



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA**  
**Beloit City Plan Commission**  
**Wednesday, December 3, 2014 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 November 5, 2014 Meeting**
3. **Extraterritorial Certified Survey Map – 5410 Spring Creek Road**  
Review and consideration of a one-lot Certified Survey Map for the property located at 5410 Spring Creek Road in the Town of Beloit
4. **Certified Survey Map – 1400 and 1524 Frederick Street – Beloit School District**  
Review and consideration of two-lot Certified Survey Map for the property located at 1400 and 1524 Frederick Street in the City of Beloit
5. **Zoning Map Amendment – 1400 Frederick Street – Beloit School District**  
Public hearing, review and consideration of Zoning Map Amendment to change the zoning district classification from R-1A, Single Family Residential District, to PLI, Public Lands and Institutions District, for the northernmost five acres of the property located at 1400 Frederick Street
6. **Amendment to a Planned Unit Development Master Land Use Plan – 2250 West Hart Road**  
Public hearing, review and consideration of an amendment to the Planned Unit Development Master Land Use Plan for the property located at 2250 West Hart Road to replace 56 approved multi-family units with an assisted living facility with up to 100 units
7. **Status Report on Prior Plan Commission Items**
8. **Adjournment**

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

Notice Mailed: November 26, 2014

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, November 19, 2014**  
**The Forum, Beloit City Hall**  
**100 State Street, Beloit**

1. **Call to Order and Roll Call**

Chairperson Faragher called the meeting to order at 7:04 PM. Gail Riddle called the roll. Present were Commissioners Moore, Ruster, Tinder, Johnson, and Mathis.

2. **Approval of the Minutes of the November 5, 2014 Meeting**

Commissioner Tinder moved and Commissioner Moore seconded a motion to approve the Minutes of the November 5, 2014 Meeting. The motion carried (6-0).

3. **Conditional Use Permit - 419 Pleasant Street - Hendricks Commercial Properties**

Public hearing, review and consideration of a Conditional Use Permit to allow a drive-up automated teller machine (ATM) in a CBD-1, Central Business District-Core on the property located at 419 Pleasant Street

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Mathis asked if there would be revisions to the application due to the City Engineer's recommendation. Ms. Christensen answered that staff has worked with the applicant and resolved the City Engineer's concern by making it one-way.

Commissioner Johnson made a motion to approve the Conditional Use Permit. Commissioner Tinder seconded the motion. The motion carried (6-0).

4. **Sign Ordinance Exception - 500 Pleasant Street - Ironworks Hotel**

Public hearing, review and consideration of an exception to Section 30.40(2)(c) of the Outdoor Sign Ordinance to allow two secondary, on-premises wall signs to exceed 30 square feet in area in a CBD-2, Central Business District-Fringe for the property located at 500 Pleasant Street

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Ruster commented that she has concerns that the Board keeps approving bigger and bigger signs and was opposed to allowing this sign to be bigger. Commissioner Mathis commented that he understands Commissioner Ruster's point

but he feels that it makes sense from a business perspective to have signage that sticks out.

Chairperson Faragher opened the Public Hearing.

Kevin Rogers, Hendricks Commercial Properties, LLC, apologized for not doing the process right and asked that both signs be allowed.

Chairperson Faragher closed the Public Hearing.

Commissioner Faragher stated that his concern was whether both signs should remain or just one. Commissioner Mathis commented that he feels that both signs should be allowed to remain.

Commissioner Moore made a motion to approve the Sign Ordinance Exception subject to the revised conditions which allow the two proposed signs. Commissioner Johnson seconded the motion. Commissioners Faragher, Moore, Tinder, Mathis, and Johnson voted in favor of the motion. Commissioner Ruster voted in opposition of the Sign Ordinance Exception. The motion carried (5-1).

5. **Status Report on Prior Plan Commission Items**

Ms. Christensen state the Certified Survey Map on Coyote Run was approved by City Council, as well as the Conditional Use Permit for Peter Gabriele with the conditions recommended by Plan Commission.

6. **Adjournment**

The meeting adjourned at 7:40 PM.

# CITY OF БЕЛОIT

## REPORT TO THE БЕЛОIT CITY PLAN COMMISSION

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<b>Meeting Date:</b> December 3, 2014	<b>Agenda Item:</b> 3	<b>File Number:</b> CSM-2014-13
<b>Applicant:</b> Combs & Associates	<b>Owner:</b> Henry & Charlotte Petersdorf	<b>Location:</b> 5410 West Spring Creek Road, Town of Beloit
<b>Existing Zoning:</b> A-1, Exclusive Agricultural District (Town Zoning)	<b>Existing Land Use:</b> Residential & Farmland	<b>CSM Area:</b> 3.3 Acres

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### Request Overview/Background Information:

In accordance with Section 12.05 of the Subdivision Ordinance, the applicant has submitted an Application for Review of a Minor Subdivision and one-lot Certified Survey Map (CSM) for a property located at 5410 West Spring Creek Road in the Town of Beloit within the City's Extraterritorial Jurisdiction. The attached Location & Zoning Map shows the location of the property involved in this application.

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### Key Issues:

- Proposed Lot 1 is 3.3 acres in area and includes a house and several outbuildings. The parent parcel will retain 217 acres of land and 2 outbuildings once the property has been subdivided.
- An easement will be required over the existing driveway of the property to assure access to the buildings to the west of Proposed Lot 1.
- The City's Review Agents have not submitted any comments, concerns, or recommendations.

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### Consistency with Comprehensive Plan and Strategic Plan:

The property is outside the boundaries of the Future Land Use Map. Consideration of this request supports City of Beloit Strategic Goal #5.

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### Sustainability:

- **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

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### Staff Recommendation:

The Planning and Building Services Division recommends **approval** of the attached one-lot Certified Survey Map (CSM) for a property located at 5410 West Spring Creek Road in the Town of Beloit, subject to the following conditions:

1. The applicant shall record the CSM with the Rock County Register of Deeds and shall provide the Planning and Building Services Division with a copy of the recorded CSM by December 31, 2015.
2. The applicant shall provide proof of an easement over the existing driveway that allows access to the buildings on the parent parcel to the west of Proposed Lot 1 by December 31, 2015.

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**Fiscal Note/Budget Impact:** N/A

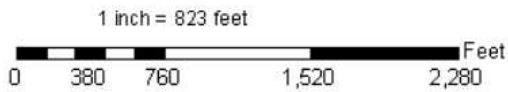
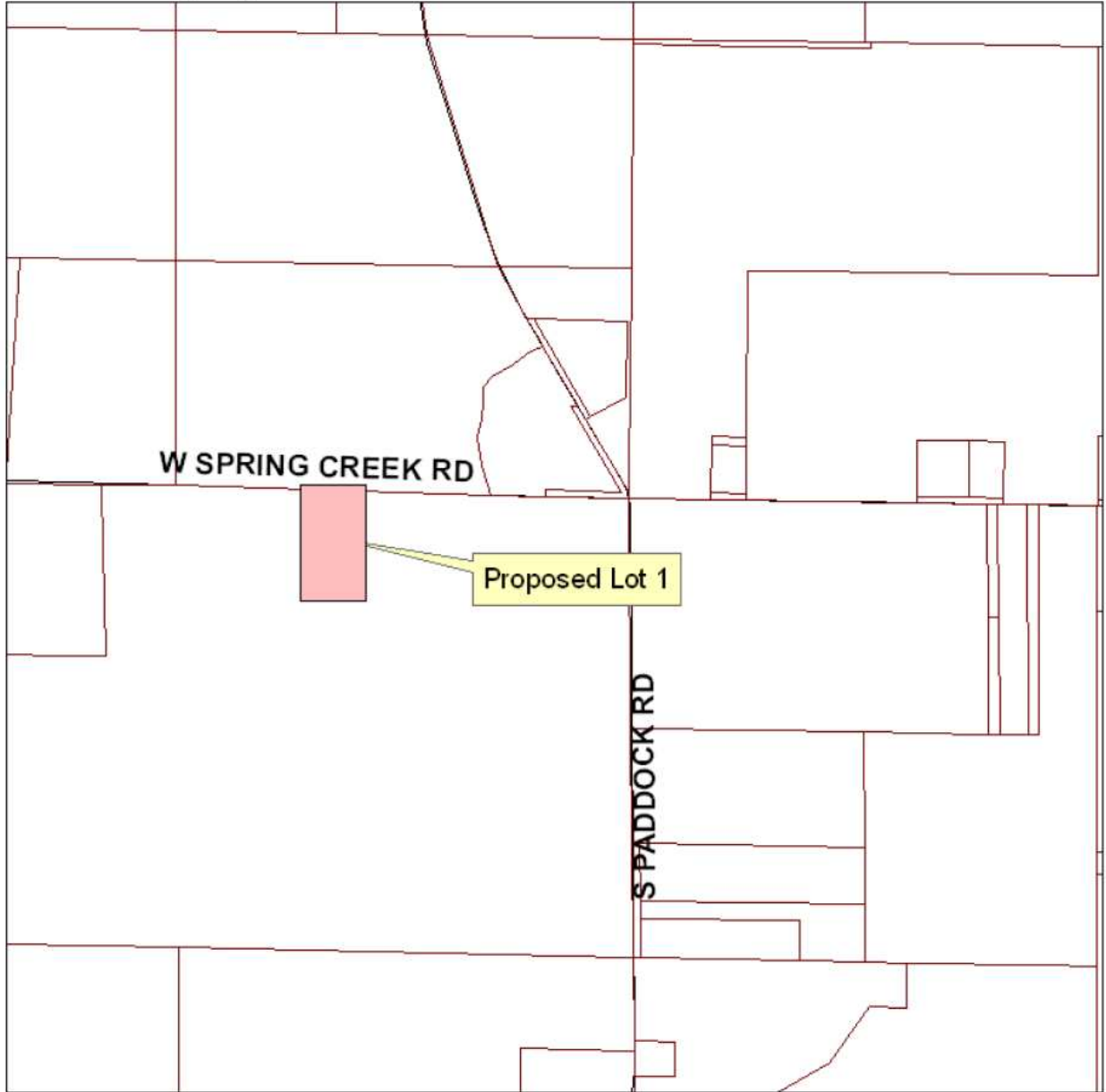
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**Attachments:** Location Map, Application, CSM, and Resolution.

# Location Map

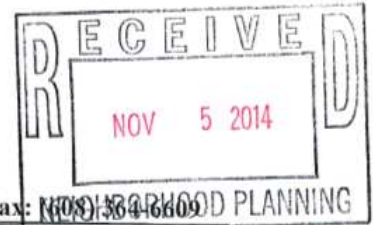
5410 West Spring Creek Road

CSM-2014-13



Map prepared by: Stephanie Hummel  
Date: November 2014  
For: City of Beloit, Planning and Building Services  
Date of Aerial Photography: April 2011

## PLANNING & BUILDING SERVICES DIVISION



CITY of BELOIT  
Neighborhood Planning Division

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

Application for Review of a Minor Subdivision

(Please Type or Print) File Number: CSM-2014-13

1. Address of property: 5410 W. Spring Creek Road
2. Tax Parcel Number(s): 6-2-369
3. Property is located in (circle one): City of Beloit or Town of: Turtle Beloit Rock or LaPrairie  
In the NE Quarter of Section 30, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: Henry & Charlotte Petersdorf Trust #1 Phone: 608-235-2902  
1077 Cherry Lane Lombard, Illinois 60148  
(Address) (City) (State) (Zip)
5. Surveyor's name: Combs & Associates, Inc. Phone: 608-752-0575  
109 W. Milwaukee Street Janesville, WI 53548  
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is One lot(s).
7. Total area of land included in this map: 3.5 Acres±
8. Total area of land remaining in parent parcel: 217 Acres±
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: A-1
11. Is the proposed use permitted in this zoning district: No

12. THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:
- Site Assessment Checklist; is required if the total area of CSM is over 5 acres.
  - Pre-application meeting; a pre-application meeting was held on \_\_\_\_\_ with City of Beloit Staff.
  - Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance.
  - Phase One Environmental Assessment; as per section 12.05(1)(c) of the Subdivision Ordinance.
  - Certified Survey Map; one copy as required by section 12.05(1) of the Subdivision Ordinance.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. The undersigned does hereby respectfully make application for and petition the City Plan Commission or City Council for approval of this Certified Survey Map for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

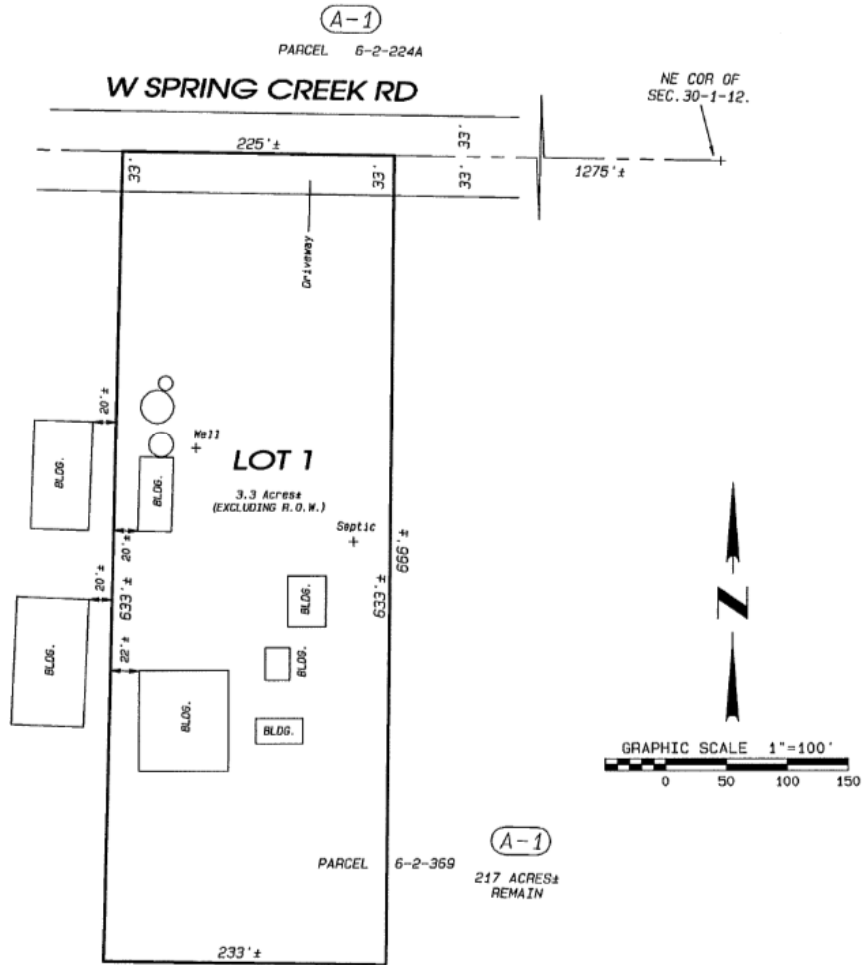
Ray Petersdorf Agent, Ray Petersdorf 10-31-14  
(Signature of applicant) (Name of applicant) (Date)

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

Review fee: \$150 plus \$10 per lot Amount paid: \$160.00  
 Scheduled meeting date: 12/3/2014  
 Application accepted by: S. Hammel Date: 11/11/2014

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF OUTLOT 30-1 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP AND LOCATED IN THE NW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, T.1N., R.12E. OF THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.



DATE: OCTOBER 29TH, 2014  
 REVISED: OCTOBER 30TH, 2014

**NOTES:**

THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 114 - 361 For: PETERSDORF

**Combs & Associates**  
 • LAND SURVEYING  
 • LAND PLANNING  
 • CIVIL ENGINEERING

109 N. Milwaukee St.  
 Janesville, WI 53548  
 www.combsurvey.com  
 tel: 608 752-0575  
 fax: 608 752-0534

**RESOLUTION  
APPROVING A ONE-LOT CERTIFIED SURVEY MAP  
FOR THE PROPERTY LOCATED AT 5410 WEST SPRING CREEK ROAD  
IN THE TOWN OF BELOIT**

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

**WHEREAS**, the attached one-lot Certified Survey Map for the property located at 5410 West Spring Creek Road in the Town of Beloit is located within the extraterritorial jurisdiction of the City; and

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

PART OF THE OUTLOT 30-1 OF THE ASSESSOR’S PLAT OF BELOIT TOWNSHIP  
AND LOCATED IN THE NW ¼ OF THE NE ¼ AND PART OF THE NE ¼ OF THE  
NE ¼ OF SECTION 30, T.1N., R12E. OF THE 4<sup>TH</sup> P.M., TOWN OF BELOIT, ROCK  
COUNTY, WISCONSIN. Containing 3.3 acres, more or less.

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Plan Commission of the City of Beloit does hereby approve the attached one-lot Certified Survey Map for the property located at 5410 West Spring Creek Road in the Town of Beloit, subject to the following conditions:

1. The applicant shall record the CSM with the Rock County Register of Deeds and shall provide the Planning and Building Services Division with a copy of the recorded CSM by December 31, 2015.
2. The applicant shall provide proof of an easement over the existing driveway that allows access to the buildings on the parent parcel to the west of Proposed Lot 1 by December 31, 2015.

Adopted this 3<sup>rd</sup> day of December, 2014.

\_\_\_\_\_  
James Faragher, Plan Commission Chairperson

ATTEST:

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



# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** December 3, 2014

**Agenda Item:** 4

**File Number:** CSM-2014-08

**Applicant:** R.H. Batterman & Co., Inc.

**Owner:** James Williams (1400) and School District of Beloit (1524)

**Location:** 1400 & 1524 Frederick Street

**Existing Zoning:** R-1A, Single-Family Residential District (1400) & PLI, Public Lands & Institutions District (1524)

**Existing Land Use:** Agricultural (1400) & School (1524)

**Total CSM Area:** 44.3 Acres

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### Request Overview/Background Information:

R.H. Batterman & Co., Inc. has submitted an Application for the Review of a Minor Subdivision and a 2-Lot Certified Survey Map (CSM) for the properties located at 1400 & 1524 Frederick Street. According to Section 12.05(1)(c) of the Subdivision Ordinance, the Plan Commission shall recommend to the City Council approval, conditional approval, or rejection of any minor subdivision of land within the City that involves the dedication of land to the public.

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### Key Issues:

- The intent of the proposed CSM is to convey the northernmost 5 acres of the agricultural parcel located at 1400 Frederick Street to the adjacent McNeel School parcel located at 1524 Frederick Street. The school district intends to rezone and to construct a new off-street parking lot on the 5 acres being transferred (sold).
- Proposed Lot 1 includes the school campus and the 5 acres being purchased for a total of 28.1 acres. Proposed Lot 2 includes the remainder of the agricultural parcel, totaling 14.2 acres.
- The proposed CSM also reaffirms a 33-foot dedication of Frederick Street half right-of-way along the eastern boundary of the subject properties, as the title search showed inconsistencies regarding exactly when and how much land was dedicated for the construction of Frederick Street. The proposed CSM must be reviewed by the City Council because of the right-of-way dedication.
- Both proposed lots meet the minimum development standards for properties zoned R-1A & PLI, respectively.
- The City Engineer has reviewed the proposed CSM and has requested an additional dedication of the eastern 33 feet of Master's Street (unimproved) as public right-of-way to allow for future street connections. The City's other Review Agents did not submit any comments.
- The application and proposed CSM are attached to this report. If the requested land division and rezoning are approved, the School District will be submitting detailed parking lot site plans for Planning staff review & approval.

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### Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends Institutional & Community Service uses for the McNeel School campus and Single-Family Residential – Urban land uses, including supportive institutional uses, for the 1400 parcel. This proposed land division is consistent with the Comprehensive Plan. Consideration of this request supports City of Beloit Strategic Goal #5.

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### Sustainability:

- **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

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### Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached 2-Lot Certified Survey Map (CSM) for the properties located at 1400 & 1524 Frederick Street, subject to the following conditions:

1. The School District of Beloit shall have sole ownership of Lot 1 before the CSM is recorded.
2. The final CSM shall include the half (33') right-of-way dedications along Frederick Street and Master's Street.
3. If at all possible, the final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2014.

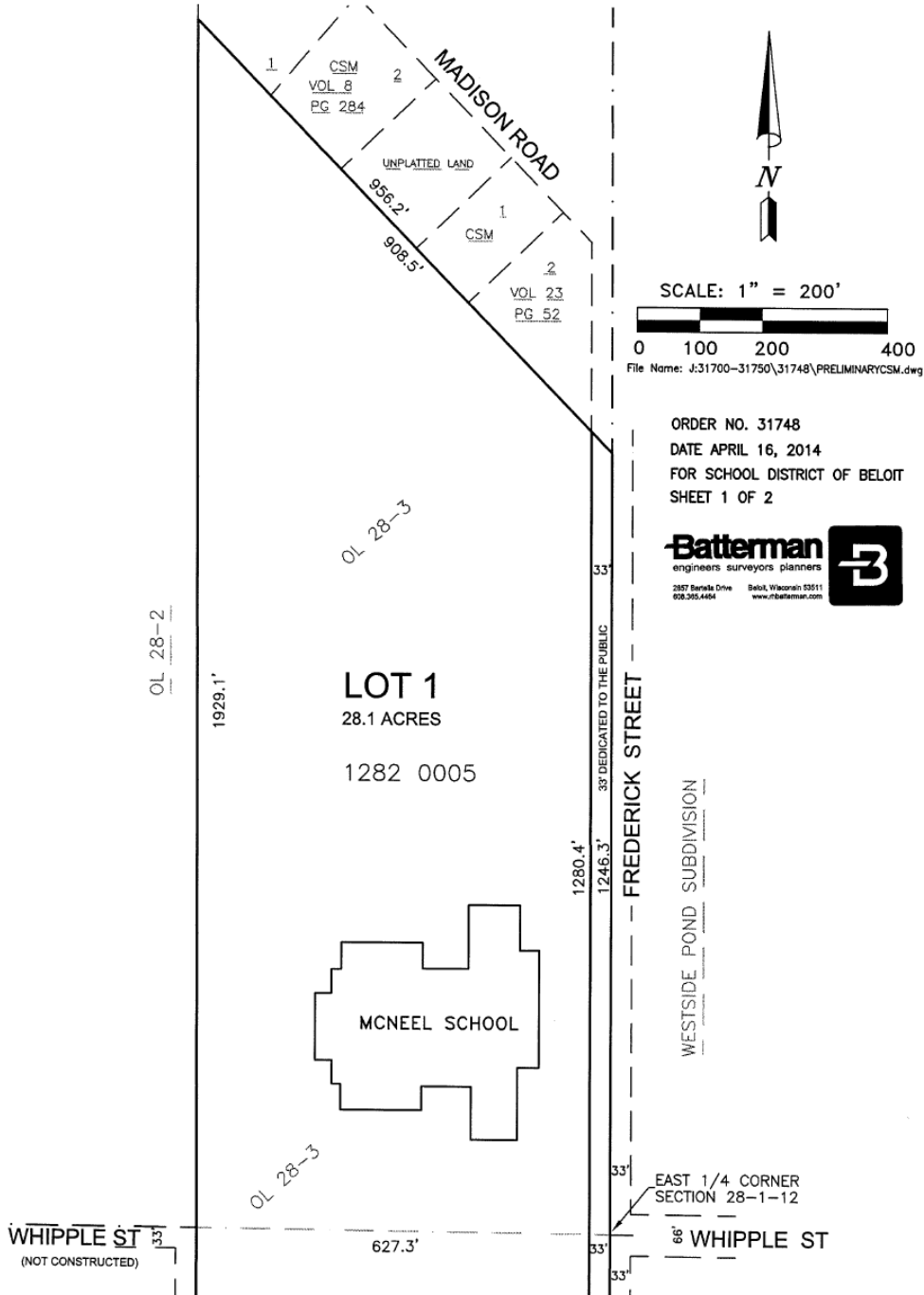
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**Fiscal Note/Budget Impact:** N/A

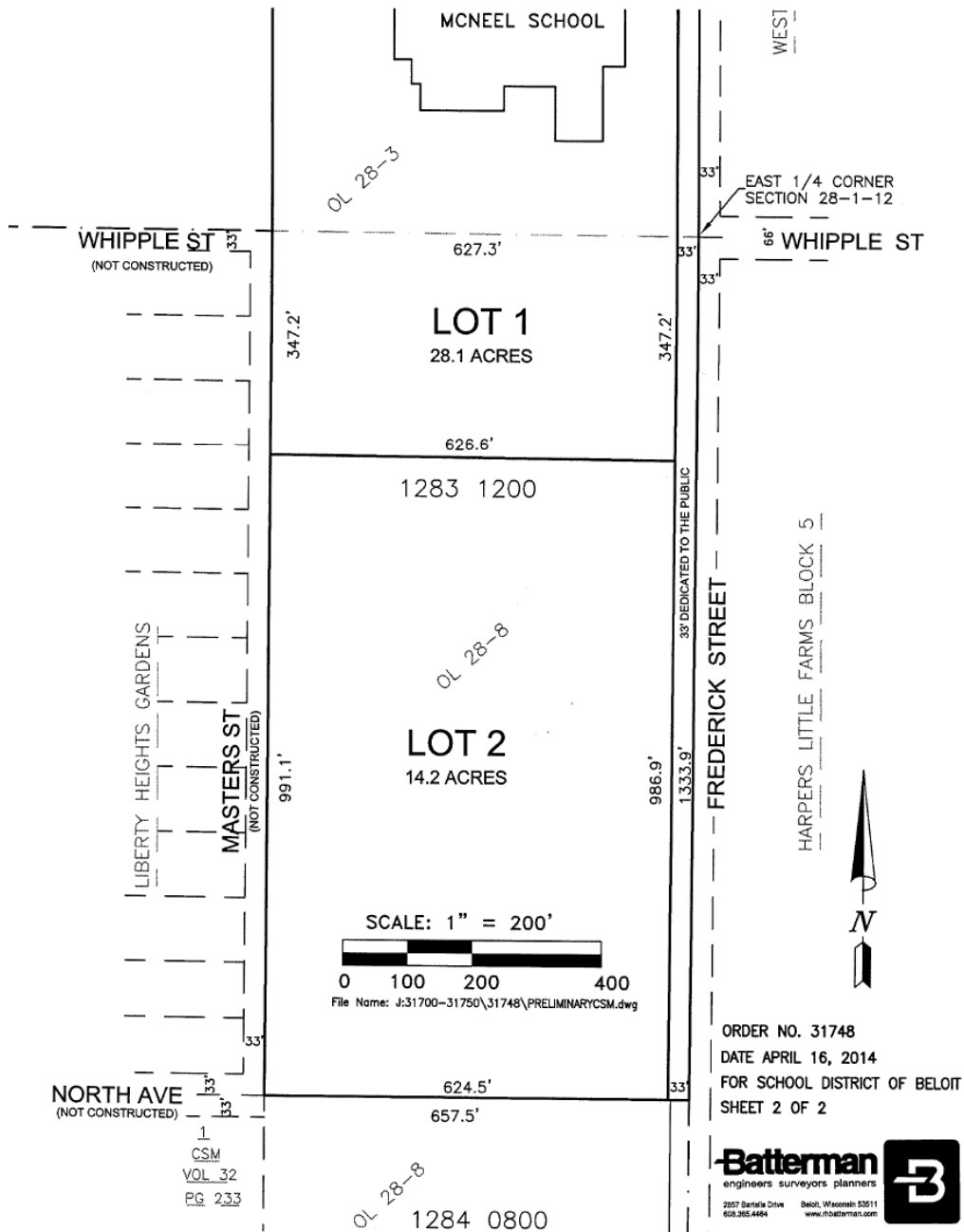
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**Attachments:** CSM and Application.

PRELIMINARY CERTIFIED SURVEY MAP OF  
 PART OF OUT-LOTS 28-3 AND 28-8 OF THE ASSESSOR'S PLAT  
 OF BELOIT TOWNSHIP AS SITUATED IN PART OF THE  
 S.E. 1/4 OF THE N.E. 1/4 AND PART OF THE  
 N.E. 1/4 OF THE S.E. 1/4 ALL IN SECTION 28, T. 1 N., R. 12 E.  
 OF THE 4TH P.M., NOW CITY OF BELOIT, ROCK COUNTY, WISCONSIN



PRELIMINARY CERTIFIED SURVEY MAP OF  
 PART OF OUT-LOTS 28-3 AND 28-8 OF THE ASSESSOR'S PLAT  
 OF BELOIT TOWNSHIP AS SITUATED IN PART OF THE  
 S.E. 1/4 OF THE N.E. 1/4 AND PART OF THE  
 N.E. 1/4 OF THE S.E. 1/4 ALL IN SECTION 28, T. 1 N., R. 12 E.  
 OF THE 4TH P.M., NOW CITY OF BELOIT, ROCK COUNTY, WISCONSIN



# City of Beloit

## Neighborhood Planning Division

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

### Application for Review of a Minor Subdivision

(Please Type or Print)

File Number: CSM-2014-08

1. Address of property: 1400 & 1524 FREDERICK STREET
2. Tax Parcel Number(s): 12831200 & 12820005
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
In the NE Quarter of Section 28, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of Record: SCHOOL DISTRICT/ JAMES WILLIAMS Phone: 361-4011  
1633 KEELER AVE Beloit WI 53511  
(Address) (City) (State) (Zip)
5. Surveyor's name: RH Batterman & Co., Inc. Phone: 365-4464  
2857 Bartells Drive Beloit WI 53511  
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 2 lot(s).
7. Total area of land included in this map: 44.3 ACRES
8. Total area of land remaining in parent parcel: NA
9. Is there a proposed dedication of any land to the City of Beloit? YES
10. The present zoning classification of this property is: PLI & RIA
11. Is the proposed use permitted in this zoning district: Yes
12. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
  - Site Assessment Checklist;** is required if the total area of CSM is over 5 acres.
  - Pre-application meeting;** pre-application meeting was held on APRIL 10, 2014 with City of Beloit Staff.
  - Developer's Statement;** as required by section 12.02(7) of the Subdivision Ordinance.
  - Phase One Environmental Assessment;** as per section 12.05(1)(c) of the Subdivision Ordinance.
  - Certified Survey Map;** one copy as required by section 12.05(1) of the Subdivision Ordinance.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. The undersigned does hereby respectfully make application for and petition the City Plan Commission or City Council for approval of this Certified Survey Map for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

[Signature] / RH BATTERMAN / 4/16/14  
(Signature of applicant) (Name of applicant) (Date)

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

Review fee: <u>\$150 plus \$10 per lot</u>	Amount Paid: <u>\$170.<sup>00</sup></u>
Scheduled meeting date: <u>May 21, 2014</u>	
Application accepted by: <u>[Signature]</u>	Date: <u>4/23/14</u>

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION



**Meeting Date:** December 3, 2014

**Agenda Item:** 5

**File Number:** ZMA-2014-07

**Applicant:** School District of Beloit

**Owner:** James Williams

**Location:** 1400 Frederick Street

**Current Zoning:** R-1A, Single-Family Residential District

**Existing Land Use:** Vacant/Agricultural

**Total Area:** 5 Acres

**Proposed Zoning:** PLI, Public Lands & Institutions District

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### Request Overview/Background Information:

The School District of Beloit has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1A, Single-Family Residential District, to PLI, Public Lands & Institutions District, for the northern-most 5 acres of the property located at 1400 Frederick Street.

The attached **Location & Zoning Map** shows the location of the subject properties and the zoning of the surrounding area. The adjacent zoning and land uses are as follows:

- North: PLI, Public Lands/Institutional; School
- South: R-1A, Single-Family Residential District; Agricultural
- East: R-1A, Single-Family Residential District; Single-Family Residential and Rental
- West: R-1A, Single-Family Residential District; Agricultural

The Zoning Ordinance directs the Plan Commission to hold a hearing and make a recommendation regarding a Zoning Map Amendment when the specific site and context are suitable for the uses permitted in the proposed zoning district.

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### Key Issues:

- The applicant recently entered into a contract to purchase the subject property with the intent of constructing a new parking lot for McNeel School.
- A Certified Survey Map (CSM) is being processed congruently with the proposed zoning amendment to add the northern-most 5 acres of 1400 Frederick to the adjacent school property, 1524 Frederick Street, which is zoned PLI.
- The PLI district is a special purpose district that is intended to accommodate major public and quasi-public uses.
- Planning staff mailed the attached Public Notice to the owners of nearby properties. As of this writing, staff has not received any comments.
- This application is being considered in accordance with the Zoning Map Amendment procedures contained in Section 2-300 of the Zoning Ordinance.
- **Findings of Fact** - Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:
  - a. *The existing use of property within the general area of the subject property;*
    - The proposed expanded PLI district and parking area are compatible with the surrounding agricultural and residential uses.
  - b. *The zoning classification of property within the general area of the subject property;*
    - The section of the subject property being considered for rezoning will be added to an existing PLI district once the proposed CSM is approved. The uses allowed in the PLI zoning district are compatible with the uses in the surrounding R-1A district.
  - c. *The suitability of the subject property for the uses permitted under the existing zoning classification;*  
*and*
    - The land is suitable for the uses allowed in both R-1A and PLI districts.
  - d. *The trend of development and zoning map amendments in the general area of the subject property.*
    - The area near the subject property is a stable residential neighborhood consisting of primarily single-family homes and agricultural land.

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**Consistency with Comprehensive Plan and Strategic Plan:**

The Comprehensive Plan recommends Single Family Residential uses, including supportive institutional uses, for the subject property. This proposed Zoning Map Amendment is consistent with the Comprehensive Plan, as required by Section 66.1001(3) of Wisconsin Statutes.

Consideration of this request supports City of Beloit Strategic Goal #5.

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**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**

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**Staff Recommendation:**

Based upon the above Findings of Fact and the City's Comprehensive Plan, the Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from R-1A, Single-Family Residential District, to PLI, Public Lands & Institutions District, for the northern-most 5 acres of the property located at 1400 Frederick Street.

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**Fiscal Note/Budget Impact:** N/A

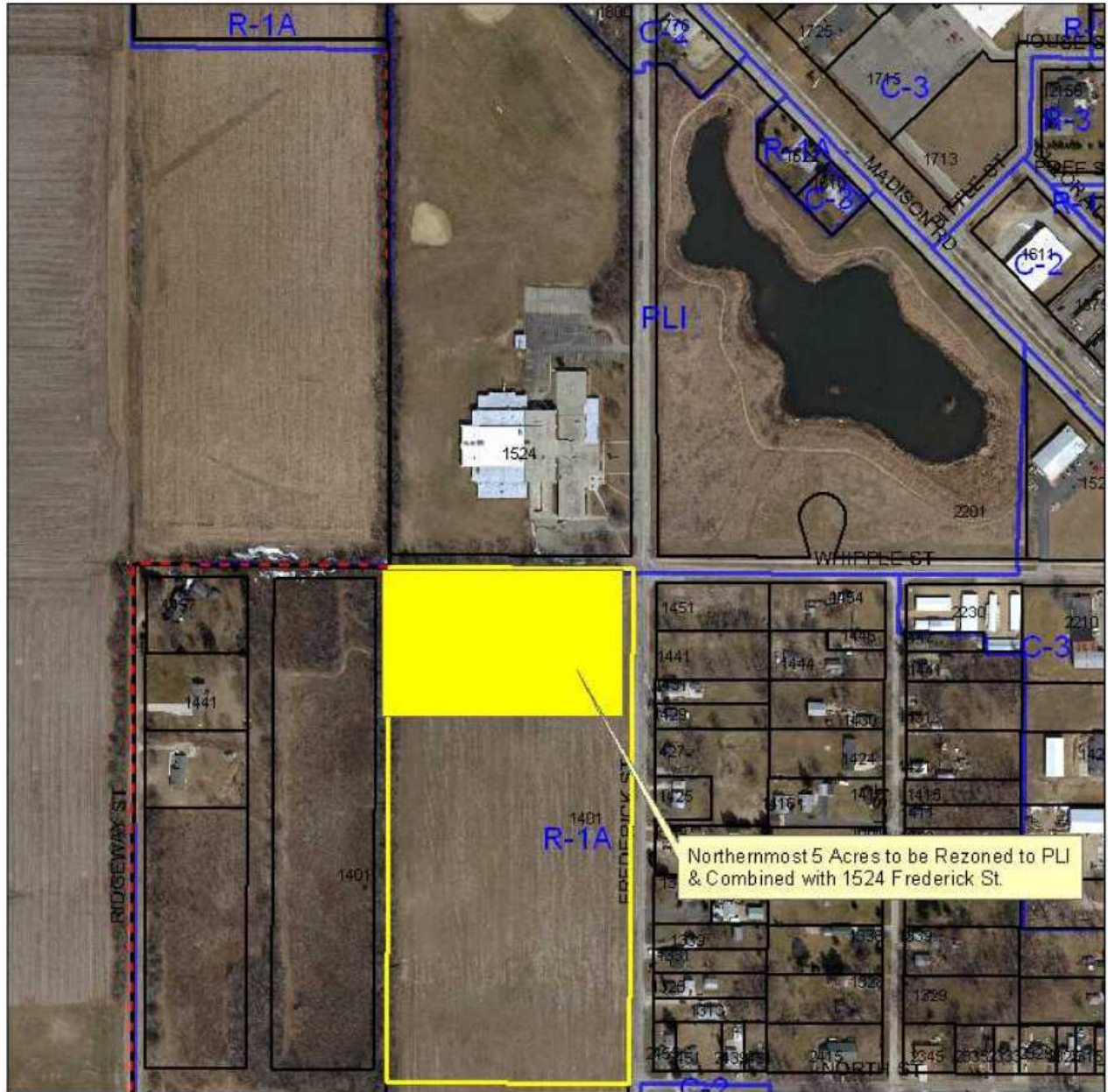
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**Attachments:** Location & Zoning Map, Application, Public Notice, and Mailing List

# Location & Zoning Map

1400 Frederick Street

ZMA-2014-07



1 inch = 369 feet



### Legend

- COB Parcels
- Zoning District

Map prepared by: Stephanie Hummel  
Date: November 2014  
For: City of Beloit Planning & Building Services  
Date of Aerial Photography: March 2011

## PLANNING & BUILDING SERVICES DIVISION

# CITY of BELOIT

## PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

### Zoning Map Amendment Application Form

(Please Type or Print)

File No.: ZMA-2014-07

1. Address of subject property: 1400 Frederick Street (Northernmost 5 ac)
2. Legal description: Lot: 28-8 Block:      Subdivision: Assessor's Plat Town of Beloit  
(If property has not been subdivided, attach a copy of the complete legal description from deed.)  
Property dimensions are: 627 feet by 347 feet =      square feet.  
If more than two acres, give area in acres: 5.0 acres.
3. Tax Parcel Number(s): 1283 1200
4. Owner of record: James Williams Phone:       
POBox 940251 Houtston TX 77094  
(Address) (City) (State) (Zip)
5. Applicant's Name: School District of Beloit  
1633 Keeler Ave. Beloit WI 53511  
(Address) (City) (State) (Zip)  
361 4015 /      / jmarotz@sdb.k12.wi.us  
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: RIA to: PLI  
All existing uses on this property are: AG

7. All the proposed uses for this property are:

Principal use(s): Parking lot expansion for the McNeel School

Secondary use(s):     

Accessory use(s):



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

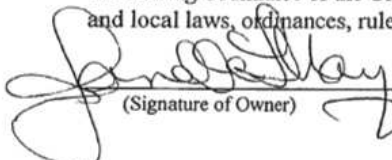
- ( ) Owner
- ( ) Leasehold, Length of lease: \_\_\_\_\_
- (x) Contractual, Nature of contract: offer to purchase
- ( ) Other, explain: \_\_\_\_\_

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

Name(s): Janelle Marotz, Exec. Director of Business Services Phone: 361 4015  
1633 Keeler Avenue Beloit WI 535311  
(Address) (City) (State) (Zip)

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

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

 Janelle Marotz 4/23/14  
(Signature of Owner) (Print name) (Date)

\_\_\_\_\_  
(Signature of Applicant, if different) (Print name) (Date)

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

To be completed by Planning Staff		
Filing Fee: <b>\$275.00</b>	Amount Paid: <u>\$275.00</u>	Meeting Date: <u>12/3/2014</u> <u>May 21, 2014</u>
Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____		
Application accepted by: <u>Drew Permyton</u>		Date: <u>4/23/14</u>
Date Notice Published: _____		Date Notice Mailed: _____



## **NOTICE TO THE PUBLIC**

November 21, 2014

To Whom It May Concern:

The School District of Beloit has submitted an application for a Zoning Map Amendment to change the zoning district classification from R1-A, Single-Family Residential District, to PLI, Public Lands & Institutions District, for the northernmost 5 acres of the property located at:

**1400 Frederick Street.**

The applicant recently acquired the subject property with the intent of constructing a new parking lot for McNeel School. A Certified Survey Map is being processed congruently with the proposed zoning amendment to add the northern-most 5 acres of 1400 Frederick to the adjacent school property, 1524 Frederick Street.

The following public hearings will be held regarding this application:

**City Plan Commission:** Wednesday, December 3, 2014, 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, December 15, 2014, 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 Stephanie Hummel in the Planning & Building Services Division at (608) 364-6708 or [hummels@beloitwi.gov](mailto:hummels@beloitwi.gov). Comments will be accepted via telephone, email, and U.S. Mail.*

REYES TORRES RAMOS  
918 KENWOOD AVE  
BELOIT, WI 53511

DONALD SIEBEL  
1205 NINTH ST  
BELOIT, WI 53511

CHARLES GODWIN  
2440 NORTH ST  
BELOIT, WI 535114000

JAMES WILLIAMS  
P O BOX 940251  
HOUSTON, TX 77094

EVERETT K & JULIE A CHRISTENSEN  
2125 W GRAND AVE  
BELOIT, WI 53511

JAMES WILLIAMS  
P O BOX 940251  
HOUSTON, TX 77094

NICOLE N YOSS REVOCABLE TRUST  
2243 PRAIRIE AVE STE 1  
BELOIT, WI 53511

CHESTER SIMPLOT  
2439 NORTH ST  
BELOIT, WI 535114053

CHRIS S & SHANNON L SCHARMER  
1741 INDIAN RD  
BELOIT, WI 53511

GEORGE & KENDAL JACOBS  
2455 NORTH ST  
BELOIT, WI 53511

JOHN W & BONNIE MENKE  
7041 W MILL POND RD  
BELOIT, WI 53511

DAVID B & LISA C RUSSELL  
1454 BITTEL ST  
BELOIT, WI 53511

VICKI HANKINS  
1331 FREDERICK ST  
BELOIT, WI 53511

SCHOOL DISTRICT OF BELOIT  
1633 KEELER AVE  
BELOIT, WI 53511

DAVID K & CAROLE L EMMEL  
1349 B FREDERICK ST  
BELOIT, WI 53511

LOWELL FJALSTAD  
1349 FREDERICK ST  
BELOIT, WI 535114022

JOSEPH & PHILLIS MYERS  
1359 FREDERICK ST  
BELOIT, WI 535114022

STANLEY & JULIE OLSON  
2205 S NYE SCHOOL RD  
BELOIT, WI 535118642

SHARON BASS  
2584 WHITE OAKS DR  
BELOIT, WI 53511

MICHAEL SORAVIA  
1429 FREDERICK ST  
BELOIT, WI 535114023

SAUL VARGAS  
1431 FREDERICK ST  
BELOIT, WI 535114023

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** December 3, 2014

**Agenda Item:** 6

**File Number:** PUD-2014-01

**Applicant:** Chambers IV, LLC

**Owner:** DMD Investment Inc.

**Location:** 2250 W. Hart Road

**Existing Zoning:** PUD

**Existing Land Use:** Vacant Land

**Parcel Size:** 20.18 Acres

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### **Request Overview/Background Information:**

Chambers IV, LLC has submitted an amended Planned Unit Development (PUD) - Master Land Use Plan for part of the Parkmeadow North Phase 4 property located at 2250 W. Hart Road. A copy of the amended PUD - Master Land Use Plan is attached to this report. The PUD District is a special-purpose zoning district that permits greater flexibility in land planning and site design than conventional zoning districts and is intended to provide flexibility in architectural design and land uses.

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### **Key Issues:**

#### ▪ **Approved 2004 PUD:**

- In 2004, the City Council approved a PUD – Master Land Use Plan that included fourteen, 4-unit buildings on the land that is subject to this request, but the subdivision plat was never recorded and the development never materialized.
- The subject property was rezoned to PUD when Parkmeadow North Phases 3 & 4 were approved a decade ago. The two phases were combined into one PUD, although only the Phase 3 plat was recorded. Phase 4 remains vacant.

#### ▪ **Proposed 2014 PUD:**

- The proposed (amended) PUD – Master Land Use Plan includes a multi-phase assisted living facility that includes a Residential Care Apartment Complex (RCAC) wing and a Community Based Residential Facility (CBRF) wing, with a shared administration, commons, and kitchen area. The facility will be one story in height.
- The first phase includes the 48-unit RCAC, the second phase includes the 30-unit CBRF, the third phase includes a possible 12-unit RCAC addition, and the fourth phase includes a possible 10-unit CBRF addition, for a total of 100 units. This total unit count equates to a residential density of 15.5 units per acre.
- The applicant will be commissioning a CSM to subdivide and purchase the land included in the PUD, leaving the remaining single-family portion of Parkmeadow North Phase 4 unplatted and undeveloped.
- The proposed assisted living facility site encompasses 6.47 acres, and approximately 1.08 acres will be devoted to stormwater detention. If this proposed development moves forward, the remaining land will consist of 12.63 acres of vacant land that is approved as single-family lots, but a new subdivision plat would be needed to re-create the lots.

#### ▪ **Project Details & Analysis:**

- The attached ***Location Map*** shows the various land uses surrounding the subject property. The proposed assisted living facility provides an excellent transitional land use between the bustling Shopko plaza and hospital campus to the west & north and the adjacent single-family neighborhood to the east and south.
- As often happened during frenetic pre-recession housing developments, the prior developer actually constructed public water & sanitary sewer mains before formally dedicating the proposed right-of-way to the public. Therefore, due to a conflict between the existing mains and the proposed building placement, the proposed CSM to create the assisted living facility lot will need to establish a utility easement along the northern edge of the subject property to connect the Hart Road right-of-way to the Tuck-A-Way Lane right-of-way, and the existing water & sewer mains will need to be relocated into said utility easement. Alternatively, the sewer main may be relocated to other existing easements.
- According to Section 8-103 of the Zoning Ordinance, Group Living facilities must include at least ½ off-street parking stall per resident room. The proposed PUD includes 97 off-street parking stalls, which is nearly twice the number of required parking stalls. The proposed parking areas are compatible with the layout and surrounding properties, with the exception of the 21 proposed stalls along the southern property line. Planning staff is recommending the elimination of these 21 proposed stalls, as they are too close to the existing single-family homes along Northfield Lane.
- Planning staff is concerned about the lack of pedestrian connectivity on the subject property, and is recommending a condition of approval that will require the applicant to provide a sidewalk between the dead-end sidewalk along W. Hart Road and the front entrance of the proposed assisted living facility.
- The City's review agents have reviewed the proposed PUD and have not submitted any comments.
- The attached Public Notice was sent to property owners within 150 of the proposed facility. Planning staff has been contacted by one property owner on Northfield Lane who does not want any development on the subject site.
- Section 5-305 of the Zoning Ordinance requires the City Council to establish development standards during the PUD process. Development standards are addressed in the Staff Recommendation section of this report.
- Section 2-402(g) of the Zoning Ordinance allows for the approval of a PUD - Master Land Use Plan if the following five criteria can be met:

- **The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable standards, based on the purpose and intent of the Zoning Ordinance.** The proposed assisted living facility is an excellent alternative to the previously approved multi-family development. Although more dense, the proposed facility will have less activity, fewer vehicle trips, and more open space and landscaping than the approved multi-family development. As a result, the proposed facility will be more compatible with the surrounding single-family neighborhoods.
- **The PUD - Master Land Use Plan complies with the standards of Section 5-300.** The PUD - Master Land Use Plan complies with the standards of Section 5-300.
- **Service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed.** Service providers will be able to provide necessary services, facilities, and programs to serve the development. The review agents have been notified and have not raised objections. The existing water & sewer mains will be relocated at the developer's cost into a utility easement.
- **The development is consistent with and implements the planning goals and objectives contained in the Comprehensive Plan and other adopted policies and documents.** See the consistency section below.
- **The PUD - Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.** Subject to certain conditions of approval, the proposed assisted living facility will diversify the land use mix in the immediate area, while providing a logical transition between Shopko plaza, the hospital campus, and the remainder of the Parkmeadow North neighborhood. The proposed site is ideal for group living due to the proximity of existing transit lines, shopping, and clinics.

#### **Consistency with Comprehensive Plan and Strategic Plan:**

The Comprehensive Plan recommends Single-Family Residential - Urban uses of this site. The PUD is consistent with the goals, objectives, and policies contained in the Comprehensive Plan. Consideration of this request supports Strategic Goal #5.

#### **Sustainability:**

- **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 the amended PUD - Master Land Use Plan for the property located at 2250 W. Hart Road, based on its consistency with the Zoning Ordinance and subject to the following conditions:

1. This approval authorizes the construction of a licensed assisted living facility with up to 100 units of group living in lieu of the 56 approved multi-family units shown on the original PUD – Master Land Use Plan approved in 2004.
2. Prior to issuance of a Building Permit, the applicant shall record a Certified Survey Map (CSM) that includes the proposed facility site, the stormwater detention area, and the remaining 12.63 acres of the subject property.
3. The CSM shall include a utility easement between the Hart Road right-of-way and the Tuck-A-Way Lane right-of-way.
4. Prior to issuance of a Building Permit, the applicant shall, at developer's cost, relocate the existing public water & sewer mains into an approved utility easement. The City Engineer shall approve relocation plans prior to construction.
5. This development may have up to two monument signs of up to 100 square feet in area each.
6. The revised PUD Final Plan shall remove the parking stalls along the southern property line and shall provide a landscaped berm with at least 10 units per linear foot along the northern, eastern, and southern property lines.
7. The revised PUD Final Plan shall provide a 5-foot concrete sidewalk between Hart Road and the facility's entrance.
8. The minimum building setbacks and maximum height shall be those shown on the approved PUD Plan.
9. All other approved uses and conditions associated with the original PUD approval remain in full force and effect.
10. Prior to issuance of a Building Permit for this project, the applicant shall submit a PUD Final Plan that reflects the conditions above and detailed site & architectural plans for Planning staff review and approval.
11. 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.

**Fiscal Note/Budget Impact:** N/A

**Attachments:** Location Map, 2014 Proposed PUD Plan, 2004 Approved PUD Plan, 2004 PUD Resolution, Application, Public Notice, and Mailing List.



City of Beloit, WI  
 Date Printed: 11/25/2014

This map is for illustrative purposes only and does not represent a survey. It is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The user acknowledges and accepts all inherent limitations of the maps and data, including the fact that the maps and data are dynamic and in a constant state of maintenance, correction and revision. No liability is assumed by City of Beloit as to the accuracy of the data delineated hereon.

# 2014 Proposed PUD Plan



**PLANNING  
DESIGN  
CONSTRUCTION**

**PDC MIDWEST, INC.**  
100 HART ROAD  
WILSON, WISCONSIN 53190  
WWW.PDCMIDWEST.COM

**PROJECT**  
BELOIT  
TEST FIT

**HART RD.**  
BELOIT, WI 53571

**OWNER**  
CHAMBERS II, LLC  
2916 NORTH HALL ROAD  
WHITENATER, WI 53190

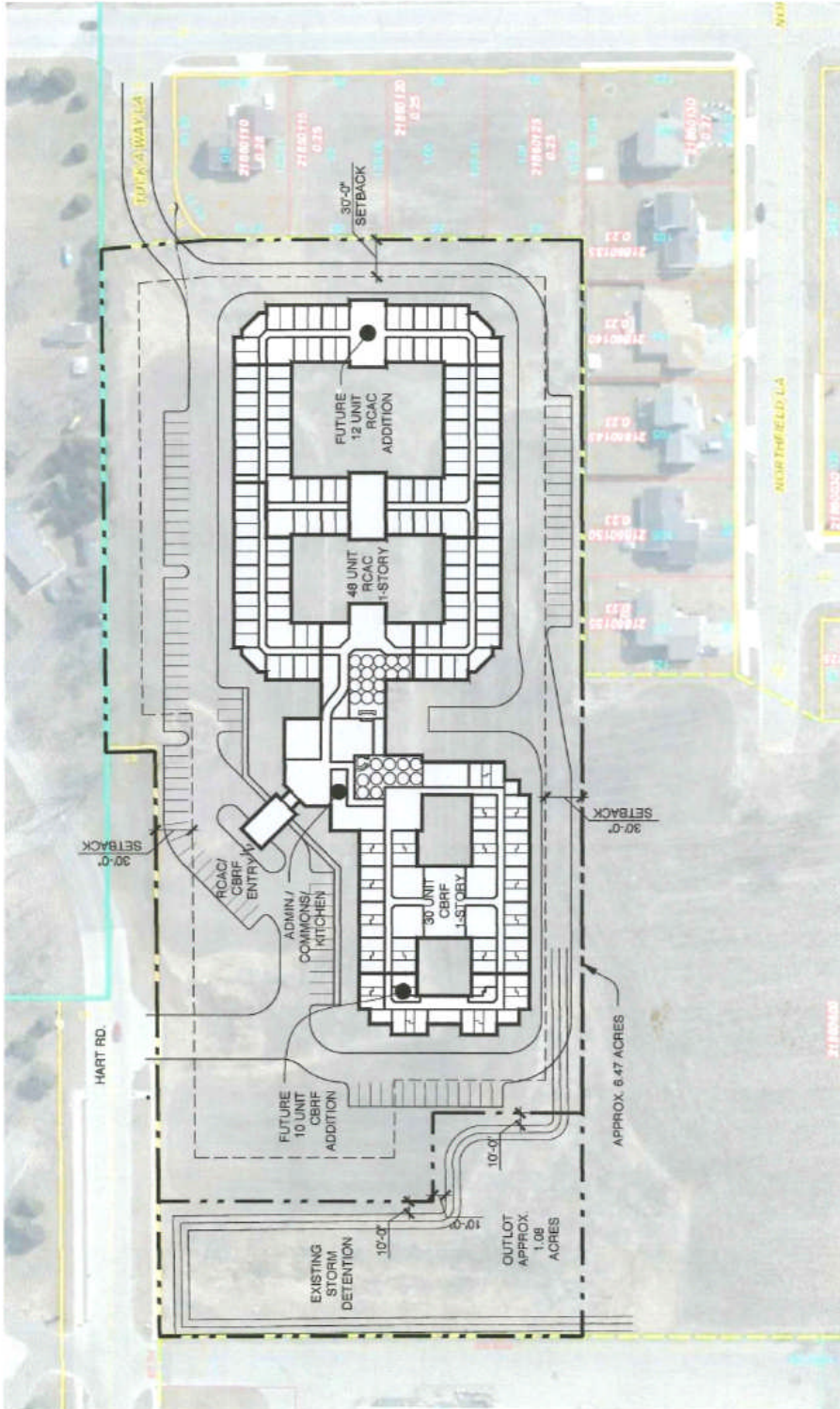
**STATUS**

**PROJECT NO.** DATE  
11-04-14  
**DRAWN BY** CHECKED  
JRM | PDJ

**SHEET TITLE**  
HART RD.  
SITE CONCEPT

**SHEET NUMBER**  
C12

NOT FOR CONSTRUCTION  
SD PROCESS SET



**HART RD. 1-STORY SITE CONCEPT**  
TABLE "B" TEST FORMAT





FILE # \_\_\_\_\_

JUL 19 2004

CITY OF БЕЛОIT  
CITY CLERK

**RESOLUTION**  
**AUTHORIZING A PLANNED UNIT DEVELOPMENT (PUD) MASTER LAND USE**  
**PLAN ON PROPERTY LOCATED AT 2050 WEST HART ROAD**

**WHEREAS**, the application of Rogers Development, Inc. for approval of a Planned Unit Development (PUD) Master Land Use Plan for a residential development of single-family residential lots and multifamily condominium buildings consisting of 162 dwelling units on property located at 2050 West Hart Road, 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 proposed Planned Unit Development (PUD) Master Land Use Plan to allow a residential development of single-family residential lots and multifamily condominium buildings consisting of 162 dwelling units on property located at 2050 West Hart Road in the City of Beloit, for the following described premises:

Part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 18, Township 1 North, Range 13 East of the 4<sup>th</sup> P.M., City of Beloit, Rock County, Wisconsin, DESCRIBED AS FOLLOWS: Beginning at the Northeast corner of Parkmeadow North Plat No. 2 as platted and recorded, said point being 1,302.88 feet North  $0^{\circ}00'17''$  West of the South  $\frac{1}{4}$  corner of Section 18 aforesaid; thence South  $89^{\circ}59'09''$  West along the North line of Plat No. 2 aforesaid 1,323.11 feet; thence North  $00^{\circ}00'51''$  West 1,303.72 feet; thence North  $89^{\circ}26'02''$  East 477.12 feet; thence North  $00^{\circ}27'23''$  West 39.98 feet; thence North  $89^{\circ}26'46''$  East, 846.57 feet; thence South  $00^{\circ}00'17''$  East 1,356.27 feet to the point of beginning. Containing 40.571 acres.

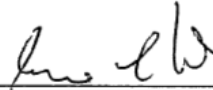
As a condition of granting the Planned Unit Development (PUD) Master Land Use Plan, the City Council does hereby stipulate the following conditions and restrictions upon the development which are hereby deemed necessary for the public interest:

1. No more than 162 dwelling units shall be permitted on this property. Development shall substantially conform to the final PUD Master Land Use Plan, which meets all of the following required conditions.
2. This development shall be constructed according to an approved detailed PUD Final Plan submitted to and approved by the City Zoning Officer prior to the start of construction of any public improvements.
3. Monies in lieu of parkland dedication shall be paid for each net new dwelling unit over and above the 155 dwelling units approved in July 2001 for this property.
4. The street named J.P. Kelly Lane and J.P. Kelly Court shall be changed to "Kelly Lane".

5. The PUD Final Plan shall include a looped water system, where necessary, with the number and location of fire hydrants provided and installed as approved by the City Zoning Officer.
6. The developer shall construct sidewalks on all new streets as required by the Subdivision Ordinance and as specified in the subdivision Development Agreement.
7. The developer shall construct a 10-foot wide recreation path along the easterly edge of the property connecting the recreation path in Parkmeadow North Plat No. 2 with the public sidewalk located on the south side of Meadow Lane.
8. All public improvements to be located in the public rights-of-way, including any landscape islands and/or traffic circles, shall be constructed according to detailed construction drawings approved by the City Engineer prior to construction. These plans shall include a straight street segment for Claremont Drive between Meadow Lane and Kelly Lane.
9. The number of access drives on the public streets shall be the minimum number possible and shall be located as determined by the City Engineer.
10. Tuck-a-Way Lane shall extend easterly to Claremont Drive to provide a second means of access to the condominium units located in the northwestern portion of the development.
11. The Plan Commission and City Council shall approve any major changes in the adopted conditions or use of this property. The Community Development Director may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of these standards.

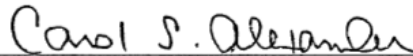
Adopted this 19th day of July, 2004.

**BELOIT CITY COUNCIL**



Terrence T. Monahan, President

ATTEST:



Carol S. Alexander, CMC  
City Clerk

# 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) 2250 File Number: PUD-2014-01  
West Hart Rd - see map

1. Address of subject property: West Hart Rd - see map

2. Legal description: Survey on order  
If necessary attach a copy of the complete legal description.

3. Area of parcel in square feet or acres: 6.47 acres

4. Tax Parcel Number(s): part of 218 60600

5. Owner of record: PMD Investments Inc Phone: 847-343-4925  
7450 Logan Av. Belvidere IL 51008  
(Address) (City) (State) (Zip)

6. Applicant's Name: Chambers IV, LLC  
2916 W. Hall Rd. Whitewater WI 53190  
(Address) (City) (State) (Zip)  
608-751-1342 / shades5058@gmail.com  
(Office Phone #) (Cell Phone #) (E-mail Address)

7. All existing use(s) on this property are: undeveloped - vacant

8. The applicant requests review and approval of a PLANNED UNIT DEVELOPMENT /  
Master Land Use Plan: in a(n) part of Park Meadows North PUD Zoning District.

9. A Preapplication Conference was held on: 11/5/14

10. All the proposed use(s) for this property will be:  
Principal use(s): assisted living - RCAC + CBRF  
Secondary use(s): \_\_\_\_\_

11. State how the proposed development differs from the type of development that would  
be permitted under the existing zoning regulations. change of existing general  
multi family use to allow assisted living both RCAC + CBRF  
less density, RCAC + CBRF currently require different  
zoning

12. Describe how the proposed development provides greater benefits to the City of Beloit  
than an otherwise permitted development. market analysis shows great need  
for these services, current providers have waiting lists.  
minimal impact on city services, RCAC with CBRF  
allows for a continuum of care

Planning Form No. 15 Established: September, 2001 (Revised: August, 2012) Page 1 of 2 Pages

Phase one

13. Project timetable: Start date: 4/1/15 Completion date: 2/28/16

14. 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: \_\_\_\_\_
- 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.

Chambers IV, LLC  
Scott F. Shadel / Scott F. Shadel / 11/5/14  
 (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 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: <b>\$200.00</b>	Amount paid: <u>\$200.<sup>00</sup></u>	Meeting date: <u>Dec. 3, 2014</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u>Don Perin</u>	Date: <u>11/5/14</u>	



## NOTICE TO THE PUBLIC

November 20, 2014

To Whom It May Concern:

Chambers IV, LLC has submitted an application for review and consideration of an amended Planned Unit Development (PUD) - Master Land Use Plan for part of the Parkmeadow North Phase 4 property located at:

**2250 W. Hart Road.**

In 2004, the City Council approved a PUD that included fourteen, 4-unit condo buildings on the land that is subject to this request, but the subdivision plat was never recorded and the development never materialized. The proposed PUD – Master Land Use Plan replaces the 56 approved multi-family units with a single-story assisted living facility that includes up to 100 units to be constructed in phases. The proposed facility includes a Residential Care Apartment Complex (RCAC) wing and a Community Based Residential Facility (CBRF) wing, with a shared administration, commons, and kitchen area. A copy of the PUD - Master Land Use Plan is attached to this notice.

The following public hearings will be held regarding this proposed PUD - Master Land Use Plan:

**City Plan Commission:** Wednesday, December 3, 2014, 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, December 15, 2014, 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](mailto:penningtond@beloitwi.gov). Comments will be accepted via telephone, email, and U.S. Mail.*

Deb Bennett, Clerk  
Town of Turtle  
6916 S. County Rd. J.  
Beloit, WI 53511

Tim McKeveatt  
Beloit Memorial Hospital  
1969 W. Hart Road  
Beloit, WI 53511

Shopko SPE Real Estate LLC  
P.O. Box 19060  
Green Bay, WI 54307

Bardil & Nerdje Ahmedi  
2770 Claremont Drive  
Beloit, WI 53511

DMD Investment, Inc.  
1613 E. Fairfield Trail  
Belvidere, IL 61008

Teresa Coronado  
2265 Northfield Lane  
Beloit, WI 53511

Scott & Shannon Gurka  
2255 Northfield Lane  
Beloit, WI 53511

Kathleen Cikar  
Brad & Karen Viens  
2245 Northfield Lane  
Beloit, WI 53511

Heather Zick  
Kevin Jordan  
2235 Northfield Lane  
Beloit, WI 53511

Albert & Karen Stuessy  
2225 Northfield Lane  
Beloit, WI 53511

Rita Costa  
830 E. Columbine Drive  
Beloit, WI 53511

Dr. Dennis McCarthy  
Beloit-Turner School District  
1237 Inman Parkway  
Beloit, WI 53511