TO VEHICULAR TRAFFIC ON FOURTH STREET OR PORTLAND AVENUE.

City of Beloit Sign Ordinance Exception Application Form (continued)

10. In order for this application to be considered complete, the applicant must attach a scale drawing (1" = 20' usually works best) showing the location of property lines and their dimensions, existing buildings and improvements, all abutting properties and improvements thereon, and the proposed changes or additions. A professional drawing is not required. You are required to furnish a legible drawing with enough detail that will adequately advise and inform the Commission.

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

 / Sing Tilly / 3-23-15
 (Signature of Owner) (Print name) (Date)

 RICK BRUNTON / 3-23-15
 (Signature of Applicant, if different) (Print name) (Date)

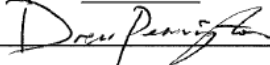
cell 608-365-7262
 608-362-0241
 work.

The applicant acknowledges that this application is not deemed filed until dated and receipt acknowledged by a person authorized to receive the application. The applicant is entitled to receive a copy of the acknowledged application once it is officially reviewed and accepted.

Hearings are usually held in City Hall Forum, City Hall, 100 State Street at 7:00 P.M.

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

The application fee will be \$100 and applicants will be charged actual out-of-pocket costs for mailing public notices at the rate of \$0.50 per notice.

To be completed by Planning staff		
Filing fee: \$100.00	Amount paid: <u>\$100.00</u>	Meeting date: <u>April 22, 2015</u>
Application accepted by: 	Date: <u>3/25/15</u>	
No. of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____		
Date Notice Published: _____ Date Notice Mailed: _____		



City of
BELOIT, Wisconsin
Division of Neighborhood Planning

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Office: 608/364-6700 • Fax: 608/364-6609

www.ci.beloit.wi.us

Equal Opportunity Employer

NOTICE TO THE PUBLIC

April 10, 2015

To Whom It May Concern:

Rick Brunton of JNB Signs, on behalf of Tilley's Pizza House, has filed an application for an exception to Section 30.40(2)(e) of the Outdoor Sign Regulations (the "Sign Ordinance") to allow more than 3 secondary, on-premises signs in a C-3, Community Commercial District, for the property located at:

900 Fourth Street.

The applicant recently received approval to construct a new sign near the corner of Fourth Street and Portland Avenue consisting of one static secondary sign and one electronic secondary sign, which brings the total number of secondary signs on the property to four. This approval was contingent upon the applicant removing the "Ballyhoo Tavern" sign from the north side of the building or obtaining an Exception to allow all four secondary, on-premises signs to remain.

The following public hearing will be held regarding the proposed exception:

City Plan Commission: Wednesday, April 22, 2015, 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 THIS HEARING.

We are interested in your opinion.

Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins. Staff is unable to leave the meeting area to make copies.

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

**RESOLUTION AUTHORIZING AN EXCEPTION TO
THE SIGN ORDINANCE FOR THE PROPERTY
LOCATED AT 900 FOURTH STREET**

WHEREAS, the application of Rick Brunton of JNB Signs, on behalf of Tilley’s Pizza House, for an exception to Section 30.40(2)(e) of the Outdoor Sign Regulations (the “Sign Ordinance”) to allow more than 3 secondary, on-premises signs in a C-3, Community Commercial District, for the property located at 900 Fourth Street, having been considered by the Plan Commission of the City of Beloit, Wisconsin at a public hearing held for that purpose.

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the Plan Commission of the City of Beloit, Rock County, Wisconsin does hereby grant an exception to Section 30.40(2)(e) of the Sign Ordinance to allow more than 3 secondary, on-premises signs in a C-3, Community Commercial District, for the property located at 900 Fourth Street in the City of Beloit, for the following described premises:

Lot 1 of a Certified Survey Map as recorded in Volume 34 on Pages 280-282 of the Certified Survey Maps of Rock County, located in the City of Beloit, County of Rock, State of Wisconsin. Said parcel contains 1.8 acres, more or less.

This exception is subject to the following conditions:

1. All of the existing signs, including the secondary “Ballyhoo Tavern” wall sign above the entrance, may remain on the subject property indefinitely.
2. The Electronically Variable Message (EVM) board may not flash, and must hold each image for at least five seconds.
3. Any major changes in the adopted conditions of this Sign Ordinance Exception shall be approved by the Plan Commission. The Director of Planning & Building Services may approve minor changes administratively.

Adopted this 22nd day of April, 2015.

PLAN COMMISSION

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen, Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: April 22, 2015

Agenda Item: 4

File Number: CU-2015-02

Applicant: Aaron Otto, Apará Care

Owner: CJF Investments LLC

Location: 2020 Cranston Road

Existing Zoning: C-1, Office District

Existing Land Use: Vacant Land

Parcel Size: 4.03 Acres

Request Overview/Background Information:

Aaron Otto of Apará Care Inc. has filed an application for a third Conditional Use Permit to allow a Residential Care Apartment Complex (Cherry Tree Assisted Living Community) in a C-1, Office District, for the property located at 2020 Cranston Road.

Key Issues:

- The applicant obtained Conditional Use Permits in 2012 & 2013 for this project, but both expired after a year of inactivity. The applicant has assured staff that financing is in place, and the project is ready to proceed. The applicant submitted the attached timeline, which shows work starting on May 31st and completion in March 2016.
- The prior permits were issued for 2157 Schuster Drive, which at the time included an existing single-family home and the vacant land on which this project was planned. The applicant has since purchased the entire parcel and recorded a Certified Survey Map to subdivide the vacant 4-acre assisted living site (addressed as 2020 Cranston Road) from the half-acre house parcel.
- The proposed facility includes a 24-unit Community Based Residential Facility (CBRF) wing, an administration/commons area, and a 48-unit Residential Care Apartment Complex (RCAC) wing. The CBRF is permitted by right in the C-1 district, while the RCAC is a conditional use in the C-1 district.
- The attached **Location and Zoning Map** shows the location of the parcel involved in this application. The adjacent zoning and land uses are as follows:
 - North: PLI, Public Lands & Institutions District & C-1; Telfer Community Park & Vacant Land
 - South: R1 – Urban Residential District; Single-Family Dwellings (Town of Turtle)
 - East: C-1, Office District; Vacant Land
 - West: C-2, Neighborhood Commercial District; Commercial
- The primary driveway is on Cranston Road and a secondary, emergency driveway leads to/from Schuster Drive.
- The proposed administration/commons area will be one story in height and 8,778 square feet in area. The proposed CBRF will be one story in height and 11,290 square feet in area. The proposed RCAC will be two stories in height and 13,063 square feet in area per floor.
- According to Section 8-103 of the Zoning Ordinance, group living uses must have off-street parking in an amount equal to ½ parking stall per resident room. Therefore, the proposed 72-unit facility must have 36 off-street parking stalls. The applicant has proposed 73 parking stalls, including 3 accessible parking stalls.
- A preliminary Site Plan and other supporting documents are attached to this report.
- The attached Public Notice was sent to eleven nearby property owners and the Town of Turtle Clerk.
- **Findings of Fact**

Based on Section 2-504 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

- a. *Whether the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
 - Subject to certain conditions of approval, the proposed conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
 - The proposed assisted living facility is compatible with the institutional and commercial uses along this stretch of Cranston Road and the residential uses to the south. The proposed facility includes large building setbacks and extensive open space that will create a campus-like setting. Therefore, the proposed conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - On the contrary, the proposed improvement of this underutilized parcel is likely to enhance property values within the neighborhood.

- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
 - The establishment of the conditional use will not impede the development and improvement of surrounding property.
- e. *Whether the exterior architectural design or site layout of the proposed conditional use is so dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;*
 - The proposed layout includes the one-story CBRF near the low-density neighborhood to the south and the administration area and two-story RCAC closer to the institutional and commercial uses along Cranston Road. The proposed parking areas will have limited visibility from all sides. Therefore, the proposed layout is compatible with existing development in the neighborhood.
 - Detailed building elevations & materials will be reviewed by staff during Architectural Review.
- f. *Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
 - Adequate facilities and infrastructure are available to serve the conditional use.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
 - The proposed facility includes adequate off-street parking and is not expected to cause traffic congestion.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
 - The conditional use will comply with all other applicable regulations of the Zoning Ordinance.

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends Planned Mixed Use for the subject property and the surrounding parcels. The proposed assisted living facility is consistent with this recommendation. Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability:

- **Reduce dependence upon fossil fuels** – This project involves the development of an underutilized site in a location that is very near pharmacies, recreational opportunities, emergency services, and bus lines. In addition, this project will utilize existing infrastructure.
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – This project involves the development of an assisted living facility that will meet the needs of the community's aging population.

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a Conditional Use Permit to allow a Residential Care Apartment Complex in a C-1, Office District, for the property located at 2020 Cranston Road, based on the above Findings of Fact and subject to the following conditions:

1. This Conditional Use Permit authorizes a two-story Residential Care Apartment Complex with up to forty-eight (48) units and 26,126 square feet of floor area, as part of the Cherry Tree Assisted Living Community.
2. This shall be the final Conditional Use Permit issued for this project. If the project does not break ground and proceed according to the attached schedule within two (2) months of approval, or if work ceases for a period of two (2) months or longer, this Conditional Use Permit shall be null and void and the site shall be restored to its prior condition.
3. Prior to issuance of Building Permits for this project, the applicant shall complete the Architectural Review and Site Plan Review processes and shall respond to all staff calls and emails regarding the project within 72 hours.
4. The driveway on Schuster Drive shall be secured by a locked gate approved by the Fire Chief and shall only be used for emergency ingress and egress.
5. The applicant shall obtain an Erosion Control Permit prior to breaking ground on this project.
6. 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 Conditional Use Permit. The Director of Planning & Building Services may approve minor changes administratively.

Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Proposed Plans (3), Timeline, Application, Public Notice, and Mailing List.

Location & Zoning Map

2020 Cranston Road

CU-2015-02



1 inch = 111 feet

0 15 30 60 90 Feet

Legend

-  COB Parcels
-  Zoning District

Map prepared by: Drew Pennington, AICP
Date: April 2015
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION



DESIGNING BUILDINGS
BUILDING RELATIONSHIPS

CHERRY TREE ASSISTED LIVING AN APARA CARE COMMUNITY
BLOOM, WI



PARKING
 USE CATEGORY - GREAT LIVING
 5 SPACES PER RESIDENT ROOM
 1 SPACE PER VISITOR
 REQUIRED:
 20 BICYCLE SPACES
 TOTAL REQUIRED: 28 SPACES
 TOTAL PROVIDED: 28 SPACES
 MIN. # OF ACCESSIBLE SPACES
 REQUIRED - 3 (1 VAN, 2 CAR)



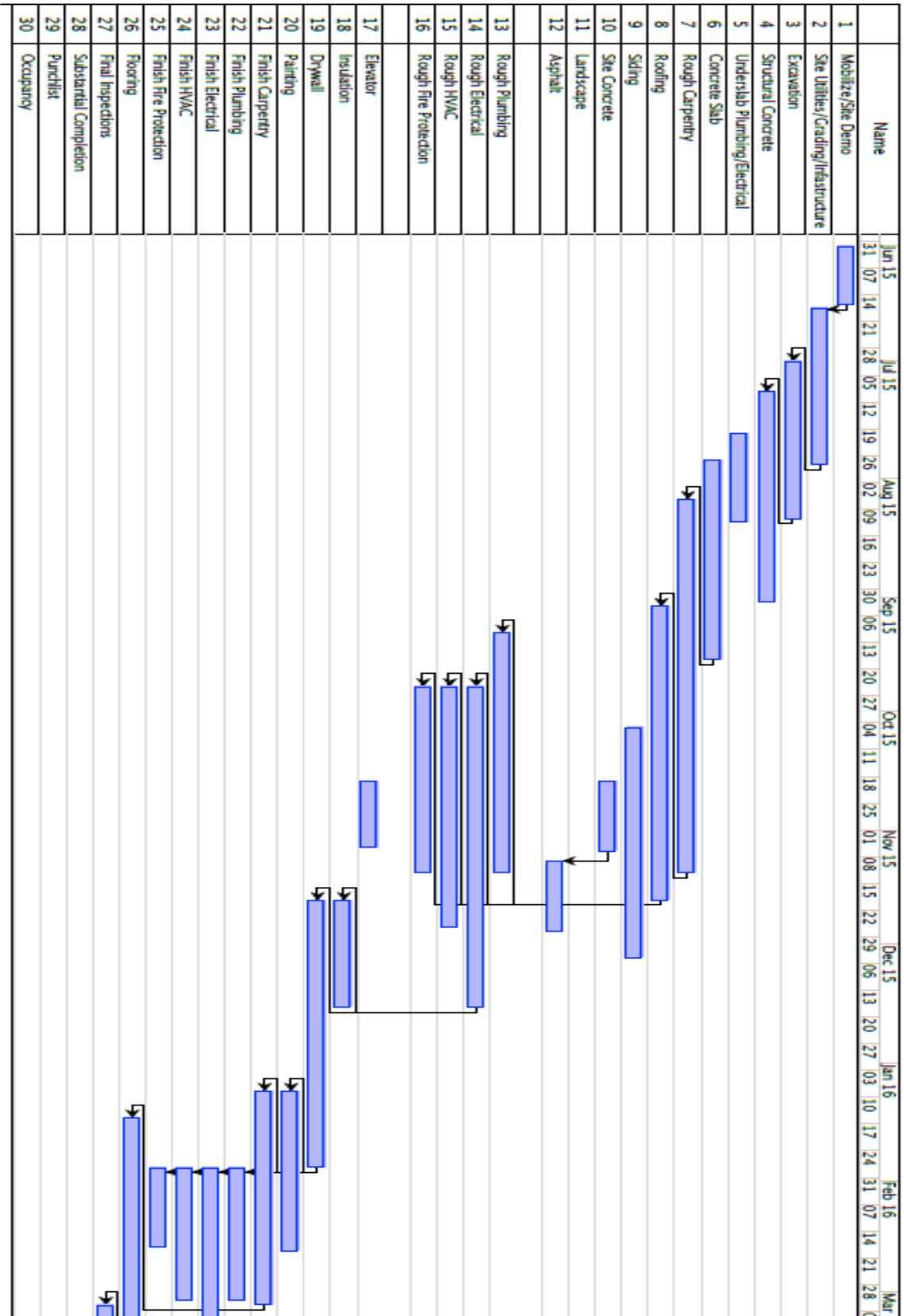
DESIGNING BUILDINGS
BUILDING RELATIONSHIPS

CHERRY TREE ASSISTED LIVING AN APARA CARE COMMUNITY
BLAHOI, WI



DESIGNING BUILDINGS
BUILDING RELATIONSHIPS

CHERRY TREE ASSISTED LIVING AN APARA CARE COMMUNITY
BELLEVUE, WI



CITY of BELOIT

Neighborhood Planning Division

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

Conditional Use Permit Application

(Please Type or Print)

File Number: CU-2015-02

1. Address of subject property: 2157 SCHUSTER DR. / 2020 Cranston Rd

2. Legal description: "LOTS 13, 14, 15, 16 & 17 SCHUSTERS PREPAREDNESS UNRECORDED"

If property has not been subdivided, attach a copy of the complete legal description from deed.

Property dimensions are: 500 feet by 400 feet = 200,000 square feet.

If more than two acres, give area in acres: 4.5569 acres.

3. Tax Parcel Number(s): 21960130

4. Owner of record: ~~Shirley Bonafede~~ Phone: 608 362-7459

~~2157 SCHUSTER DR Beloit WI 53511~~

(Address)

(City)

(State)

(Zip)

5. Applicant's Name: Aaron Otto -- Aparca Care Inc.

7601 Ganser Way Madison WI 53719

(Address)

(City)

(State)

(Zip)

888 308-6448

608 449-2128

mraaronotto@aol.com

(Office Phone #)

(Cell Phone #)

(E-mail Address)

6. All existing use(s) on this property are: _____

Single Family Home

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

A Conditional Use Permit for: Use of State of Wisconsin assisted living licensure category - RCAC (Residential Care Apartment Complex)

_____ in a(n) C-1 Office District Zoning District.

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

Principal use: _____

→ DHS License Pending

Dual licensure assisted living campus -Licenses (CBRF -Community Based Residential Facility & RCAC Residential Care Apartment Complex) See Attached.

Secondary use: _____

Accessory use: _____

Issued 8/19/13
prior CUP expired 8/20/14

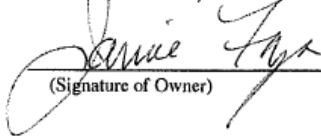
9. Project timetable: Start date: 9/2012 Completion date: 11/2013

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

- Owner
- Leasehold, length of lease: _____
- Contractual, nature of contract: Offer to Purchase/Owner Representative
- Other, explain: _____

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

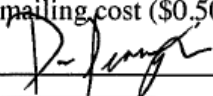
I/We, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/We represent that the granting of the proposed request will not violate any of the required standards of the Zoning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

 _____ / Janice Faga / 2/5/2015
 (Signature of Owner) (Print name) (Date)

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

In order for your request to be heard and considered in a timely manner, you must submit the completed application, and all accompanying documents, to the Neighborhood Planning 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 \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant and these costs are typically between \$5.00 and \$15.00.

To be completed by Planning Staff		
Filing fee: \$275.00	Amount paid: <u>\$275.⁰⁰</u>	Meeting date: <u>April 8, 2015</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: 		Date: <u>2/26/15</u>



The Apara Care campus mission is to provide nursing and ancillary services to its residents across a broad continuum of care. The scope and breadth of services for frail elderly and memory care clients that we are proposing requires a multi-tiered approach to licensing to ensure comprehensive care delivery and compliance with all regulatory requirements. The licensures include a CBRF license (Community Based Residential Facility), which is permitted under the lands current zoning and an RCAC license (Residential Care Apartment Complex), which requires a conditional use permit.

The RCAC - assisted living - component allows clients to enter the care delivery system at a point where their nursing and other care needs are managed by a team of health care professionals, which include nurses, CNAs, dietary care providers, activity director, housekeeping, and other staff. As a residents needs increase the scope of services expands to include special programming related to their specific diagnoses of dementia and other medical diagnoses. Concurrent with the expansion of nursing services, the level of licensure adjusts as the client moves into the CBRF (memory care) portion of the care campus. The third/transitional level of care delivery ensures that clients who reside in the RCAC (assisted living) portion of the campus can still receive specialized memory care services as their needs increase. This transitional approach to nursing care for frail elderly and memory care clients provides a compassionate, client-centered approach and is in line with best practice recommendations at the state and national levels for both licensing and quality of care.



City of
BELOIT, Wisconsin
Division of Neighborhood Planning

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Office: 608/364-6700 • Fax: 608/364-6609

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Equal Opportunity Employer

NOTICE TO THE PUBLIC

April 10, 2015

To Whom It May Concern:

Aaron Otto of Aparra Care Inc. has filed an application for a Conditional Use Permit to allow a Residential Care Apartment Complex in a C-1, Office District, for the property located at:

2020 Cranston Road.

The applicant has proposed an assisted living community consisting of a 24-unit Community Based Residential Facility (CBRF) wing, an administration/commons area, and a 48-unit Residential Care Apartment Complex (RCAC) wing. The CBRF is permitted by right in the C-1 district, while the RCAC requires a Conditional Use Permit.

The applicant obtained Conditional Use Permits in 2012 & 2013 for this project, but both expired after a year of inactivity.

The following public hearings will be held regarding this proposed Conditional Use Permit:

City Plan Commission: Wednesday, April 22, 2015, 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, May 4, 2015, 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. Staff is unable to leave the meeting area to make copies.

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

MCBAIN ENTERPRISES INC
2951 KENNEDY DR
BELOIT, WI 53511

SHIRLEY BONAFEDE
2157 SCHUSTER DR
BELOIT, WI 535113145

RONALD & NANCY WOLF
2217 SCHUSTER DR
BELOIT, WI 53511

BLACKHAWK BANK
400 BROAD ST
BELOIT, WI 535116223

ROLAND THAYER
2223 E. VAIL TERRACE
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MICHAEL LANDERS
4954 STATE ROAD 50
DELAVAN, WI 53115

KADERLY
2167 E. VAIL TERRACE
BELOIT, WI 53511

GERALD & PAULINE
WIKKERINK
2157 E. VAIL TERRACE
BELOIT, WI 53511

EDWARD & JANET GILL
2130 SCHUSTER DRIVE
BELOIT, WI 53511

NORMAN & JUDY
MONTGOMERY TRUST
2133 E. VAIL TERRACE
BELOIT, WI 53511

LARRY LONG
2113 E. VAIL TERRACE
BELOIT, WI 53511

KARON HUFF
2115 SCHUSTER DRIVE
BELOIT, WI 53511

DEB BENNETT
TOWN OF TURTLE CLERK
6916 S. COUNTY ROAD J
BELOIT, WI 53511