



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, December 17, 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 December 3, 2014 Meeting**
3. **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
4. **Conditional Use Permit – Day Care Use – 819 Clary Street**
Public hearing, review and consideration of a Conditional Use Permit to allow a day care use in an R-3, Low-Density Multifamily Residential District, for property located at 819 Clary Street
5. **Expansion of a Bike Path in Stateline Restoration Prairie Park**
Review and consideration of a request by the Engineering Division to construct a bike path in the Stateline Restoration Prairie Park to connect the existing path system to the Wheeler Bridge in the City of South Beloit
6. **Status Report on Prior Plan Commission Items**
7. **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: December 12, 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, December 3, 2014
The Forum, Beloit City Hall
100 State Street, Beloit**

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

Commissioner Faragher called the meeting to order at 7:00 PM. Gail Riddle called the roll. Present was Commissioners Moore, Ruster, Finnegan, Tinder, Johnson, and Mathis. Commissioner Kincaid arrived at 7:08 PM.

2. **Approval of the Minutes of the November 19, 2014 Meeting**

Commissioner Moore moved and Commissioner Ruster seconded a motion to approve the November 19, 2014 minutes. The minutes were approved. (7-0)

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

Julie Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Finnegan moved to approve the Extraterritorial Certified Survey Map and Commissioner Ruster seconded the motion. The motion carried. (7-0)

4. **Certified Survey Map – 1400 and 1524 Frederick Street – Beloit School District**

Review and consideration of a two-lot Certified Survey Map for the property located at 1400 and 1524 Frederick Street in the City of Beloit

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Johnson moved to approve the Certified Survey Map and Commissioner Tinder seconded the motion. The motion approved. (7-0)

5. **Zoning Map Amendment – 1400 Frederick Street – Beloit School District**

Public hearing, review and consideration of a 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

Ms. Christensen summarized the Staff Report and Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Johnson made a motion to approve the Zoning Map Amendment. Commissioner Tinder seconded the motion. The motion carried (7-0).

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

Ms. Christensen indicated that a new site plan had been submitted late and did not make it into the packet. Since it was a change from the original proposal, staff sent it out to the City's review agents. Ms. Christensen requested the Commission continue the public hearing and lay over the item until the next meeting. She also indicated that the applicants were in the audience, so if anyone has any questions about the proposal, feel free to ask your questions.

Chairperson Faragher opened the Public Hearing.

Scott Schadel was present for questions.

Commissioner Mathis asked Mr. Schadel what the timeframe for the build out would be, and Mr. Schadel answered that he did not have a clear answer for that and that it depended on what the demand was.

Commissioner Moore asked if there had been any opposition from neighbors. Ms. Christensen commented that one neighbor had called Mr. Pennington stating that they were opposed to any development on the site. Mr. Schadel stated that letters were sent out to all City of Beloit neighbors that are adjacent to the property with no replies from any of them.

Commissioner Tinder made a motion to lay this item over and Commissioner Ruster seconded the motion. The motion carried (7-0).

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

Ms. Christensen commented that the Conditional Use Permit for the ATM for Blackhawk Community Credit Union was approved by the City Council.

8. **Adjournment**

The meeting adjourned at 7:21 PM.

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: December 17, 2014

Agenda Item: 3

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

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.

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 (Amended) 2014 PUD:

- The proposed 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 46,500 square-foot, 46-unit RCAC, the second phase includes the 30-unit CBRF, the third phase includes a possible 14-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 Certified Survey Map (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. If this proposed development moves forward, the remaining phase 4 land will consist of 13.71 acres of vacant land that will need to be subdivided in the future.

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 62 off-street parking stalls, which satisfies this requirement.
- At Planning staff's request, the proposed PUD includes a sidewalk between the dead-end sidewalk along W. Hart Road and the front entrance of the proposed assisted living facility.
- The Fire Inspector has reviewed the proposed PUD and has requested an additional fire hydrant near the Y-shaped turn-around behind the RCAC and that the turn-around areas be signed as Fire Lanes.
- The City Engineer has reviewed the proposed PUD and has noted that stormwater quality and quantity requirements must be met and has recommended the vacation of Tuck-A-Way Lane.
- The City's other 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 and the remaining 13.71 acres of the subject property. The CSM shall include a utility easement to accommodate existing utility mains and shall include the Tuck-A-Way Lane right-of-way, if it has been vacated.
3. 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.
4. This project shall include at least one fire hydrant near the Y-shaped turn-around behind the RCAC and all paved non-parking areas shall be signed as a Fire Lane. Both Y-shaped Fire Lanes shall be constructed during the first phase.
5. The new sidewalk connection to W. Hart Road and the landscaped berms shall be included in the first phase.
6. The minimum building setback shall be 30 feet and the maximum height shall be one story. This development may have up to two monument signs of up to 100 square feet in area each.
7. All other approved uses and conditions associated with the original PUD approval remain in full force and effect.
8. 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.
9. 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.
1400 W. CLAREMONT DRIVE
MILWAUKEE, WI 53215
T. 414.257.9796 F. 414.257.9792
WWW.PDCMIDWEST.COM

PROJECT
BELOIT
SENIOR CAMPUS

HART RD.
BELOIT, WI 53511

OWNER
CHAMBERS IV, LLC
2916 N. HALL ROAD
WHITERIVER, WI 53190

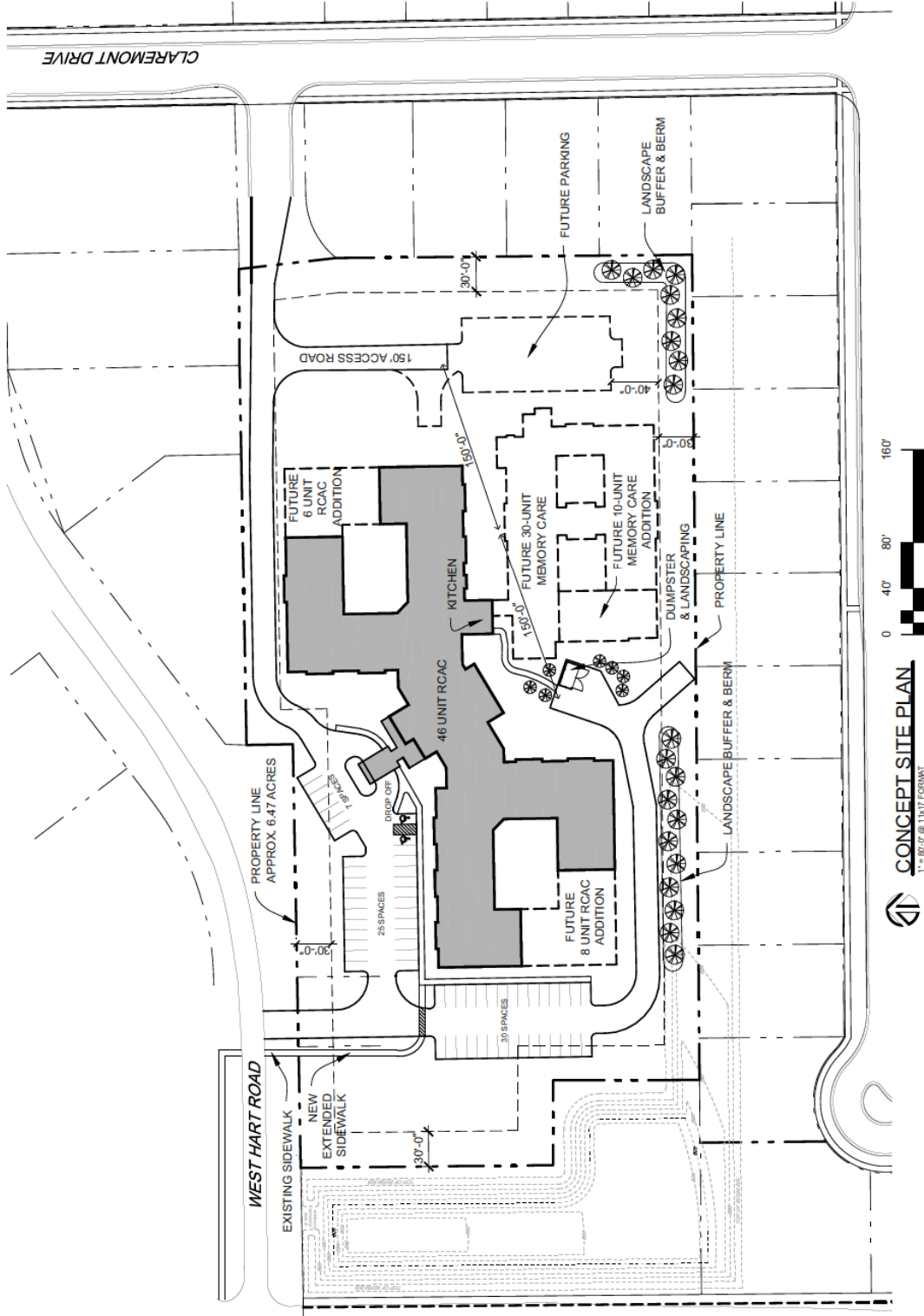
STATUS
PLAN COMMISSION
December 17, 2014

PROJECT NO. 14040
DATE 12/17/14
DRAWN BY
CHECKED JMP | PDJ

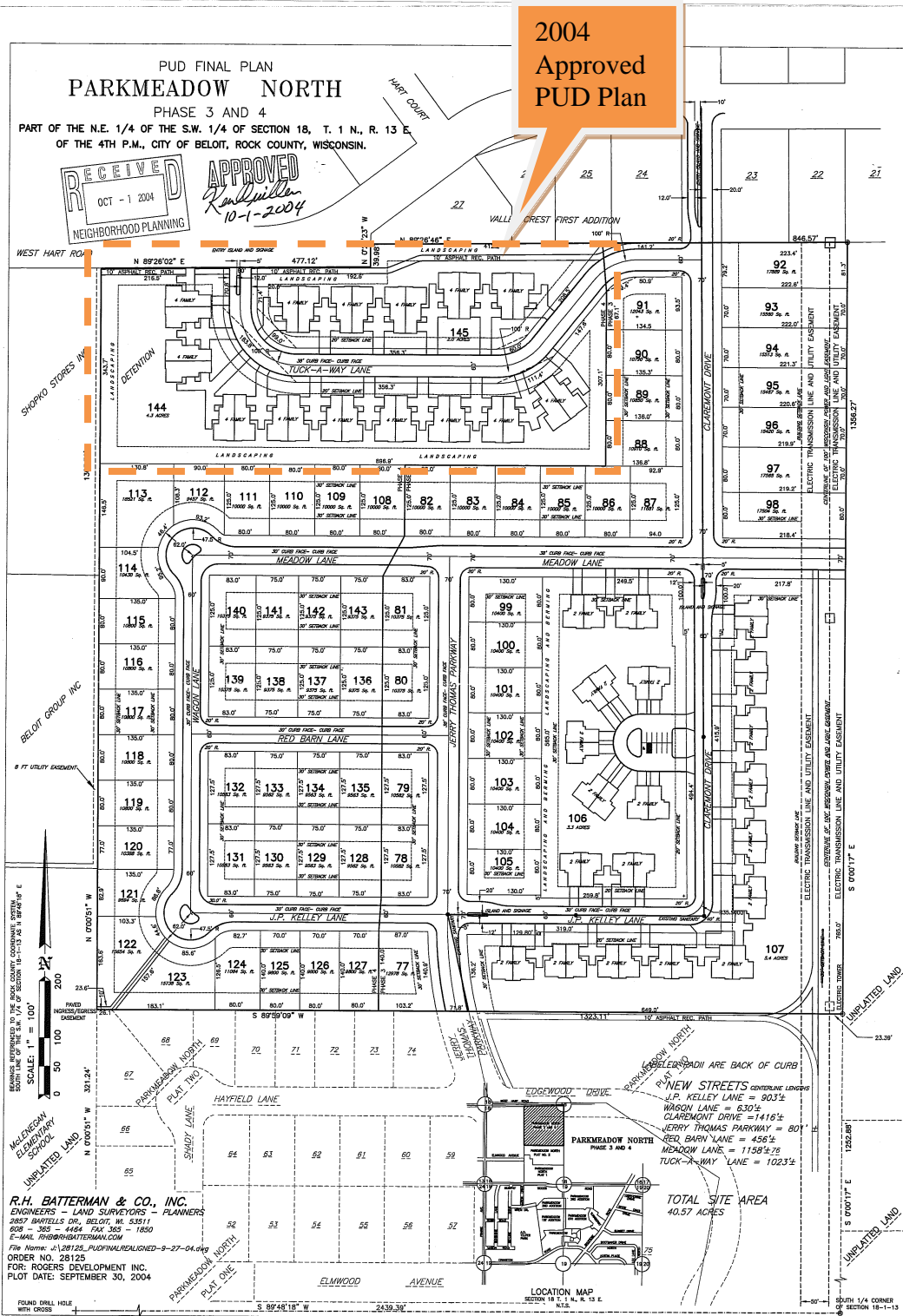
SHEET TITLE
CONCEPT SITE
PLAN

SHEET NUMBER
C1.1

SCALE
1" = 40'-0" @ 24x36" FORMAT
1" = 40'-0" @ 24x36" FORMAT



CONCEPT SITE PLAN
1" = 40'-0" @ 24x36" FORMAT
1" = 40'-0" @ 24x36" FORMAT



FILE # _____

JUL 19 2004

CITY OF БЕЛОИТ
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 4th 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°00'17" West of the South $\frac{1}{4}$ corner of Section 18 aforesaid; thence South 89°59'09" West along the North line of Plat No. 2 aforesaid 1,323.11 feet; thence North 00°00'51" West 1,303.72 feet; thence North 89°26'02" East 477.12 feet; thence North 00°27'23" West 39.98 feet; thence North 89°26'46" East, 846.57 feet; thence South 00°00'17" East 1,356.27 feet to the point of beginning. Containing 40.571 acres.

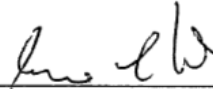
As a condition of granting the Planned Unit Development (PUD) Master Land Use Plan, the City Council does hereby stipulate the following conditions and restrictions upon the development which are hereby deemed necessary for the public interest:

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.

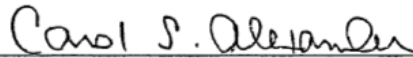
Adopted this 19th day of July, 2004.

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

1. Address of subject property: 2250 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

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: \$200.00 | Amount paid: <u>\$200.⁰⁰</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. 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 McKeveitt
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

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: December 17, 2014

Agenda Item: 4

File Number: CU-2014-11

Applicant: Angus Young Associates

Owner: Beloit College

Location: 819 Clary Street

Existing Zoning: R-3, Low-Density,
Multi-Family Residential District

Existing Land Use: College
Dormitory

Total Area: 0.1930 acre

Request Overview/Background Information:

Angus Young Associates has filed an application for a Conditional Use Permit to allow child care uses in an R-3, Low-Density, Multi-Family Residential District, for the property located at 819 Clary Street.

Key Issues:

- Little Turtles Playhouse is seeking approval to move their child care facilities from 706 Emerson Street to the subject property. If the Conditional Use Permit is approved, a purchase agreement will be formalized between Little Turtles Playhouse and Beloit College, the current owner.
- An outdoor play area and fencing will be added. No other exterior renovations are proposed. Nine (9) terrace parking stalls are available, meeting the minimum required by the Zoning Code.
- Operations are anticipated to remain the same at the new location. Current hours of operations are 6:00AM - 6:00PM. There are currently 4-5 staff members on site at any given time. They are licensed to have up to 30 children under the age of 6 in their care at any given time.
- Child care is a conditional use in the R-3 zoning district. The application, Location & Zoning Map, and site plan are attached to this report.
- The attached **Location & Zoning Map** shows the location of the subject property and the underlying zoning of the surrounding area. The adjacent zoning and land uses are as follows:
 - North: R-3, Low-Density, Multi-Family Residential District; Single-Family Residential
 - South: PUD, Planned Unit Development; College Dormitory
 - East: R-1B, Single-Family Residential District; Single-Family Residential
 - West: R-1B, Single-Family Residential District; Single-Family Residential
- The City's Review Agents have reviewed this application and have the following comments:
 - The Engineering Department would like the driveway on Park Avenue removed and the curb and gutter restored. The driveway serves no purpose and restoring the curb will allow for more on-street parking on Park Avenue. A condition of approval has been added to reflect this.
 - No other comments or concerns were submitted.
- The attached Public Notice was sent to 11 nearby property owners. Staff has not received comments or concerns as of this writing.
- **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;*
 - The proposed conditional use will not be detrimental to or endanger public health, safety, or 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 use is compatible with the surrounding property uses. The establishment of a child care facility with fixed hours will not interfere with the use and enjoyment of neighboring properties.
 - c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - The proposed use of the subject property is expected to have a positive impact upon property values in the area.

- 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 nearby development. The subject property is located in an established residential area near Beloit College. New development is not likely on neighboring parcels.
- 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;*
 - No major exterior or site changes have been proposed for this conditional use. The proposed minor changes and any future changes would be subject to the Architectural Review process to ensure compatibility.
- 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 existing street network is capable of handling any additional traffic generated by the conditional use. With the removal of the driveway on Park Avenue, public parking facilities will be increased.
- 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 Comprehensive Plan recommends Mixed Residential uses for the subject property. The underlying zoning district classification 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.

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 a Conditional Use Permit to allow a day care center in an R-3, Low-Density, Multi-Family Residential District, for the property located at 819 Clary Street, based on the above Findings of Fact and subject to the following conditions:

1. This Conditional Use Permit authorizes a licensed child care facility at the subject property.
2. The driveway on Park Avenue shall be removed and the curb and gutter restored to full head prior to the child care use being established at the subject property.
3. Hours of operation shall not extend past 8:00PM.
4. 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, Site Plan, Photo, Application, Public Notice, and Mailing List.

Location & Zoning Map

819 Clary Street

CU-2014-11



1 inch = 75 feet



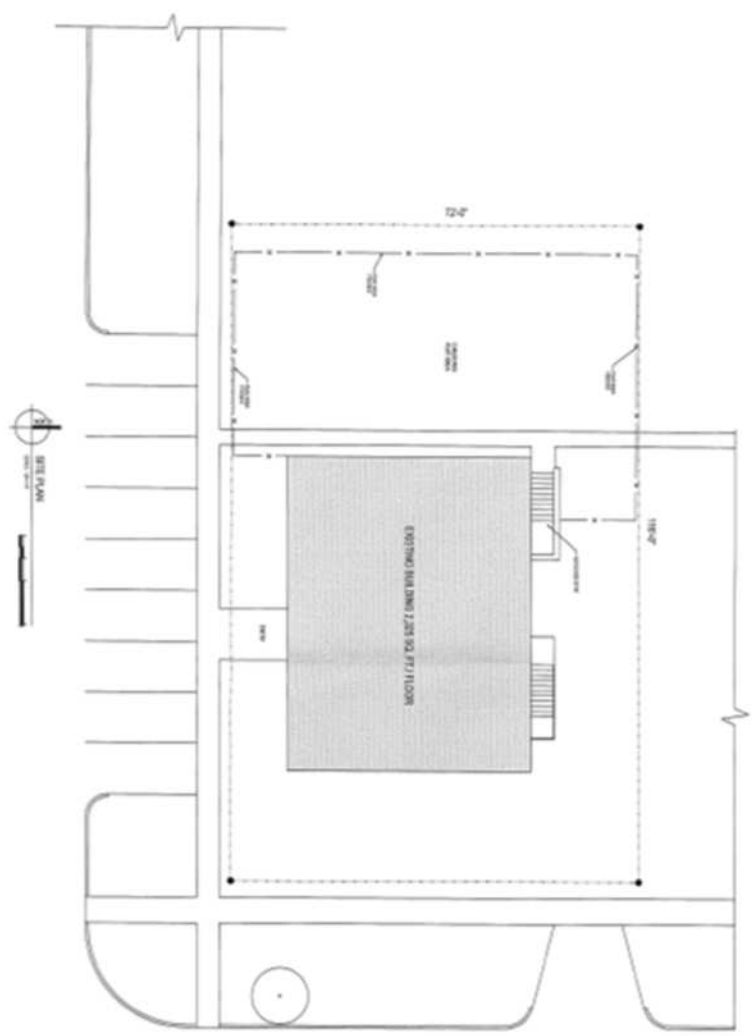
Legend

- COB Parcels
- Zoning District

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

PLANNING & BUILDING SERVICES DIVISION

DATE: 10/15/14
 DRAWN BY: JAC
 CHECKED BY: JAC



PRELIMINARY - NOT FOR CONSTRUCTION

C-101

| | |
|----------------|--------------------------|
| PROJECT NUMBER | 101 |
| DATE | 10/15/14 |
| PROJECT NAME | LITTLE TURTLES PLAYHOUSE |
| CLIENT | BELOIT COLLEGE |
| LOCATION | BELOIT, WISCONSIN |
| SCALE | 1/8" = 1'-0" |

LITTLE TURTLES
 PLAYHOUSE
 BELOIT COLLEGE
 BELOIT, WISCONSIN

Angus Young
 Architecture
 Engineering
 Interior Design

ANGUS YOUNG ARCHITECTS & ENGINEERS
 1000 UNIVERSITY AVENUE
 SUITE 100
 BELOIT, WISCONSIN 53510

| DATE | REVISION |
|------|----------|
| | |
| | |
| | |
| | |
| | |

Scale: 1/8" = 1'-0" Angus Young Architects Inc. 10/15/14



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-2014-11

1. Address of subject property: 819 Clary Street

2. Legal description: _____

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

Property dimensions are: 116.0 feet by 72 feet = 8,370 square feet.

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

3. Tax Parcel Number(s): 13680055 0.19

4. Owner of record: Beloit College Trustees Phone: (608) 363-2200

700 College Street, Beloit, WI 53511

(Address) (City) (State) (Zip)

5. Applicant's Name: Joseph J. Stadelman, VP Angus-Young Associates

555 South River Street, Beloit, WI 53548

(Address) (City) (State) (Zip)

(608) 756-2326 / (608) 751-1546 / joes@angusyoung.com

(Office Phone #) (Cell Phone #) (E-mail Address)

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

College Dormitory

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

A Conditional Use Permit for: Change of Use to Child Care Center

_____ in a(n) R-3 :Low Density Residential _____ Zoning District.

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

Principal use: _____

Child Care Center

Secondary use: _____

None

Accessory use: _____

None

9. Project timetable: Start date: 1/1/2015 Completion date: 5/1/2015

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: _____
- 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.

[Signature] / LAURIE STICKELMEIER / 11/24/14
 (Signature of Owner) (Print name) (Date)

[Signature] / JOSEPH J STADELMAN / 11/24/14
 (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: 275.00 Meeting date: 12/17/14

No. of notices: 11 x mailing cost (\$0.50) = cost of mailing notices: \$ 5.50

Application accepted by: S. Hummel Date: 11/24/14



City of
BELOIT, Wisconsin
Division of Planning and Building Services

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

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

www.beloitwi.gov

Equal Opportunity Employer

December 5, 2014

NOTICE TO THE PUBLIC

To Whom It May Concern:

Angus Young Associates has filed an application for a Conditional Use Permit to allow child care uses in an R-3, Low-Density, Multi-Family Residential District, for the property located at:

819 Clary Street.

Little Turtles Playhouse is seeking approval to move their child care facilities to the subject property. Child care is a conditional use in the R-3 zoning district.

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

City Plan Commission: Wednesday, December 17, 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, January 5, 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 Stephanie Hummel in the Planning & Building Services Division at (608) 364-6708 or hummels@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

DAN IRELAND
843 CHURCH ST
BELOIT, WI 535115542

ROBERT L & LAURA S MORRISON
903 PARK AVE
BELOIT, WI 53511

DARIAN P & ANGELA R SNOW
911 PARK AVE
BELOIT, WI 53511

BRIAN & CAROL MORELLO
925 CHURCH ST
BELOIT, WI 53511

THEODORE & PATRICIA KAMLAGER
849 PARK AVE
BELOIT, WI 535115549

RICHARD MCGRATH
1747 SHERWOOD DR SW
BELOIT, WI 53511

THERESA HAWKINS
917 CHURCH ST
BELOIT, WI 53511

JOSEPH MILLER
P O BOX 13123
MILWAUKEE, WI 532130123

BELOIT COLLEGE BOARD OF TRUSTEES
700 COLLEGE ST
BELOIT, WI 53511

LAVAUGHN KUNNY
911 CHURCH ST
BELOIT, WI 535115433

DIMITRIOS A & TERESA S HOLEVAS
2817 E CTY RD S
BELOIT, WI 53511

ANGUS YOUNG ASSOCIATES
555 S. RIVER STREET
JANESVILLE, WI 53548

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: December 17, 2014

Agenda Item: 5

File Number: RPB-2014-09

Request: Path from Wheeler Bridge to Stateline Restoration Prairie Park

Owner: City of Beloit

Location: 540 Colby Street

Existing Zoning: PLI, Public Lands and Institutions District

Existing Land Use: Park

Request Overview/Background Information:

The City of Beloit Engineering Division has requested that the Plan Commission and City Council review the proposed plans for the construction of a path to connect Wheeler Bridge in South Beloit to Stateline Restoration Prairie Park.

Key Issues:

- The proposed path will connect the Wheeler Bridge in South Beloit to the existing path infrastructure in Stateline Restoration Prairie Park. The new path will be on the east end of the park.
- This project is located in existing park property (540 Colby Street) and public right-of-way (St. Paul Avenue). No easements are required.
- The path will be either asphalt or concrete depending on cost. It will be 10' in width.
- A project map is attached to this report.
- Parks & Recreation Commission approved this project on December 10, 2014.

Consistency with Comprehensive Plan and Strategic Plan:

- The Comprehensive Plan designates the subject property as appropriate for Parks and Open Space uses. This land use category includes park and public open space facilities devoted to playgrounds, play fields, trails, picnic areas, and related recreational activities.
- 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 attached plan for the construction of a path to connect Wheeler Bridge in South Beloit to Stateline Restoration Prairie Park located at 540 Colby Street and in the public right-of-way near St. Paul Avenue.

Fiscal Note/Budget Impact: The budget for this project has not been determined.

Attachments: Project Map and Location & Zoning Map

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701 From 1881 202 2011
1801 1801 1801 1801 1801
www.CorporateBeloit.com



PROJECT NAME
WHEELER BRIDGE PATH
PROJECT OVERVIEW

Location & Zoning Map

540 Colby Street

RPB-2014-09



1 inch = 200 feet



Legend

- COB Parcels
- Zoning District

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

PLANNING & BUILDING SERVICES DIVISION