



**PUBLIC NOTICE & AGENDA  
PLAN COMMISSION  
City Hall Forum - 100 State Street, Beloit, WI 53511  
7:00 PM  
Wednesday, November 07, 2018**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
  - 2.a. Consideration of the Minutes of the October 17, 2018 Plan Commission meeting  
[Attachment](#)
3. PUBLIC HEARINGS
  - 3.a. Consideration of a Planned Unit Development (PUD) Master Land Use Plan for the property located at 2240 Cranston Road  
[Attachment](#)
  - 3.b. Consideration of a Zoning Map Amendment from C-2, Neighborhood Commercial District, to PUD, Planned Unit Development District, for the property located at 2240 Cranston Road  
[Attachment](#)
4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
5. ADJOURNMENT

\*\* 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.



**Meeting Minutes  
Beloit City Plan Commission  
Wednesday, October 17, 2018 at 7:00 PM  
The Forum  
Beloit City Hall  
100 State Street, Beloit**

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

The meeting was called to order at 7:00pm. Commissioners Haynes, Weeden, Johnson, Ruster, and City Councilor Preuschl were present. Commissioners Faragher, Finnegan and Robson were absent.

**2. Approval of the Minutes of the October 3, 2018 Meeting**

Commissioner Ruster moved to approve the minutes. Commissioner Haynes seconded the motion. The motion passed, voice vote.

**3. Consideration of a Resolution approving a one-lot Extraterritorial Certified Survey Map for property located at 5021 W Noss Road in the Town of Rock**

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

Commissioner Johnson move to approve the Certified Survey Map. Commissioner Haynes seconded the motion. The motion passed, voice vote.

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

Ms. Christensen discussed City Council's approval of the Conditional Use Permit for Pizza Hut on Fourth Street. City Council held a public hearing on the Comprehensive Plan Update in which the former Army Reserve Building owner came forward and requested that future land use be changed from Two-family/Townhouse to Mixed Residential. That change would allow for a higher residential density (25 units per acre). Staff will be recommending that the future land use remain as a Two-family/Townhouse.

Ms. Christensen also discussed City Council's denial of a liquor license for Nico's Convenience Store and that the site plan for ABC (former Cannonball site) scheduled to come to the commission at this meeting will be postponed until further notice. The commission will review a proposal for a PUD for a new assisted living facility on Cranston Rd and a Re-Zoning Amendment for La Mexicana Grocery Store on 6<sup>th</sup> Street at the next meeting.

5. **Adjournment**

Commissioner Ruster moved to adjourn the meeting. Commissioner Johnson seconded the motion.

Meeting adjourned at 7:30pm.

Minutes respectfully submitted by Frank Fuerte.



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** November 7, 2018

**Agenda Item:** 3(a)

**File Number:** PUD-2018-02

### **General Information**

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**Applicant:** Wayne Wegenke of Beloit Elderly LLC

**Owner:** Cranston Devel Corp (Note: Applicant Provided Copy of Accepted Offer to Purchase)

**Address/Location:** 2240 Cranston Road

**Applicant's Request/Proposal:** The applicant has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the development of a multi-phase assisted living facility.

**Planned Unit Development (PUD) Process:** A PUD is a type of special purpose zoning district and a type of development plan. PUD zoning districts are inextricably linked to PUD plans; no rights of development apply to a PUD zoning designation other than those of the approved PUD plan.

PUDs shall be processed in three stages: Master Land Use Plan; Rezoning to PUD district and Final Plan. Master Land Use Plans and Zoning Map Amendments may be processed concurrently, provided that no rezoning to the PUD district may occur until approval of a PUD Master Land Use Plan.

The PUD Master Land Use Plan application is reviewed with respect to such issues as density, including the number, type, and location of dwelling units and other uses; impacts on surrounding areas; and the adequacy of facilities and services. The result of this review is the establishment of the basic parameters for development of the PUD. PUD Master Land Use Plan approval establishes the maximum development "envelope" with regard to density, intensity, lot sizes, overall scale, open space, environmental protection, and other land development and service provision issues.

The PUD Final Plan is the document upon which building permits and other applicable approvals are issued. The PUD Final Plan review stage is the point at which developers bring forward detailed plans for carrying out the type of project conceptually approved during PUD Master Plan review. The applicant must submit the detailed and technical information necessary to demonstrate that all applicable standards, requirements, and conditions have been met.

### **Staff Analysis**

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**Project Summary:** The proposed plan contemplates up to four assisted living buildings totaling 96 units. A copy of the PUD - Master Land Use Plan is attached to this report. The proposed buildings are approximately 14,000 square feet each and will include up to 24 units each.

**Existing Site Conditions:** The subject property is 6 acres in area, is used for agricultural purposes, and is located immediately west of the Casey's General Store parcel. There is a 100-foot electric transmission line easement and overhead lines that separate the proposed development area from the existing Casey's site.

**Surrounding Land Use and Zoning:** The subject property is the largest remaining undeveloped parcel along the busy Cranston Road corridor. Surrounding land uses include professional offices (banks, insurance companies, etc.) and commercial (Casey's). The subject property backs up to large residential properties along Shopiere Road. The applicant is still contemplating how to use the "gap" area between Casey's and the transmission lines, which is too narrow (approximately 80 feet) for most commercial development. This gap area will retain access to Cranston Road through an ingress/egress easement over the Casey's driveway.

**City of Beloit Comprehensive and Strategic Plan:** The Comprehensive Plan's Future Land Use Map recommends Neighborhood Commercial uses, which can include neighborhood-scale group residential uses such as the proposed PUD. This request supports Strategic Goal #3 by creating residential growth.

**Zoning Ordinance Requirements:**

Density/Intensity and Dimensional Standards: The proposed PUD includes a minimum front building setback of 30 feet, a side setback of 10 feet, and a rear setback of 15 feet. These setbacks are consistent with the minimum setbacks in the existing C-2 zoning classification. The proposed buildings are shown beyond the minimum building setbacks.

Parking and Loading Requirements: According to Section 8-103 of the Zoning Ordinances, Group Living facilities must provide at least ½ parking stall per resident room, which equates to 48 parking stalls for the proposed development at total build-out. The applicant has proposed 32 stalls in the first phase to serve 48 rooms (24 stalls required) and 30 stalls in the second phase to serve 48 additional resident rooms (24 stalls required).

**Other Requirements:** The facility will be licensed by the State of Wisconsin as a Community Based Residential Facility (CBRF), which is a form of Group Living that is allowed in certain residential and office zoning districts in the City of Beloit. The proposed development will be subject to the City's landscaping, lighting, signage, and other development standards. The applicant is considering a possible condominium plat to allow each building to have separate ownership, and if that option is chosen, a Condo Plat will be submitted separately for Plan Commission consideration.

**Review Agent Comments:** The application was sent to the City's review agents, and the following comments were received:

Engineering Division: The development must include a full width driveway from parking lot area to Shopiere Road access driveway during phase one of the project. The applicant must show the storm water management areas on the site plan/Final PUD plan submittal and stormwater must be managed on the same lot as the impervious surfaces. The applicant must secure and provide a copy of the high-voltage transmission line easement prior to final approval. Engineering has approved the applicant's Traffic Impact Analysis showing no adverse effects to Cranston Road from the proposed driveway location. Public sidewalks are required.

Fire Department: At least one new public fire hydrant shall be provided to supply water for augmenting the water supply to the facility's sprinkler system. The rear driveway to Shopiere Road shall be constructed during the first phase of development. Both east-west drive aisles leading to the trash enclosures should be aligned for better vehicle maneuverability.

**PUD Master Land Use Plan Review Criteria:** Applications for a PUD Master Land Use Plan approval may be approved if the following criteria are met:

1. **The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable zoning ordinance standards, based on the purpose and intent of this chapter.**  
The plan includes multiple buildings upon one parcel, which would not be allowed through strict application of conventional zoning standards. By layering the buildings through multiple phases, the proposed PUD represents an efficient use of land.
2. **The PUD Master Land Use Plan complies with the PUD district standards of Section 5-300.**  
The proposed PUD will provide for efficient use of public utilities and vacant land, and will be an attractive group living development that is compatible with surrounding land uses.
3. **The City and other service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed;**  
Provided the applicant constructs the requested driveways, fire hydrants, and sidewalks, the development will be adequately served.
4. **The development is consistent with and implements the planning goals and objectives contained in the Comprehensive Plan and other adopted policy documents; and**  
The proposed buildings will include attractive architecture, quality materials, and sound site design.
5. **The PUD Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.**  
The proposed PUD will increase the supply of housing units, efficiently use an underutilized parcel served by public utilities, create employment opportunities, and increase the tax base, all of which will promote the general welfare of Beloit.

**STAFF RECOMMENDATION:**

The Planning & Building Services Division recommends **approval** of the PUD – Master Land Use Plan for the property located 2240 Cranston Road, subject to the following conditions:

1. This approval authorizes the construction of a State of Wisconsin-licensed Community Based Residential Facility (CBRF) with up to four separate buildings containing up to 25 units each as shown on the attached PUD – Master Land Use Plan and architectural renderings. No other commercial or residential uses are allowed on the subject property.
2. The minimum building setbacks, maximum building height, and minimum lot dimensions shall be those in the C-2 zoning district.
3. At least 20% of the lot area shall be open space, and any areas with grasses exceeding 8 inches in height shall require a Land Management Plan.
4. Both proposed access driveways shall be constructed during the first phase, and the Shopiere Road driveway shall be the primary access point for construction traffic.
5. The final PUD plan shall include and the applicant shall construct a public sidewalk in the Cranston Road right-of-way along the entire length of the parcel, along with a private connection to the first building to be constructed.
6. The utility plan shall include and the applicant shall provide at least one new public fire hydrant to serve the proposed development at a location approved by the Fire Inspector.

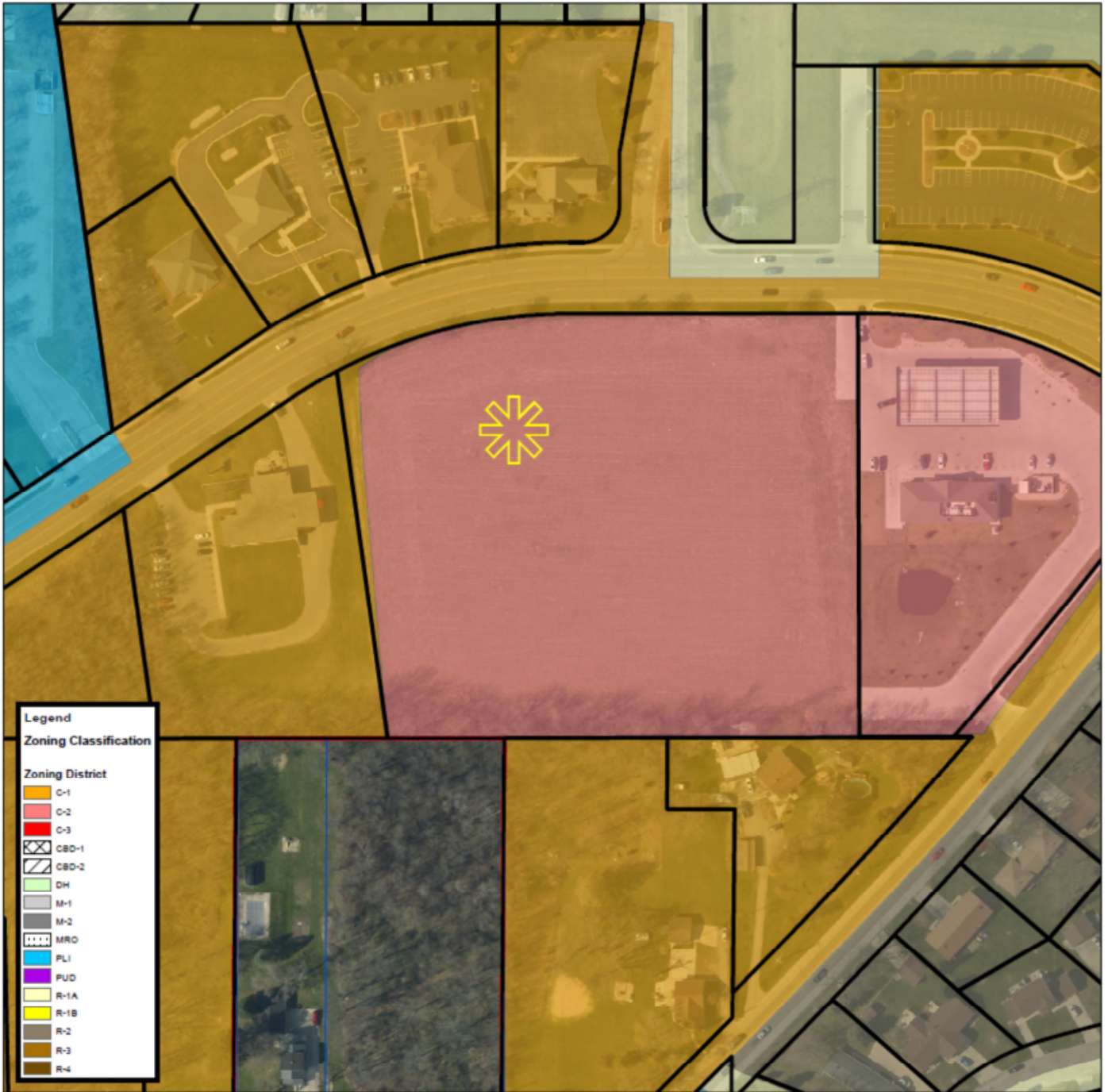
7. To ensure long term maintenance, all stormwater management areas shall remain on the same parcel as the buildings & parking lots and may not be subdivided into a separate outlot.
8. Prior to issuance of a Building Permit for this project, the applicant shall obtain an Architectural Review Certificate and a Certificate of Zoning Compliance.
9. This development is allowed one freestanding monument sign up to 15 feet in height and 150 square feet in area, which may not include an Electronically Variable Message (EVM) component. Each building may include one wall sign up to 30 square-feet in area.
10. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this PUD – Master Land Use Plan. The Director of Planning & Building Services may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

**ATTACHMENTS:** Location & Zoning Map, PUD Master Land Use Plan, Photos, Review Agent Comments, PUD Application, Notice, and Mailing List.

# Location & Zoning Map

2240 Cranston Road

PUD-2018-02



**Legend**  
**Zoning Classification**

Zoning District	Color/Pattern
C-1	Yellow
C-2	Red
C-3	Light Blue
CBD-1	Diagonal Hatching
CBD-2	Diagonal Back Hatching
DH	Light Green
M-1	Light Grey
M-2	Dark Grey
MRO	Black Dotted
PLI	Blue
PUD	Pink
R-1A	Light Yellow
R-1B	Yellow
R-2	Light Green
R-3	Light Brown
R-4	Dark Brown



1 inch = 160 feet

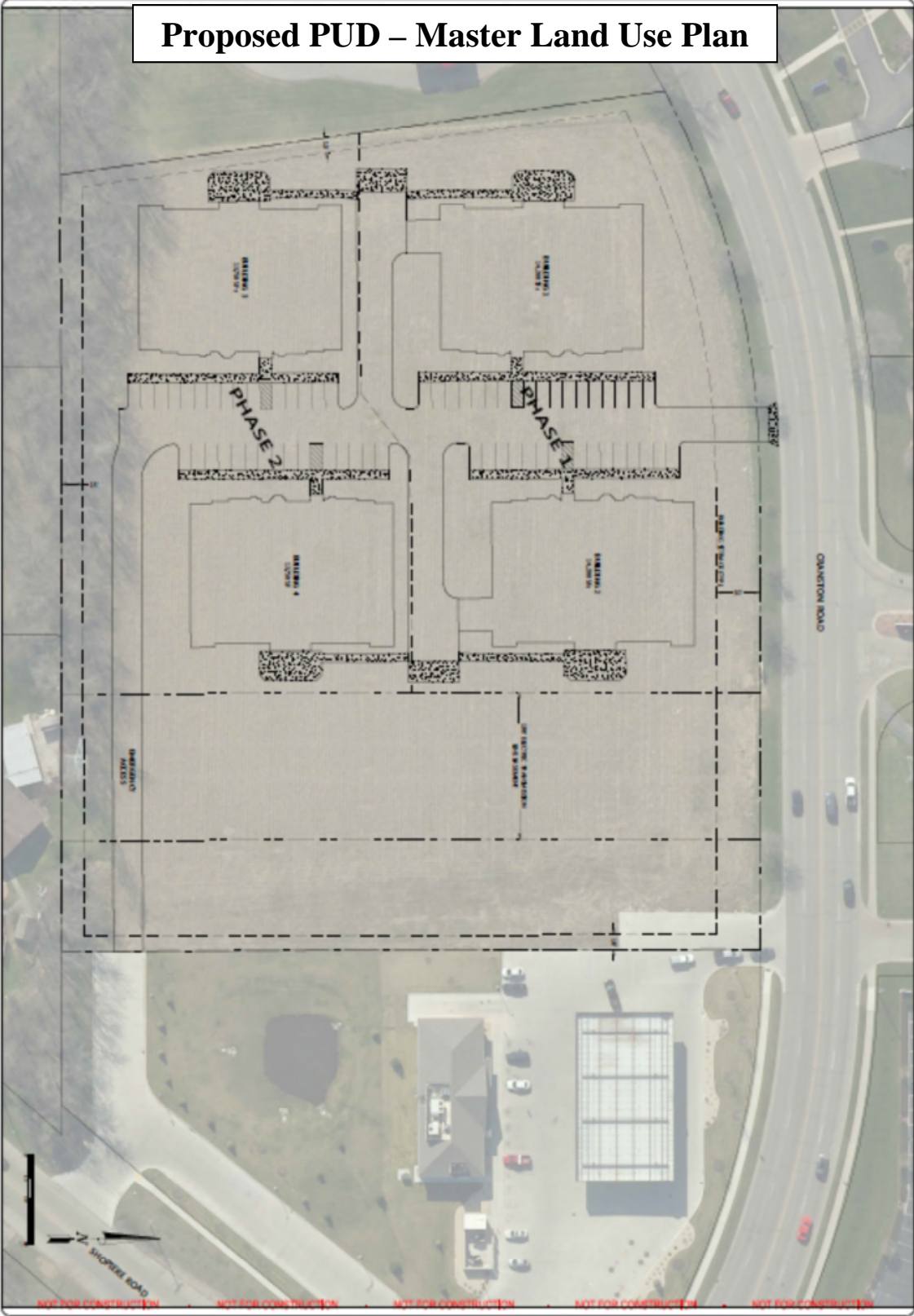


Map prepared by: Drew Pennington, AICP  
Date: October 2018  
For: City of Beloit Planning & Building  
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION



# Proposed PUD – Master Land Use Plan



<p><b>1 of 1</b></p> <p><b>TITLE SHEET</b></p>	<p><b>COMMUNITY BASED RESIDENTIAL FACILITY</b>                  22ND CRANSTON ROAD                  CITY OF BLOOM                  ROCK COUNTY, WISCONSIN</p> <p style="font-size: small;">(SIT CONCEPTUAL)</p>	<p><b>CONCEPTUAL SITE PLAN</b></p>	<p><b>Battelman</b>                  engineers surveyors planners</p> <p style="font-size: x-small;">3807 Nevada Drive                  Madison, Wisconsin 53705                  608.261.6800                  www.battelman.com</p>
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**CITY OF БЕЛОIT**  
**DEPARTMENTAL CORRESPONDENCE**

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**TO:** Drew Pennington, Director of Planning & Building Services  
**FROM:** Jason Dupuis, Transportation Engineer (Ext. 6735)  
**DATE:** October 23, 2018  
**SUBJECT:** Site Plan Review-2240 Cranston Road, PUD Plan

Engineering has reviewed the site plan for the above referenced project and has the following comments:

- A full width roadway shall be connected from parking lot area to Shopiere Road access drive during Phase 1 of project. Currently shown as emergency access in future phase.
- Applicant must show the storm water location on site plan submittal. It is preferred that the storm water for the area is contained on the same lot.
- Please provide a copy of the easement language for the high-powered electrical service lines. We would like to review to make sure what types of facilities (storm water) are allowed in the easement.
- While access to Cranston Road is not ideal, Engineering has reviewed the applicant provided TIA showing no adverse effect to the traffic operations on Cranston and agrees to allow the new driveway location.

Please feel free to contact me if you should have any questions.

## Fire Department Comments:

### Pennington, Drew

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**From:** Schenck, Gary  
**Sent:** Friday, October 26, 2018 2:16 PM  
**To:** Pennington, Drew; Prindiville, Scot; Liggett, Bradley; Anderson, Danny; Warn, Nancy; Mathos, Harry; Dean Copp (DeanCopp@Alliantenergy.com); GARTLAND, JEFFREY M (jg5181@att.com); Tom Phillips (Thomas.Phillips@chartercom.com)  
**Subject:** RE: PUD – Master Land Use Plan for 2240 Cranston Road

This proposal presents several concerns from a fire department perspective. The water supply for this project is not shown, but it is likely that at least one additional hydrant will be needed to supply water for augmenting the water supply for the sprinkler systems in these buildings, and depending on the location of the public hydrants additional hydrants may be needed in order to meet the fire flow requirements to protect these structures.( NFPA 1-18.3.1) Fire Flow requirements shall be determined in accordance with NFPA 1-18.4.4 .

Due to the size of the development and how the parking lots are configured we would like to point out several requirements that need to be met for fire department access roads. NFPA 1-18.2.3.4.4 requires approved provisions for fire apparatus to turn around if the length of the access road is 150 feet or greater. Since the proposal shows phased development, it would be better if the two rear access drives on the first two units were aligned. It would also be likely that maintenance issues (snow plowing & garbage collection) would benefit from this adjustment. Trash removal systems are not shown but if the dumpsters are on the ends of the rear access roads, where is the snow storage area going to be located. In the second phase an emergency access road that goes to Cranston road is shown. We would prefer that this road not be blocked off & prefer to see this road in place during phase 1 to allow adequate access not only during final occupancy, but for access to the site during construction.

# CITY of BELOIT

## Planning & Building Services Division

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

### PUD - Master Land Use Plan Application

(Please Type or Print)

File Number: PUD-2018-02

1. Address of subject property: 2240 CRANSTON RD

2. Legal description: \_\_\_\_\_  
If necessary attach a copy of the complete legal description.

3. Area of parcel in square feet or acres: \_\_\_\_\_

4. Tax Parcel Number(s): 21970500

5. Owner of record: Cranston Devel Corp. Phone: \_\_\_\_\_

730 St. Paul St. Denver CO 80206  
(Address) (City) (State) (Zip)

6. Applicant's Name: WAYNE WEGENKE - BELOIT ELDERLY LLC  
20320 W MILL CREEK TRAIL NEW BERLIN WI 53146  
(Address) (City) (State) (Zip)  
414-975-1819 / WAYNECBRF@GMAIL.COM  
(Office Phone #) (Cell Phone #) (E-mail Address)

7. All existing use(s) on this property are: NONE

8. The applicant requests review and approval of a PLANNED UNIT DEVELOPMENT /  
Master Land Use Plan: in a(n) C-2 Zoning District.

9. A Preapplication Conference was held on: 6/6/18

10. All the proposed use(s) for this property will be:  
Principal use(s): ASSISTED LIVING FACILITY - 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. Multiple Structures

12. Describe how the proposed development provides greater benefits to the City of Beloit  
than an otherwise permitted development. INCREASED REAL ESTATE  
TAX BASE - 90-100 NEW JOBS - PROVIDE  
HOUSING FOR FRAIL ELDERLY

**13. Project timetable:** Start date: \_\_\_\_\_ Completion date: \_\_\_\_\_

**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: offer to purchase
- 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 of Owner)	_____ (Print name)	_____ (Date)
_____ (Signature of Applicant, if different)	<u>WAYNE WEGENER</u> (Print name)	<u>6-6-18</u> (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.</u> Meeting date: <u>Nov. 7, 2018</u>	
No. of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u>[Signature]</u> Date: <u>10/3/18</u>	

COMMUNITY DEVELOPMENT DEPARTMENT

**NOTICE TO THE PUBLIC**

October 24, 2018

To Whom It May Concern:

Wayne Wegenke of Beloit Elderly LLC has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the development of a multi-phase assisted living facility on the vacant property located at:

**2240 Cranston Road.**

The proposed plan contemplates up to four assisted living buildings totaling 96 units. A copy of the PUD - Master Land Use Plan is attached to this notice. The applicant developed the Willowick Assisted Living Facility located at 1971 Cranston Road in 2017. The proposed facility will be licensed by the State of WI as a Community Based Residential Facility (CBRF). The applicant has submitted a request to rezone the subject property from C-2, Neighborhood Commercial to PUD, to be reviewed on the same schedule as the PUD – Master Land Use Plan.

The following public hearings will be held regarding these applications:

**City Plan Commission:** Wednesday, November 7, 2018, 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, November 19, 2018, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.**

**We are interested in your opinion.**

Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins.

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

Cranston Devel Corp  
David Francis  
730 Saint Paul St.  
Denver, CO 80206

Casey's Marketing Company  
An Iowa Company  
1 Convenience Blvd  
Ankeny, IA 50021

Michael & Angela Dravus  
1314 Barham Ave  
Janesville, WI 53545

Mary Shope  
2290 Shopiere Road  
Beloit, WI 53511

David C. Luebke  
2215 Post Rd Apt 1041  
Austin, TX 78704

Joanne M Korn Revocable Trust  
1922 Grant Street  
Beloit, WI 53511

Erle & Charlotte Heine  
2265 Shopiere Rd  
Beloit, WI 53511

Allan Wolf  
2249 Shopiere Rd  
Beloit, WI 53511

Blackhawk Bank  
400 Broad Street  
Beloit, WI 53511

McBain Enterprises Inc.  
2951 Kennedy Drive  
Beloit, WI 53511

Santas Properties LLC  
2211 Cranston Rd  
Beloit, WI 53511

Roscoe Real Estate LLC  
5390 Williams Drive  
Roscoe, IL 61073

Brabazon Properties LLC  
2609 S. Belmont Drive  
Beloit, WI 53511

Cain Properties Beloit LLC  
2100 W. Court Street  
Janesville, WI 53548

Parkmeadow Turnberry HOA  
Attn: Liz Mueller-Folts  
P.O. Box 1272  
Beloit, WI 53512-1272

Murphy Real Estate Enterprises LLC  
2355 Cranston Road  
Beloit, WI 53511

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





## REPORT TO THE PLAN COMMISSION

**Plan Commission Meeting Date:** November 7, 2018

**Agenda Item:** 3(b)

**File Number:** ZMA-2018-06

### **General Information**

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**Applicant:** Wayne Wegenke of Beloit Elderly LLC

**Owner:** Cranston Devel Corp

**Address/Location:** 2240 Cranston Road

**Applicant's Request/Proposal:** The applicant is requesting a Zoning Map Amendment from C-2, Neighborhood Commercial District, to PUD, Planned Unit Development District.

**Planned Unit Development (PUD) Process:** A PUD is a type of special purpose zoning district and a type of development plan. PUD zoning districts are inextricably linked to PUD plans; no rights of development apply to a PUD zoning designation other than those of the approved PUD plan.

PUDs shall be processed in three stages: Master Land Use Plan; Rezoning to PUD district and Final Plan. Master Land Use Plans and Zoning Map Amendments may be processed concurrently, provided that no rezoning to the PUD district may occur until approval of a PUD Master Land Use Plan.

The PUD Master Land Use Plan application is reviewed with respect to such issues as density, including the number, type, and location of dwelling units and other uses; impacts on surrounding areas; and the adequacy of facilities and services. The result of this review is the establishment of the basic parameters for development of the PUD. PUD Master Land Use Plan approval establishes the maximum development "envelope" with regard to density, intensity, lot sizes, overall scale, open space, environmental protection, and other land development and service provision issues.

The PUD Final Plan is the document upon which building permits and other applicable approvals are issued. The PUD Final Plan review stage is the point at which developers bring forward detailed plans for carrying out the type of project conceptually approved during PUD Master Plan review. The applicant must submit the detailed and technical information necessary to demonstrate that all applicable standards, requirements, and conditions have been met.

### **Staff Analysis**

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**Project Summary:** The proposed plan contemplates up to four assisted living buildings totaling 96 units. A copy of the PUD - Master Land Use Plan is attached to this report. The proposed buildings are approximately 14,000 square feet each and will include up to 24 units each.

**Existing Site Conditions:** The subject property is 6 acres in area, is used for agricultural purposes, and is located immediately west of the Casey's General Store parcel. There is a 100-foot electric transmission line

easement and overhead lines that separate the proposed development area from the existing Casey's site.

**Surrounding Land Use and Zoning:** The subject property is the largest remaining undeveloped parcel along the busy Cranston Road corridor. Most of the corridor is zoned C-1, Office, as shown on the attached map. The subject property and the Casey's site are zoned C-2. Surrounding land uses include professional offices and commercial (Casey's). The subject property backs up to large residential properties along Shopiere Road. The applicant is still contemplating how to use the "gap" area between Casey's and the transmission lines, which is too narrow (approximately 80 feet) for most commercial development. This gap area will retain access to Cranston Road through an ingress/egress easement over the Casey's driveway.

**City of Beloit Comprehensive and Strategic Plan:** The Comprehensive Plan's Future Land Use Map recommends Neighborhood Commercial uses, which can include neighborhood-scale group residential uses such as the proposed PUD. This request supports Strategic Goal #3 by creating residential growth.

**Findings of Fact:** Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

**1. The existing use of property within the general area of the subject property.**

The proposed assisted living development will have low levels of traffic and activity, and will be compatible with the adjacent office and residential uses. The transmission lines and wide (100-foot) easement will provide separation between the residential buildings and the Casey's development.

**2. The zoning classification of property within the general area of the subject property.**

The proposed assisted living development is compatible with the adjacent C-1, Office District along Cranston Road and the permitted uses therein. The applicant will need to eventually develop, sell, or lease the 80-foot "gap" between the transmission lines and the Casey's site, which is part of the 6-acre subject property. This gap area will ultimately provide the transition between the C-2 district and the proposed assisted living facility. A PUD Amendment will be needed for uses other than open space.

**3. The suitability of the subject property for the uses permitted under the existing zoning classification.**

With high traffic counts, excellent visibility, and high quality adjacent development, the subject property is suitable for uses permitted in the C-2 district. However, the property has been for sale for a long period with limited commercial demand, likely due to the high voltage transmission lines which bisect the property and prevent most medium-box-style development.

**4. The trend of development and zoning map amendments in the general area of the subject property.**

The applicant developed the Willowick assisted living facility located at 1971 Cranston Road in 2017. The adjacent Casey's General Store site was developed in 2013. On the opposite side of Cranston Road, the Gateway Bank site was developed in 2009.

**STAFF RECOMMENDATION:**

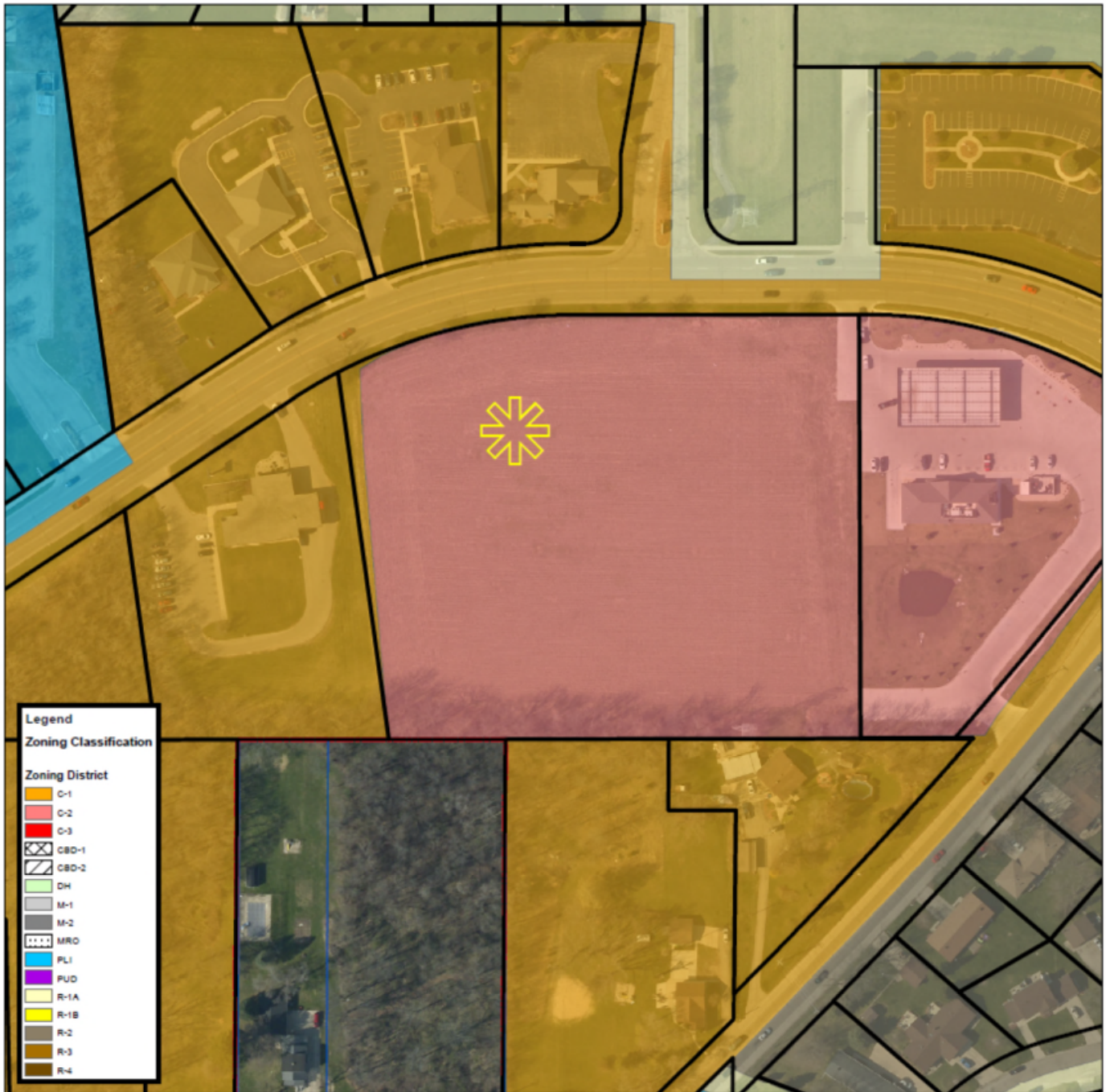
The Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from C-2, Neighborhood Commercial District, to PUD, Planned Unit Development District, for the property located at 2240 Cranston Road.

**ATTACHMENTS:** Location and Zoning Map, PUD Plan, Application, Public Notice, and Mailing List.

# Location & Zoning Map

2240 Cranston Road

PUD-2018-02



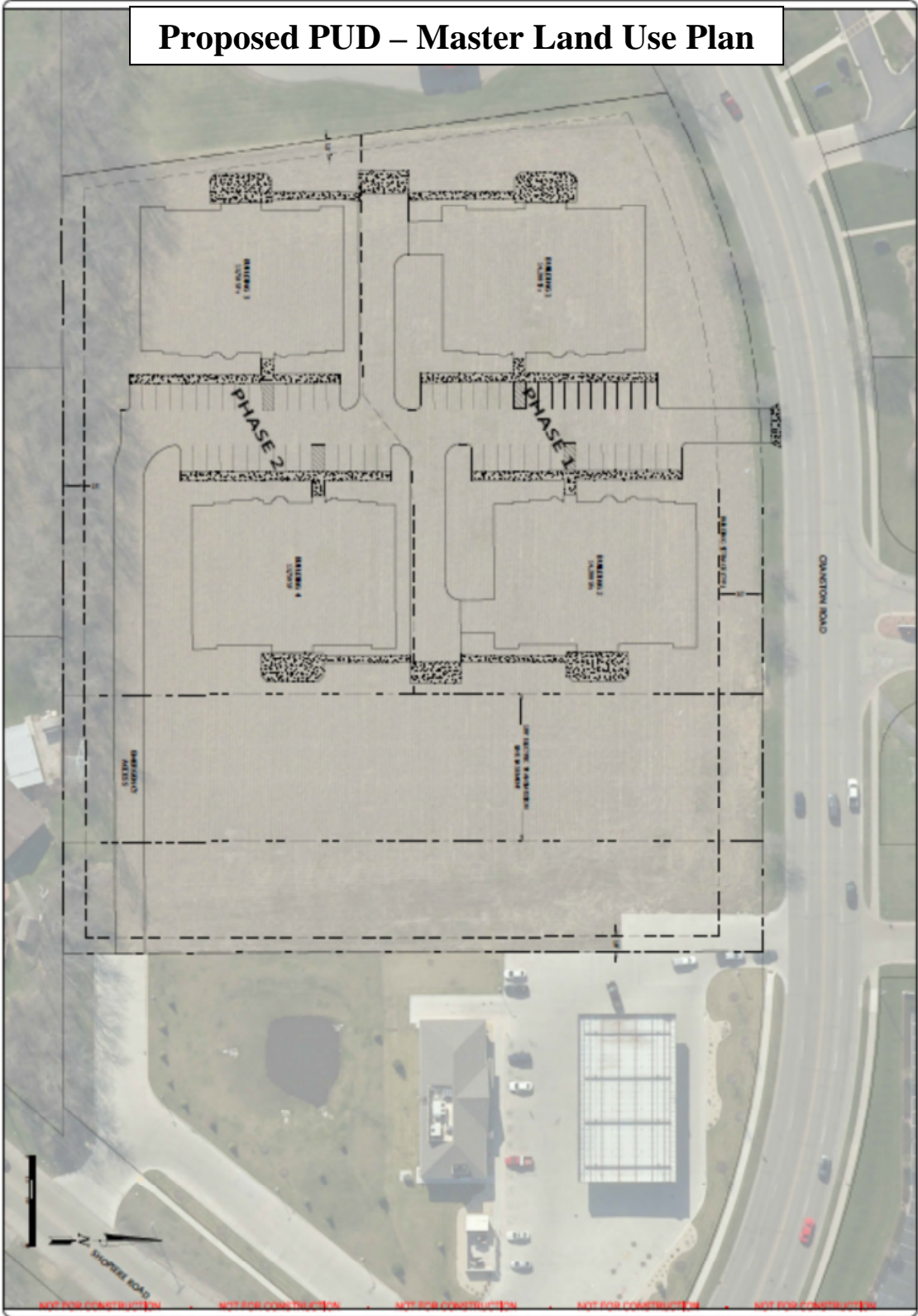
1 inch = 160 feet

0 40 80 160 240 Feet

Map prepared by: Drew Pennington, AICP  
Date: October 2018  
For: City of Beloit Planning & Building  
Date of Aerial Photography: March 2011

## PLANNING & BUILDING SERVICES DIVISION

# Proposed PUD – Master Land Use Plan



	PREPARED BY: DATE: CHECKED BY: DATE: APPROVED BY: DATE:	COMMUNITY BASED RESIDENTIAL FACILITY 2240 CRANSTON ROAD CITY OF BELoit ROCK COUNTY, WISCONSIN	CONCEPTUAL SITE PLAN	REVISIONS: NO. DATE BY	engineers surveyors planners 2017 South Drive, Beloit, Wisconsin 53511 608.737.4244 www.batterman.com
	SHEET NO.: TOTAL SHEETS:	DATE CONCEPTUAL:	NOTE: THIS PRELIMINARY PLAN IS NOT TO BE CONSIDERED AS A FINAL PORTION OF THE DESIGN.	BATTERMAN	

# 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-2018-06

1. Address of subject property: 2240 CRANSTON RD

2. Legal description: Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

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

Property dimensions are: \_\_\_\_\_ feet by \_\_\_\_\_ feet = \_\_\_\_\_ square feet.

If more than two acres, give area in acres: \_\_\_\_\_ acres.

3. Tax Parcel Number(s): 21970500

4. Owner of record: Cranston Devel Corp. Phone: \_\_\_\_\_

730 St. Paul St. Denver CO 80206  
(Address) (City) (State) (Zip)

5. Applicant's Name: WAYNE WEGENIK - BELOIT ELDERLY LLC

20320 W Mill Creek Trail New Berlin WI 53145  
(Address) (City) (State) (Zip)

\_\_\_\_\_, 414-975-1819, WAYNECBRFC@GMAIL.COM  
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: C-2 to: PUD

All existing uses on this property are: VACANT

7. All the proposed uses for this property are:

Principal use(s): ASSISTED LIVING FACILITIES FOR  
FRAIL ELDERLY

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: \_\_\_\_\_

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): WAYNE WEGENKAMP MEMBER BEAUFORT BERRY LLC Phone: 414-975-1819

20320 W Mill Creek Trail New Berlin WI 53146  
(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.

 (Signature of Applicant, if different)      WAYNE WEGENKAMP (Print name)      BEAUFORT BERRY LLC (Date) 10-6-18  
(Signature of Owner)      (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: <u>\$275.00</u>	Amount Paid: <u>\$275.00</u>	Meeting Date: <u>Nov. 7, 2018</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u>Don Pennington</u>	Date: <u>10/3/18</u>	
Date Notice Published: _____	Date Notice Mailed: _____	

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COMMUNITY DEVELOPMENT DEPARTMENT

## NOTICE TO THE PUBLIC

October 24, 2018

To Whom It May Concern:

Wayne Wegenke of Beloit Elderly LLC has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the development of a multi-phase assisted living facility on the vacant property located at:

**2240 Cranston Road.**

The proposed plan contemplates up to four assisted living buildings totaling 96 units. A copy of the PUD - Master Land Use Plan is attached to this notice. The applicant developed the Willowick Assisted Living Facility located at 1971 Cranston Road in 2017. The proposed facility will be licensed by the State of WI as a Community Based Residential Facility (CBRF). The applicant has submitted a request to rezone the subject property from C-2, Neighborhood Commercial to PUD, to be reviewed on the same schedule as the PUD - Master Land Use Plan.

The following public hearings will be held regarding these applications:

**City Plan Commission:** Wednesday, November 7, 2018, 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, November 19, 2018, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.**

**We are interested in your opinion.**

Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins.

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

Cranston Devel Corp  
David Francis  
730 Saint Paul St.  
Denver, CO 80206

Casey's Marketing Company  
An Iowa Company  
1 Convenience Blvd  
Ankeny, IA 50021

Michael & Angela Dravus  
1314 Barham Ave  
Janesville, WI 53545

Mary Shope  
2290 Shopiere Road  
Beloit, WI 53511

David C. Luebke  
2215 Post Rd Apt 1041  
Austin, TX 78704

Joanne M Korn Revocable Trust  
1922 Grant Street  
Beloit, WI 53511

Erle & Charlotte Heine  
2265 Shopiere Rd  
Beloit, WI 53511

Allan Wolf  
2249 Shopiere Rd  
Beloit, WI 53511

Blackhawk Bank  
400 Broad Street  
Beloit, WI 53511

McBain Enterprises Inc.  
2951 Kennedy Drive  
Beloit, WI 53511

Santas Properties LLC  
2211 Cranston Rd  
Beloit, WI 53511

Roscoe Real Estate LLC  
5390 Williams Drive  
Roscoe, IL 61073

Brabazon Properties LLC  
2609 S. Belmont Drive  
Beloit, WI 53511

Cain Properties Beloit LLC  
2100 W. Court Street  
Janesville, WI 53548

Parkmeadow Turnberry HOA  
Attn: Liz Mueller-Folts  
P.O. Box 1272  
Beloit, WI 53512-1272

Murphy Real Estate Enterprises LLC  
2355 Cranston Road  
Beloit, WI 53511

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