



**PUBLIC NOTICE & AGENDA  
PLAN COMMISSION  
City Hall Forum - 100 State Street, Beloit, WI 53511  
7:00 PM  
Wednesday, November 18, 2020**

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*Members of the media or the public may participate in the open session portion of this agenda by calling 1 (224) 501-3412, access code 344-581-917. All participants' phones will be muted. Attendance at the meeting in person will be limited. If you would like to provide comments for any of the items on the agenda, please submit those to [planning@beloitwi.gov](mailto:planning@beloitwi.gov) by 12:00 noon on Wednesday, November 18, 2020.*

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
  - 2.a. Consideration of the minutes of the October 7, 2020 Plan Commission meeting  
[Attachment](#)
3. PUBLIC HEARINGS
  - 3.a. Consideration of a Conditional Use Permit for a medical office in an M-2, General Manufacturing District, for the property located at 1350 Gateway Boulevard  
[Attachment](#)
4. REPORTS
  - 4.a. Consideration of a three-lot Certified Survey Map (CSM) for the property located at 1435 E Broad Street  
[Attachment](#)
  - 4.b. Consideration of an Extraterritorial one-lot Certified Survey Map (CSM) for the property located at 3129 S Madison Road in the Town of Beloit  
[Attachment](#)
  - 4.c. Consideration of an Extraterritorial one-lot Certified Survey Map (CSM) for the property located at 2647 S Nye School Road in the Town of Beloit  
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
6. 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.



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

**1. CALL TO ORDER AND ROLL CALL**

Meeting was called to order at 7:00 PM. Chairman Weeden, Commissioners Robson, Ruster, Toral, Finnegan, Ramsden and Councilor Preuschl were present. Commissioner Haynes was absent.

**2. MINUTES**

**2.a. Consideration of the minutes of the September 23, 2020 Plan Commission meeting**

A motion was made by Commissioner Robson, seconded by Commissioner Ruster to approve the minutes, as submitted. Motion carried, roll call vote.

**3. REPORTS**

**3.a. Consideration of a Planned Unit Development (PUD) Master Land Use Plan for the property located at 1870 Post Road**

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

Commissioner Weeden opened the public hearing.

Ms. Christensen stated Bill Pickett was opposed to rezoning the property and read the letter submitted by Mr. Pickett.

Commissioner Weeden asked if the property is currently zoned for residential use and what kind of businesses would be allowed in a C-2 district. Ms. Christensen stated that there can be retail and office uses and alcohol sales with a Conditional Use Permit. Commissioner Weeden asked if someone could build a house in a C-2 district. Ms. Christensen stated that she thought that they would need to get a Conditional Use Permit for a residential use.

Commissioner Robson asked what is behind the parcel and if any of the houses face Post Road. Ms. Christensen stated that it is a vacant lot and some houses do face Post Road.

Commissioner Ramsden stated that the block has a residential feel even though there is a business on the block. Commissioner Robson asked if a berm or landscape buffer with trees could be installed. The applicants, Mr. and Mrs. Thiele, stated that the President of the Iva Court Condo Association told them to take down the box elder trees because they are not appealing, and their daughter is landscaping the property to make it look nice. Commissioner Weeden asked Mr. and Mrs. Thiele if they agree to all of the conditions, except the condition related to the existing trees. They said that they did.

Commissioner Weeden closed the public hearing.

Motion made by Commissioner Ruster, seconded by Commissioner Finnegan to approve the PUD. Motion carried, roll call vote. Commissioner Ramsden voted against the motion.

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 1870 Post Road**

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

Commissioner Weeden opened and closed the public hearing.

Motion made by Commissioner Finnegan, seconded by Commissioner Ruster to approve the Zoning Map Amendment to PUD. Motion carried, roll call vote. Commissioner Ramsden voted against the motion.

3.c. **Consideration of a PUD Master Land Use Plan for the property located at 2000 Madison Road**

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

Commissioner Weeden opened the public hearing.

Ms. Christensen read the e-mail sent by Laura Williams who was opposed to the PUD.

Frank McKearn, R.H Batterman's, 2857 Bartells Drive, asked Ms. Christensen if the required parking was two stalls for every four units and if a metal building would be allowed. Ms. Christensen explained that the Zoning Ordinance requires one stall per four units, and in order to allow a metal building, an architectural review exception would need to be granted by the Plan Commission.

Councilor Preuschl expressed concern about the buildings being so close to Madison Road. This is an entrance to the City, and he is not thrilled about storage buildings



being located there. Frank explained that the buildings are set back the amount required by code, and that the buildings are not that crowded. It was being designed so that people could look down the aisles from a safety standpoint.

Chairperson Weeden asked if the units would be visible from Madison Road. Frank said that they would.

Commissioner Toral asked if they could move some of the units to preserve some of the trees that are the habitat for the bald eagles that Ms. Williams is concerned about. Mr. McKearn stated they would be willing to work with City staff and the neighbor to try to accommodate that. This is planned to be constructed in phases, it would not all be constructed at once.

Commissioner Weeden closed the public hearing.

Motion made by Commissioner Ramsden, seconded by Commissioner Weeden to approve the PUD.

Commissioner Robson thought that the resident brought up a good point. She thinks that the e-mail they received requires the Plan Commission to be more thoughtful before moving ahead. She expressed concern about all the negative impacts on the habitat during construction and after the units are constructed. Also, this is an entry to Beloit, and we will have another set of storage units in the City of Beloit. She said that she would be very unlikely to support this motion.

Commissioner Ramsden mentioned the plethora of storage units. He asked if this is something Plan Commission should look at or not. Ms. Christensen explained that there is no specific standard for the appropriate number of these units but that there is definitely a market for these units in this area. Commissioner Ramsden mentioned that the Endangered Species Act only really applies if you harm the nest, so he's not really worried about that.

Chairperson Weeden indicated that this property is zoned single family residential, and we are rezoning the property from a residential use to a commercial use. He outlined the variety of land uses in the area, which are mostly rural. He does not think this is a good fit for that site.

Frank explained that his office has looked at a variety of proposals for this site. The reality is that the cost of infrastructure is so high based on City standards that he does not think that this site can be developed as residential. Unless costs go down or there are new ways of developing, this won't develop as residential.

Commissioner Finnegan agreed with Frank's comments about the costs of infrastructure. The only way to do a residential development is with a large lot

country-style development, which isn't allowed because of the proximity to sewer and water. He also mentioned that the bald eagle isn't really endangered anymore.

Motion to approve the PUD failed, roll call vote. Commissioners Weeden, Robson, Ruster, and Toral voted against the motion.

3.d. **Consideration of a Zoning Map Amendment from R-1A, Single Family Residential District, to PUD, Planned Unit Development District, for the property located at 2000 Madison Road**

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

Commissioner Weeden opened and closed the public hearing.

Motion made by Commissioner Ruster, seconded by Commissioner Finnegan to approve the Zoning Map Amendment. Motion failed, roll call vote. Commissioners Weeden, Robson, Ruster, and Toral voted against the motion.

3.e. **Consideration of a Zoning Map Amendment from R-1A, Single Family Residential District, to R-1B, Single Family Residential District, for the properties located at 2640, 2660 and 2680 Jerry Thomas Parkway**

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

Commissioner Weeden opened and closed the public hearing.

Motion made by Commissioner Robson, seconded by Commissioner Finnegan to approve the Zoning Map Amendment. Motion carried, roll call vote.

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

Ms. Christensen explained that the City Council approved the easements for the Eagles Ridge Subdivision, the street vacation on Laundale, and the rezoning to PUD for the Boys & Girls Club. October 21, 2020 at 7pm is the next Plan Commission meeting. We will have one item for that meeting.

5. **ADJOURNMENT**

Motion made by Commissioner Robson, and seconded by Commissioner Ruster. Motion carried, roll call vote. Meeting adjourned at 7:46 PM.



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** November 18, 2020

**Agenda Item:** 3(a)

**File Number:** CU-2020-08

### **General Information**

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**Applicant:** Rockford Orthopedic Associates, Ltd. d/b/a Orthollinois

**Owner:** Hendricks Commercial Properties LLC (Orthollinois has a signed offer to purchase the property from the owner)

**Address/Location:** 1350 Gateway Boulevard

**Applicant's Request:** The applicant has applied for a Conditional Use Permit (CUP) to allow an office use in the M-2, General Manufacturing District, for the property located at 1350 Gateway Boulevard.

### **Background**

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The applicant has proposed the construction of a 25,605 square-foot Orthopedic Surgery Center with ambulatory service and four lodging suites. Approximately 29-30 outpatient surgeries are anticipated weekly and only 10 overnight patients per week. The Zoning Ordinance states that office uses in the M-2 district are only allowed if reviewed and approved in accordance with the CUP review procedures. The proposed office development is in the midst of Site & Architectural Review.

### **Staff Analysis**

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**Existing Conditions:** The subject property is a vacant 5.69 acre site within the Gateway Business Park east of I-90. The subject property will share an access point with the adjacent business to the north.

**Surrounding Land Use and Zoning:** To the north is Morse Group zoned M-2, General Manufacturing. To the east is Pratt Industries and vacant land zoned M-2, General Manufacturing. To the south is a City owned detention pond zoned M-2, General Manufacturing. To the west is I-39/90.

**Proposed Office Use:** The attached renderings illustrate the design concept. The attached Public Notice was sent to the owners of surrounding properties. Planning staff has received many comments in opposition to the use, which are attached to this report. The majority of the opposition is coming from Beloit Memorial Hospital employees/volunteers.

**Off-Street Parking Requirements:** The minimum off-street parking requirement is 102 parking spots and the site plan provides 129 parking spaces.

**City of Beloit Comprehensive and Strategic Plan:** The Comprehensive Plan's Future Land Use Map recommends Business Park; this land use category is intended to accommodate high-quality indoor manufacturing, warehousing, distribution, office, research and development, recreational and business park support uses. This request supports Strategic Goals #3 by creating economic growth.

**Municipal Utilities:** Adequate facilities and infrastructure are available to serve the proposed use.

**Review Agent Comments:** The review agents had the following comments:

Water Resources:

The property is not served by water and sewer laterals and will require water and sewer. If the property needs to be connected to public water and sewer, this may require an extension and the applicant is responsible for the cost.

According to Section 27.16 of the City's Water Utility ordinance, the property is required to connect to public water. In addition, Section 29.045(3) of the City's Wastewater Treatment System ordinance requires the property to be connected to public sewer. Finally, the Post-Construction Stormwater Management section of the Zoning Ordinance (8-1008(d)) requires the following:

1. Total Suspended Solids (TSS) – 80% TSS reduction
2. Peak Discharge – This is covered by the regional basin.
3. High Imperviousness Infiltration: They must infiltrate at least 60% of predeveloped infiltration volume based on an average annual rainfall.

**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 use will not create hazardous conditions. Subject to conditions of approval the proposed office use is not expected to be detrimental to public health 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;*
- Conditions of approval will alleviate concerns neighbors may have about the development, and a traffic impact study has been completed to address congestion.
  - The proposed office use will not create noise, odor, glare, or other externalities.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
- The proposed office use will enhance the Gateway Business Park and is consistent with Business Park uses listed in the Comprehensive Plan.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
- The area is currently developing; the addition of this business to the community will diversify the economy within the developing business park.
- e. *Whether the exterior architectural design or site layout of the proposed conditional use is so dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;*
- The proposed building for the office use will consist of materials and generous landscaping that are compatible with the existing businesses in the Gateway Business Park.
- 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 will be available to serve the proposed use.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
- The amount of parking provided exceeds the minimum code requirement and a traffic impact study determined the volume of traffic generated by the development will have no adverse impacts. The shared access drive with the adjacent property owner to the north will be expanded to accommodate two outbound lanes with a center median.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
- The applicant will comply with all other applicable regulations of the Zoning Ordinance.

**WISCONSIN CONDITIONAL USE LAW:**

When reviewing an application for a conditional use, the local government must look to the requirements and conditions found in the local zoning ordinance and determine if the applicant meets those requirements and conditions. Per State of Wisconsin law “If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit.” (Wis. Stat. §62.23(7)(de)(2)(a)) Furthermore, the City’s decision when reviewing conditional use permits must be based upon “substantial evidence.” Substantial evidence is defined in Wis. Stat. §62.23(7)(de)(1)(b) as “facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.”

**STAFF RECOMMENDATION:**

The Planning & Building Services Division recommends **approval** of a Conditional Use Permit to allow an office use in the M-2, General Manufacturing District, for the property located at 1350 Gateway Boulevard, based on the above Findings of Fact and subject to the following conditions:

1. This Conditional Use Permit authorizes an office use at the property located at 1350 Gateway Boulevard as described and illustrated in the application materials.
2. 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.

**Ordinance Requirements:**

In addition to the above permit conditions, the following provisions of existing City Ordinances shall apply:

1. Prior to issuance of a permit, the applicant shall submit site & architectural plans for staff review and approval in the form of a Certificate of Zoning Compliance and an Architectural Review Certificate.
2. In accordance with Chapter 19, 27, and 29 of the City Ordinances the applicant must meet the conditions of Water Resources.
3. Section 11.2.4(d)(4) of the Zoning Ordinance outlines that medical clinics/offices that provide care where patients are generally not kept overnight are classified as offices. Therefore, the percentage of patients staying overnight shall not exceed one-third of total patients calculated annually.
4. In accordance with Section 2-506 of the Zoning Ordinance, the applicant shall have twelve (12) months from the date of CUP issuance to complete construction and commence use of the building, or the CUP shall lapse and be of no further effect.

**ATTACHMENTS:** CUP Decision Form, Location & Zoning Map, Photos, Renderings, Floor Plan, Application, Public Notice, & Mailing List.

**Beloit Plan Commission  
Conditional Use Permit Decision Form**

When reviewing an application for a conditional use, the local government must look to the requirements and conditions found in the local zoning ordinance and determine if the applicant meets those requirements and conditions. The local government must provide **substantial evidence** supporting their decision to grant or deny the permit, and to impose additional conditions on the permit. Substantial evidence means **facts and information**, directly relating to the requirements and conditions, that a reasonable person would accept in support of a conclusion. Personal preferences and speculation are not sufficient forms of evidence. All requirements and conditions imposed by the local government must be reasonable, and to the extent, practicable, measurable.

**Ordinance Requirements**

List ordinance requirements related to the conditional use permit:

1. Prior to issuance of a permit, the applicant shall submit site & architectural plans for staff review and approval in the form of a Certificate of Zoning Compliance and an Architectural Review Certificate.

**Substantial Evidence:** The Architectural Review Code requires review & approval of all new commercial buildings. The Zoning Code requires review and & approval of all plans for new construction. There are no active permits or approvals in place for this project.

2. In accordance with Chapter 19, 27, and 29 of the City Ordinances the applicant must meet the conditions of Water Resources.

**Substantial Evidence:** The Storm Water Management, City Water Utility, and Wastewater Treatment Ordinances outline requirement for new development.

3. Section 11.2.4(d)(4) of the Zoning Ordinance outlines that medical clinics/offices that provide care where patients are generally not kept overnight are classified as offices. Therefore, the percentage of patients staying overnight shall not exceed one-third of total patients calculated annually.

**Substantial Evidence:** Limiting the percentage of overnight stays relates to the purpose of the ordinance by ensuring that the vast majority (2/3 or more) of services are outpatient services that qualify as a medical office land use.

4. In accordance with Section 2-506 of the Zoning Ordinance, the applicant shall have twelve (12) months from the date of CUP issuance to complete construction and commence use of the building, or the CUP shall lapse and be of no further effect.

**Substantial Evidence:** This requirement encourages the applicant to proceed with construction of the approved improvements in a timely manner.

Does the applicant meet **all** of the ordinance requirements?  No  Yes, after the steps above

## Permit Conditions

A local government is authorized to impose conditions on the permit that relate to the purpose of the ordinance. Conditions must be **reasonable**, and to the extent, practicable and **measurable**. Conditions may limit the permit's duration, transfer, or renewal.

List conditions imposed on the permit:

1. This Conditional Use Permit authorizes an office use at the property located at 1350 Gateway Boulevard as described and illustrated in the application materials.

**Substantial Evidence:** The Zoning Ordinance states that office uses in the M-2 are only allowed if reviewed and approved in accordance with the CUP review procedures.

2. 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

**Substantial Evidence:** Standardized condition to establish a process for future changes.

**Decision:** Based on the findings of fact, conclusions of law, and the record in this matter, the permit is:

- Approved, with the conditions stated above  
 Denied, for the following reasons:



# Location & Zoning Map

1350 Gateway Blvd

CU-2020-08



## Legend

### Zoning Classification

<all other values>

### REGULATION CLASSIFICATION

C-1

C-2

C-3

CBD-1

CBD-2

DH

M-1

M-2

MRO

PLI

PUD

R-1A

R-1B

R-2

R-3

R-4

Parcel Poly

City Limits (Corp Poly)



1 inch = 230 feet



### Legend

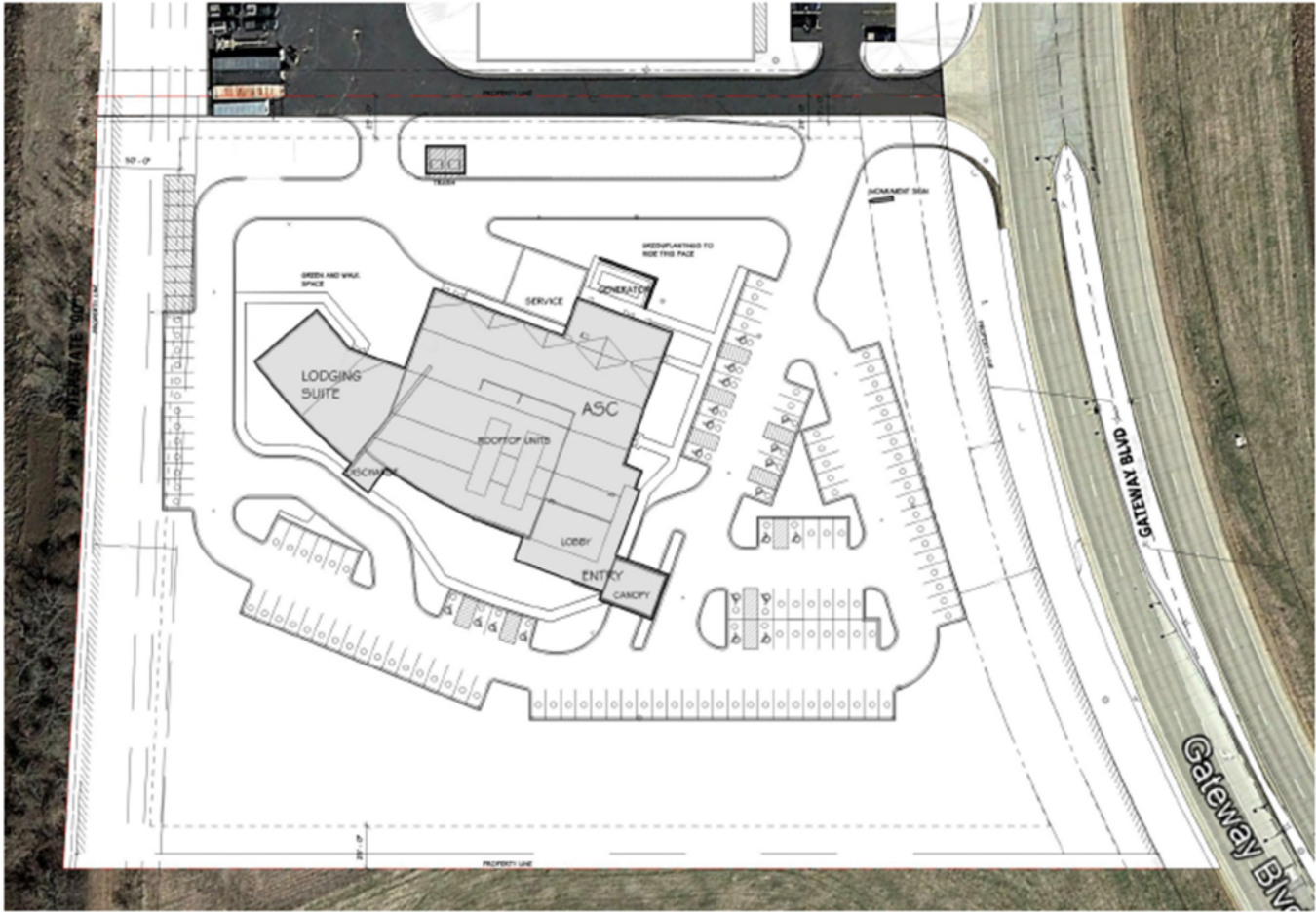
Parcel Poly

City Limits (Corp Poly)

Map prepared by: Hilary Rottmann  
Date: October 2020  
For: City of Beloit Planning & Building  
Date of Aerial Photography: April 2016

PLANNING & BUILDING SERVICES DIVISION

Attachment A





Southwest Elevation



Southeast Elevation



Northeast Elevation



Northwest Elevation



Ortho Wisconsin is in the process of developing a robust outpatient total joint program focused on the ongoing changes in our healthcare community. The outpatient joint surgeries will be performed in a licensed Ambulatory Surgery Center located in Beloit, Wisconsin. This program will allow qualified patients, who meet the ambulatory setting medical criteria, to have their surgery in an outpatient setting. Once surgery is completed, they would meet medical criteria to discharge home. Upon discharging from the ambulatory surgery center, they could then stay overnight in a hotel suite. This model would ideally utilize a board and lodging license with special services where the discharged patient and family could stay. Patient assistance provided in the suites will be a concierge approach of education surrounding their surgery, as well as exercises to help them achieve their optimal outcome. All meals will be catered and there is a small warming food area for snacks and beverages. As with any patient discharged home from an Ambulatory Surgery Center, should an episode occur that requires emergency attention that the on-site nurse and physician deem medically necessary for additional intervention, the patient would be transported by ambulance to the nearest hospital equipped to manage the level of care needed. This location would include 4 lodging suites that would be open Monday-Friday serving approximately 10 patients per week. These patients would utilize this hotel for 1 night and will be completely independent in their suite. This example of "Healthcare Tourism" is fully acceptable to insurances and being offered across the United States; which offers a convenient option for patients traveling from near and far for ease of follow-up care. We look forward to our partnership in decreasing healthcare costs while also increasing quality outcomes for your community, as well as surrounding communities.

This project consists of a new one story 25,605 gross total square foot Orthopedic Ambulatory Surgery Center located on a vacant 5.69 gross acre site in the Gateway Business Park at 1350 Gateway Boulevard in Beloit, Wisconsin, 535111. The 18,990 square foot ASC will consist of four operating rooms, twelve pre post recovery rooms, four PACU recovery bays, sterile core, sterile processing department and support space. This center will accommodate an anticipated weekly case load of approximately 29-30 cases a week consisting of total joint, scope and spine procedures. Future expansion capability for another two operating rooms and support is planned. For overnight lodging, a separate 4,320 square foot four room hotel suite will be included next to the center. A 2,295 square foot basement will be provided to house some mechanical equipment and incoming utility connections. Exterior to be clad in precast concrete with thin brick inset panels, store front and metal and glass panels. Multiple roof top units will be screened in on the roof.

Site Data as follows:

- Gross Site Area – 5.68 Acres (247,655 SF)
- Net Site Area – 4.11 Acres (179,031 SF)
- Area dedicated to public rights of way – 0.
- Impervious surface area in acres, square feet and percentage of total site area – 2.48 Acre (108,053 SF) or 43% of Gross Site Area
- Pervious surface area in acres, square feet and percentage of total site area – 3.20 Acre (139,602 SF) or 57% of Gross Site Area.



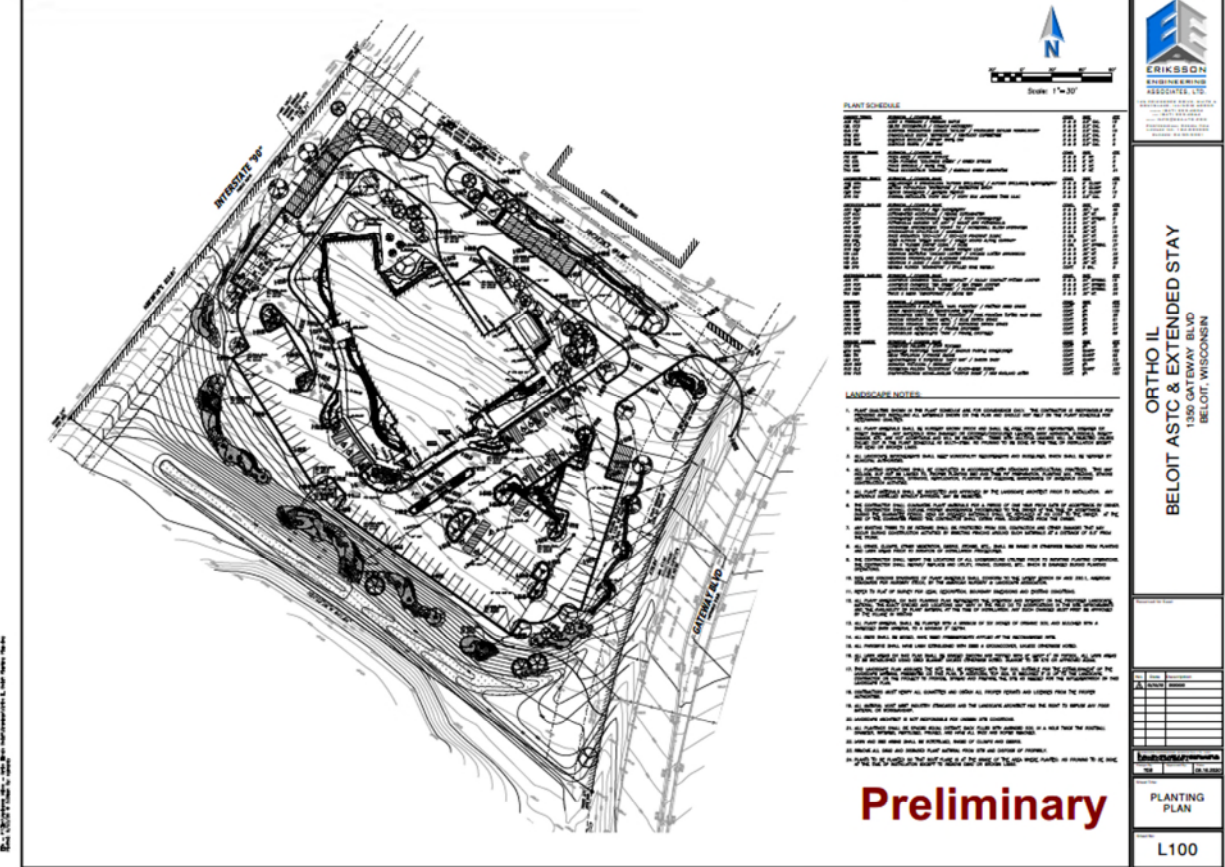
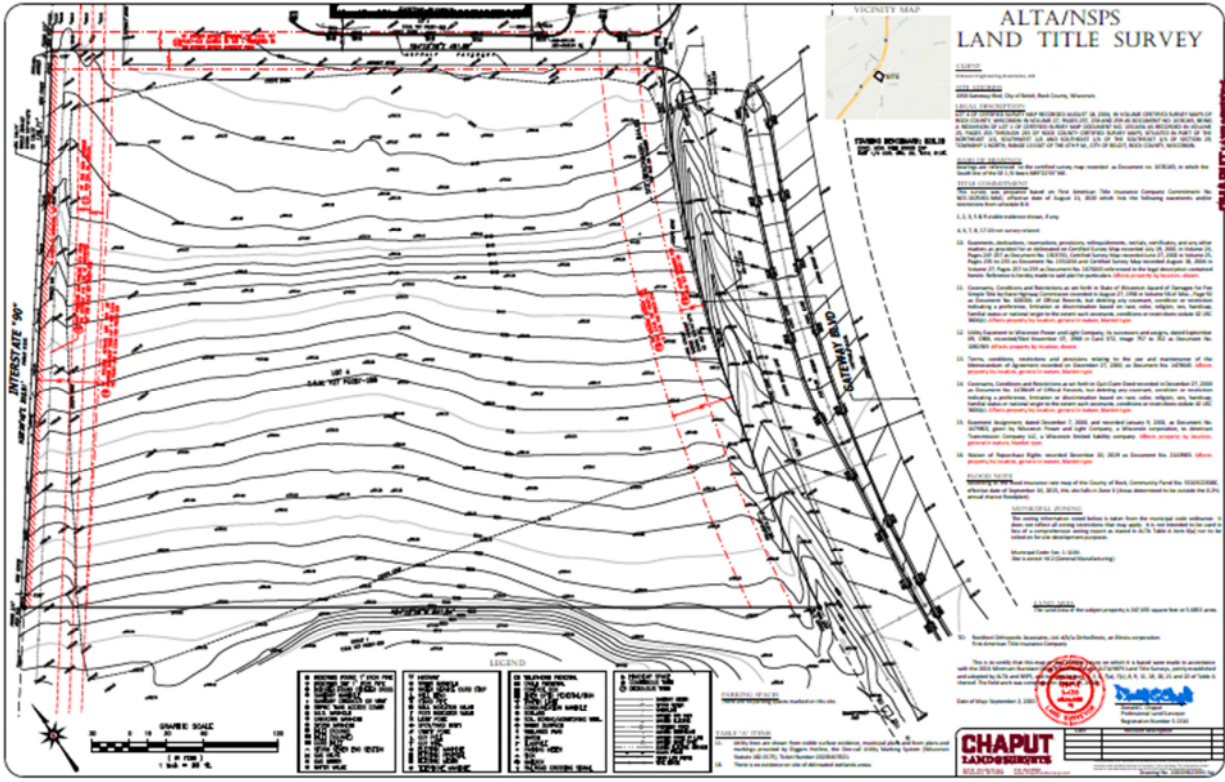
Department Legend

- ADMIN
- BLOG SUPP
- CIRCULATION
- LOGGING
- PROCEDURE
- PUBLIC
- RECOVERY
- STAFF
- SUPPORT OR
- SUPPORT PRE POST



① LEVEL 1  
1/2" = 1'-0"





CITY of BELOIT

Planning and Building Services 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-2020-08

1. Address of subject property: 1350 Gateway Boulevard, Beloit, Wisconsin 53511

2. Legal description: See attached ALTA land title survey and description.

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

Property dimensions are: 491.89' x 470.84' x 641.84' x 323.91' = 247,655 square feet.

If more than two acres, give area in acres: 5.69 acres.

3. Tax Parcel Number(s): 22941003

4. Owner of record: Hendricks Commercial Properties, LLC Phone: (214) 924-4203

525 Third Street, Suite 300 Beloit Wisconsin 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Rockford Orthopedic Associates, Ltd. d/b/a OrthoIllinois

324 Roxbury Road Rockford Illinois 61107
(Address) (City) (State) (Zip)

(815) 398-9491 / dons@orthoillinois.com
(Office Phone #) (Cell Phone #)

6. All existing use(s) on this property are: none. The site has not been previously developed.

7. THE FOLLOWING ACTION IS REQUESTED:

A Conditional Use Permit for: An ambulatory treatment surgery center,
in a(n) M-2 General Manufacturing Zoning District.

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

Principal use: An ambulatory surgery center with four (4) operating rooms, twelve (12) pre-post recovery rooms, a post anesthesia care unit, a sterile processing department, and various support spaces.

Secondary use: None.

Accessory use: None.



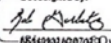
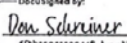
9. Project timetable: Start date: January 2021 Completion date: August 2021

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.

Digitally signed by:  (Signature of Owner)	/	Rob Gerbitz (Print name)	/	10/20/2020   10:50 AM PDT (Date)
Digitally signed by:  (Signature of Applicant, if different)	/	Don Schreiner (Print name)	/	10/20/2020   1:08 PM EDT (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 and 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 \$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: <b>\$275.00</b>	Amount paid: <u>\$275.00</u> Meeting date: <u>11/18/2020</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <u>Wendy Patmann</u>	Date: <u>10/21/2020</u>

**ROCKFORD ORTHOPEDIC ASSOCIATES, LTD.**

**Shareholders / Directors:**

Brian J. Bear, 1621 National Avenue, Rockford, IL 61107  
Marc A. Zussman, 2922 Applewood Lane, Rockford, IL 61114  
Mark L. Barba, 5229 Parliament, Rockford, IL 61107  
William J. Bush, 150 Riverside Road, Rockford, IL 61107  
Jon B. Whitehurst, 36W439 Hunters Gate Road, St. Charles, IL 60175  
Scott W. Trenhaile, 1611 Hidden Creek Lane, Belvidere, IL 61008  
Kenneth J. Korcek, 894 Spring Ridge Court, Belvidere, IL 61008  
Edric Schwartz, 9066 Smokethorn Trail, Belvidere, IL 61008  
Scott T. Ferry, 904 Tuscany Way, Rockford, IL 61107  
Victor D. Antonacci, 11105 Chicory Ridge Way, Roscoe, IL 61073  
John Daniels, 7711 Loch Glen Drive, Lakewood, IL 60014  
Rolando Izquierdo, 460 Country Club Road, Crystal Lake, IL 60014  
Kelly Holtkamp, 10605 Red Leaf Circle, Crystal Lake, IL 60014  
Brian Braaksma, 1633 Danielle Lane, Belvidere, IL 61008  
John Bottros, 1634 Summerwood Lane, Belvidere, IL 61008  
Brian Foster, 2 Jacoby Place, Rockford, IL 61107  
Geoffrey VanThiel, 11409 Inverway, Belvidere, IL 61008  
Jeffrey Earhart, 1201 Brown Hills Road, Rockford, IL 61107  
Frank Bohnenkamp, 9010 Lynwood Lane, Village of Lakewood, ILI 60014  
Scott W. Mox, M.D., 27643 Bridgewater Court, Lake Barrington, IL 60010  
Jeffrey A. Kazaglis, M.D., 11 Stonebridge Drive, South Barrington, IL 60010  
Kevin Carlile, M.D., 1407 Brandywine Drive, Rockford IL 61108  
Tom D. Stanley, M.D., 35 New Abbey Drive, Inverness, IL 60010  
Shawn W. Palmer, M.D., 610 Prairie Avenue, Barrington, IL 60010



CITY HALL • 100 STATE STREET • BELOIT, WI 53511  
Office: 608/364-6700 • Fax: 608/364-6609  
www.beloitwi.gov  
Equal Opportunity Employer

## **NOTICE TO THE PUBLIC**

October 28, 2020

To Whom It May Concern:

Rockford Orthopedic Associates, Ltd. Dba OrthoIllinois, has filed an application for a Conditional Use Permit to allow a medical office in the M-2, General Manufacturing District, for the property owned by Hendricks Commercial Properties LLC located at:

### **1350 Gateway Boulevard**

The applicant has proposed the construction of a 25,605 square-foot building for orthopedic surgery.

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

**City Plan Commission:** Wednesday, November 18, 2020, 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 7, 2020, 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.\***

**\*Due to the COVID-19 crisis, members of the public are highly encouraged to provide oral or written comments to the Commission and City Council via alternative means. You may mail your comments to the attention of Hilary Rottmann at 100 State Street or via email to [rottmanh@beloitwi.gov](mailto:rottmanh@beloitwi.gov). Public comments and public input for the public hearing will be required, in writing, by noon on the day of the meeting. You may also call (608) 247-2965 to provide your comments over the phone. In-person attendance at Commission and Council meetings will be limited.**

DMDM INC  
1390 GATEWAY BLVD  
BELOIT WI 53511

AVANTI MANAGEMENT INC  
18 CULLODEN PARK RD  
SAN RAFAEL CA 94901

BELOIT ECONOMIC DEVELOPMENT  
CORPORATION  
100 STATE ST  
BELOIT WI 53511

## **Rottmann, Hilary**

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**From:** Robert Sage, DPM <rsage@beloithealthsystem.org>  
**Sent:** Wednesday, November 11, 2020 4:19 PM  
**To:** Rottmann, Hilary  
**Subject:** Ortho Illinois Proposed Conditional Request

Dear Hilary Rottman,

Thank you for taking the time to read my email. I wanted to reach out to you to voice my concerns over the proposed conditional use request that OrthoIllinois is looking to get to be able to put in their surgery center in the southernmost area of Beloit.

Surgical procedures are common thing in today's environment. With the activity levels of our population along with the aging of the Baby Boomers, we continue to see the need for Orthopedic Surgery. These procedures vary in risk and severity greatly. There are some procedures like a Carpal Tunnel Release that have a relatively low risk of serious complication and are sometimes even done under local anesthesia in an outpatient setting or an office setting, however there are many other procedures that have a much greater risk of complication. It is those types of procedures that give me concern about the new proposed facility coming into our area. Any time one of those procedures are performed, we need to have a "Plan B" in mind and have to have the ability to hospitalize the patient if the need arises. Having access to the myriad of other physicians that are needed to help to assist if we have to enact "Plan B" ensures patient safety, reduces medical costs and provides the best patient care. This request for conditional use, would allow for the patients who experience these complications to stay the night, but would not offer the ability of these patients to see the specialists that they may need to ensure the safety and best care of these patients, this could present a public health concern. A facility that is located within a fully functioning hospital will allow access to the types of physicians that may be required.

Also, independent, for profit groups, who typically do not accept the lower paying insurance carriers. By "Cherry Picking" the patients and only accepting the high profit patients, that will tend to decrease the number of better paying patients for the other facilities in the area who take care of ALL patients who need that care. Allowing this, will put at financial risk the stability of those organizations and can lead to a vacuum of much needed patient care, including the care of our very sick COVID patients and our Emergency Department at our local hospital, who are there for EVERY patient, regardless of their ability to pay.

We have an outstanding Orthopedics department and Beloit Hospital was the first program in the state to be Certified by The Joint Commission for Excellence in Orthopedic Care. Our Orthopedic Department is also a QualityPath preferred provider for a large commercial payor for Joint Replacements. They are clearly some of the best in the area and we continue to see great results coming from that department.

In closing, I don't feel that an overnight, "hotel" is similar to a hospital. It cannot offer the services that are required to take care of patients who may experience adverse situations coming out of surgery. We do have an outstanding group of Orthopedic Surgeons in the Beloit area already and there is not a need for an additional facility, especially one that cannot handle to complications that may arise from an adverse situation coming out of surgery.

I request that you say no to the conditional use that is being requested and ensure that the citizens of Beloit receive the best care available to them.

Robert M. Sage, DPM

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## Rottmann, Hilary

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**From:** Sandi Branecki <sbranecki@beloithealthsystem.org>  
**Sent:** Wednesday, November 11, 2020 10:11 AM  
**To:** Rottmann, Hilary  
**Subject:** Concerns regarding Orthollinois request for zoning exception

Dear Ms. Rottmann,

As a long time patient and employee of the Beloit Health System, I am writing to express my concern over Orthollinois' request for a zoning exception to allow for patient overnight stays at their surgery center.

As you know Beloit Memorial Hospital does not turn away any patients from the Emergency Department regardless of their ability to pay. Beloit Health System is also contracted to accept most Medicare and Medicaid patients. These plans result in a much lower reimbursement rate than commercial payers. If Orthollinois is allowed to operate like a hospital it will impact the Commercial revenue that the Beloit Health System counts on. Loss of revenue will be detrimental to Beloit Health System, the public health of the Community and to the many employees who serve the Community.

Lastly, Beloit Health System has received the Joint Commission Certification for their Orthopedic Care. This is a testament to the quality of care that Beloit Health System provides to our entire community.

Sincerely

Sandra Branecki  
Contract Reimbursement Analyst  
1905 E Huebbe Parkway  
Beloit WI 53511  
608-364-1396  
[sbranecki@beloithealthsystem.org](mailto:sbranecki@beloithealthsystem.org)



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## Rottmann, Hilary

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**From:** Scott Leckey <sleckey@beloithealthsystem.org>  
**Sent:** Wednesday, November 11, 2020 1:25 PM  
**To:** Rottmann, Hilary  
**Subject:** Proposed Orthollinois project.

Hillary Rottman  
100 State St  
Beloit, WI 53511

Dear Ms. Rottman:

I am contacting you to oppose the zoning variance for Orthollinois.

As a community member and leader at Beloit Health System, I am extremely concerned about the addition of an unneeded facility in our community. BHS provides an outstanding orthopedic service I would stack up against any organization. I question the safety of allowing post-operative patients to stay at the facility overnight in a hotel-like setting. In case of an emergency the patient would need to be transported to an appropriate care location, jeopardizing continuity of care, delaying treatment and placing the patient at unnecessary risk.

Additionally, a for-profit organization is not bound by the same regulations as our community hospital. They can "cherry-pick" patients that have commercial insurance and refuse Medicare, Medicaid and uninsured patients. BHS is a not-for-profit organization and cares for our community, treating patients regardless of their ability to pay. We maintain a 24-hour emergency department at substantial expense. The practices of for-profits undermine our ability to provide this vital service.

I am strongly against this variance and ask that you consider it carefully

Sincerely,

Scott Leckey, CPA  
Vice President of Finance

*Beloit Health System*  
1969 W. Hart Rd  
Beloit, Wi 53511  
608-364-5281  
[sleckey@beloithealthsystem.org](mailto:sleckey@beloithealthsystem.org)



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## Rottmann, Hilary

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**From:** Shelley Locke <slocke@beloithealthsystem.org>  
**Sent:** Wednesday, November 11, 2020 2:58 PM  
**To:** Rottmann, Hilary  
**Subject:** Ortho Illinois

Hilary,

I oppose Ortho Illinois plan to build a surgery center, with zoning for overnight stays, in Beloit. Beloit Health System provides care for all patients in the community, regardless of their ability to pay, including a disproportionate share of Medicaid and Medicare patients. Ortho Illinois only recruits higher reimbursement commercial insurance patients, which would divert the higher reimbursement patients away from Beloit Health System. If Ortho Illinois build this center, the decreased impact of lower reimbursement for the health system will possibly result in BHS having to eliminate needed services, services the community of Beloit needs. Beloit Health system is also a provider of Joint Commission Certified Orthopedic Care; this means Beloit Health system already provides the best possible Orthopedic care to the community of Beloit.

Thank-you

Shelley Locke PharmD

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## **Rottmann, Hilary**

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**From:** Steve Taylor <staylor@beloithealthsystem.org>  
**Sent:** Wednesday, November 11, 2020 1:29 PM  
**To:** Rottmann, Hilary  
**Subject:** Orthollinois Variance

Hillary Rottman  
100 State St  
Beloit, WI 53511

Dear Ms. Rottman:

I am contacting you to oppose the zoning variance for Orthollinois.

As a community member and leader at Beloit Health System, I am extremely concerned about the addition of an unneeded facility in our community. BHS provides an outstanding orthopedic service I would stack up against any organization. I question the safety of allowing post-operative patients to stay at the facility overnight in a hotel-like setting. In case of an emergency the patient would need to be transported to an appropriate care location, jeopardizing continuity of care, delaying treatment and placing the patient at unnecessary risk.

Additionally, a for-profit organization is not bound by the same regulations as our community hospital. They can "cherry-pick" patients that have commercial insurance and refuse Medicare, Medicaid and uninsured patients. BHS is a not-for-profit organization and cares for our community, treating patients regardless of their ability to pay. We maintain a 24-hour emergency department at substantial expense. The practices of for-profits undermine our ability to provide this vital service.

I am strongly against this variance and ask that you consider it carefully

Sincerely,

Steve Taylor  
Director of Physician Clinics  
Beloit Clinic  
Phone: 608-364-1495

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## Rottmann, Hilary

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**From:** Stephan D Travis <stravis@beloithealthsystem.org>  
**Sent:** Thursday, November 12, 2020 8:26 AM  
**To:** Rottmann, Hilary  
**Subject:** Do not approve

I want to put in my "vote" that you do not approve the zoning exception request made by OrthoIllinois for a new surgery center to be built in Beloit. Unless OrthoIllinois accepts ALL patients and not just the cream at the top; i.e. the non-Medicare, non-Medicaid patients, they will be doing irreputable harm to the other healthcare facilities who provide care for the whole community.

Steve Travis, BS, MLS(ASCP)<sup>cm</sup>

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## **Rottmann, Hilary**

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**From:** Sue Gibson <wissue1@gmail.com>  
**Sent:** Tuesday, November 10, 2020 2:35 PM  
**To:** Rottmann, Hilary  
**Subject:** Ortho Illinois overnight care

We need Beloit Health System to remain in business. If we allow Ortho Illinois to be like a hospital with overnight privileges it will jeopardize the income of our community hospital. Please vote against the proposal. Thank you Susan Gibson

Sent from my iPhone

## Rottmann, Hilary

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**Subject:** FW: Ortho Clinic

**From:** [suboku22@aol.com](mailto:suboku22@aol.com) [<mailto:suboku22@aol.com>]

**Sent:** Wednesday, November 11, 2020 5:27 PM

**To:** Rottmann, Hilary

**Subject:** Ortho Clinic

I'm opposed to a new clinic being allowed in Beloit, which can only hurt Beloit health system which is already struggling through this pandemic. If a patient does not feel confident going to Beloit for orthopedic surgery, there are many other options in this area (such as Mercy, Dean Care and Rockford hospitals) and in the greater region (UW, Froedert, etc.)

Susan Kurth

## **Rottmann, Hilary**

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**From:** Tejesh Patel, MD <tpatel@beloithealthsystem.org>  
**Sent:** Tuesday, November 10, 2020 3:15 PM  
**To:** Rottmann, Hilary  
**Subject:** Orthollinois

To  
**Hilary Rottmann ,**

I would like to express my opposition to the Orhtollinois project in Beloit and their request for a zoning exception. We have a exceptional orthopedics department in Beloit Health System and would like to continue to grow this department and they take care of all patients in the hospital without regards of their ability to pay and by letting Orthollinois build a for profit site in our city will make it very difficult to sustain a excellent health system we have here in our great city of Beloit.  
We take care of our community and lets keep our care in our community.

Thank you,

**Tejesh N. Patel MD**

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## Rottmann, Hilary

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**From:** Tom McCawley <tjmccawley@charter.net>  
**Sent:** Wednesday, November 11, 2020 12:57 PM  
**To:** Rottmann, Hilary  
**Subject:** Orthollinois Zoning Request

Hillary Rottman  
100 State St  
Beloit, WI 53511

Dear Ms. Rottman:

I am contacting you to oppose the zoning variance for Orthollinois.

As a community member and leader at Beloit Health System, I am extremely concerned about the addition of an unneeded facility in our community. BHS provides an outstanding orthopedic service I would stack up against any organization. I question the safety of allowing post-operative patients to stay at the facility overnight in a hotel-like setting. In case of an emergency the patient would need to be transported to an appropriate care location, jeopardizing continuity of care, delaying treatment and placing the patient at unnecessary risk.

Additionally, a for-profit organization is not bound by the same regulations as our community hospital. They can “cherry-pick” patients that have commercial insurance and refuse Medicare, Medicaid and uninsured patients. BHS is a not-for-profit organization and cares for our community, treating patients regardless of their ability to pay. We maintain a 24-hour emergency department at substantial expense. The practices of for-profits undermine our ability to provide this vital service.

I am strongly against this variance and ask that you consider it carefully

Sincerely,  
Thomas J. McCawley  
Vice President, Beloit Health System



## **Rottmann, Hilary**

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**From:** Thomas Houlahan <thoulahan@beloithealthsystem.org>  
**Sent:** Thursday, November 12, 2020 1:53 PM  
**To:** Rottmann, Hilary  
**Subject:** Ortho Illinois

The ortho team at Beloit HealthSystem works very hard at taking care of our residents regardless of their economic status! It would be a huge disservice to the community to allow yet another group to take only paying patients. Tom Houlahan OPA.

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## **Rottmann, Hilary**

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**From:** Traci Walker <twalker@beloithealthsystem.org>  
**Sent:** Wednesday, November 11, 2020 3:07 PM  
**To:** Rottmann, Hilary  
**Subject:** impact of Ortho Illinois

To whom it may concern, the impact that Ortho Illinois will have on our community hospital would be detrimental. Having the orthopedic surgeries that the Beloit Health Systems depends on to meet their bottom line potentially taken away from them would greatly effect the community. Not only in the services that they provide, but possible lay offs of staff that are members of the Beloit community. Please seriously consider the impact that this new facility will have on all of us.

**Traci Walker, R.N.**

*At-Home Healthcare*

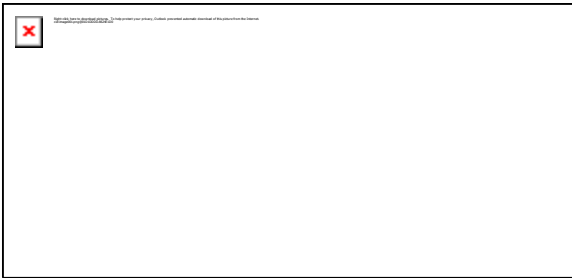
*1904 E Huebbe Parkway*

*Beloit, WI 53511*

*Phone: (608)363-5885*

*Fax: (608) 363-5908*

[twalker@beloithealthsystem.org](mailto:twalker@beloithealthsystem.org)



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## **Rottmann, Hilary**

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**From:** Alice Townshend, MD <atownshend@beloithealthsystem.org>  
**Sent:** Wednesday, November 11, 2020 5:53 PM  
**To:** Rottmann, Hilary  
**Subject:** Orthollinois

Dear City Council and Planning Commision:

This note is sent in response to Orthollinois's request to allow patients to stay overnight in their planned Ambulatory Surgery Center. I am against this zoning request. The Beloit Health System has excellent orthopedic surgeons who are available 24-7 as well as a fully staffed Emergency Room that accepts all patients that present to them. Orthollinois will likely only be open 5 days a week and accept only insured patients. On weekends Beloit residents who have had problems after surgery will then present to the Beloit Health System Emergency Room for care and have dedicated orthopedic surgeons from the Health System called in to assist in their care even though they were not the surgeons who performed the surgery. In addition, the Beloit Health System is a not-for-profit hospital that relies on insured patients to help subsidized its care of the uninsured. Skimming well insured patients will affect the financial stability of the system.

I understand that the City sees the positive nature of having more orthopedic providers in town and more jobs that it provides. However, I request that you look at its impact on the Health System that has been serving the community for 50 years.

Sincerely,

Alice Townshend, MD, Medical Staff President

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## Rottmann, Hilary

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**From:** Amy J Oselio <aoselio@beloithealthsystem.org>  
**Sent:** Friday, November 13, 2020 9:10 AM  
**To:** Rottmann, Hilary  
**Subject:** Beloit Healthcare System

I am writing to express my opposition to the proposed surgical center that OrthoIllinois is planning to build in the area. I work for home health in the Beloit Healthcare System and our orthopedic department does outstanding work serving the community. That department helps to ameliorate the financial losses our health system takes in treating Medicaid and COVID19 patients. An additional surgical center in our area could put those services at risk. These are the people I see most often in the homes and they need our support. Please consider the effect a for-profit surgical center would have on the rest of the community.

Amy Oselio  
Occupational Therapist  
608-728-1736  
[amyoselio@gmail.com](mailto:amyoselio@gmail.com)

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## Rottmann, Hilary

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**From:** Angel Haywardlee <ahaywardlee@beloithealthsystem.org>  
**Sent:** Thursday, November 12, 2020 4:34 PM  
**To:** Rottmann, Hilary  
**Subject:** Orthollinois

Good afternoon Mrs. Rottmann,

My name is Angel Hayward- Lee and I am a CNA at Beloit Memorial Hospital and a nursing student at Blackhawk Technical Collage. My husband is Matthew Lee and a City of Beloit Police officer. We were both raised in Beloit and are currently residents of Beloit, raising our 5 daughters here. I wanted to express our concern regarding the surgery center that Orthollinois would like to build, as well as their request for a zoning exception.

Beloit Memorial Hospital Takes Care of our Community and patients regardless of their ability to pay. Most of the patients, including our COVID patients, have Medicare or Medicaid coverage which is a challenge as the hospital receives less reimbursement than the costs to provide this care. Recently, a Rockford orthopedic provider, Orthollinois, announced plans to build a surgery center in Beloit. This is concerning as they will focus on higher reimbursement commercial insurance patients. The hospital counts on this higher reimbursement to help support there core Community services including the ER and COVID Unit. Orthollinois has asked our City's Planning Commission and City Council for a zoning exception to complete their project and allow them to keep patients overnight like a Hospital. Any help/support that is given with a zoning exception may be detrimental to the Health System, the public health of our Community, and thus my own families livelihood.

Beloit Memorial Hospital's Orthopedic Department is outstanding and growing. They were the first in the State of Wisconsin to receive the distinguished Joint Commission Certification for our Orthopedic Care. The Orthopedic Department is a QualityPath preferred provider for a large commercial payor for Joint Replacements. The hospital, as well as myself provide the Best Care in a manner that achieves the high level of patient satisfaction. I see what my coworkers and I do everyday, and I have no doubt we will be successful. Unlike Orthollinois, we will continue to provide care for all of our patients, regardless of their ability to pay, including those infected with COVID.

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## Rottmann, Hilary

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**From:** Anita Henningsen <ahenningsen@beloithealthsystem.org>  
**Sent:** Friday, November 13, 2020 11:10 AM  
**To:** Rottmann, Hilary  
**Subject:** Orthollinois Zoning Exception

Good morning.

I am writing to request that the Beloit City Council and Planning Commission **deny** Orthollinois the zoning exception to build an orthopedic surgery center in the Beloit area.

The services that Orthollinois want to bring to Beloit are currently provided at the Beloit Health System. We were the first in the State of Wisconsin to receive the distinguished Joint Commission Certification for our Orthopedic Care. What Beloit Health System offers that is different from what Orthollinois can bring is the personal care that goes above and beyond a surgical procedure. Our clients are more than just a revenue source. We recognize that our clients are our neighbors, friends, family, and fellow-community members.

As you know, communities are comprised of individuals from all walks of life, race, ethnicity, and vocations. The Beloit Health System has supported this community and its people from all walks of life, and has fully invested in, and engaged with, our community for over 50 years. It would be a travesty if we had to eliminate services or close our doors due to lost revenue and stop providing the community with the personal care and great services we offer close to home.

If the Beloit Health System is forced to cut services or close, this would also be a source of lost revenue for the City of Beloit and a loss of jobs from one of its largest employers. People move to where the jobs are, and you would see Beloit residents needing to sell homes and relocate to find work. In an already stressed and unstable economy, this would be very detrimental for the City of Beloit. More importantly, it would force our clients to travel miles away to places like Janesville, Rockford, or Monroe for their other healthcare needs.

Please vote to **deny** the zoning exception request from Orthollinois.

Respectfully,

Anita Henningsen, RN  
Infection Prevention Coordinator  
Beloit Health System  
1969 West Hart Road  
Beloit, WI 53511  
608-364-5446

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To whom it may concern,

I recently learned that the OrthoIllinois group whom purchased land here in Beloit is asking for a zoning exception. This exception would allow them to keep patients overnight, much like a hospital. As a member of our Stateline area and a proud employee of Beloit Health System, this is concerning to me. It may be a little-known fact, but our community hospital that has served locally for 50 years, was the first in Wisconsin to receive the Joint Commission Certification for our orthopedic care. I am thankful to work beside an orthopedic provider group that strives daily to give the highest level of care to our patients. Our health system cares for all of our community members, regardless of their payor source. Related to our commitment to the public, we, like many others are feeling the economic impact of the COVID pandemic. Over our many successful years here in Beloit, our patients have grown to expect and rely on the exceptional services we provide them with. With all of this said, I please ask you to consider the financial implications of granting a group the ability to have overnight privileges similar to those of our community hospital.

Respectfully,  
Ashley Daskam, RN

## Rottmann, Hilary

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**From:** Brandi Lander <blander@beloithealthsystem.org>  
**Sent:** Wednesday, November 11, 2020 11:14 AM  
**To:** Rottmann, Hilary  
**Subject:** Opposing the Ortho IL plan to act as an overnight hospital rather than just a outpatient surgery center.

I feel that our community has enough overnight hospital and ERs. Ortho IL is seeking to expand for overnight zoning, and this would put some of the other hospitals at risk for loss of clients. Our current climate with the economy has already posed threats to the hospitals in place. I would vote "NO" for allowing a zone change for Ortho IL Surgery center.

Thanks,  
Brandi Lander

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## **Calls of Opposition**

Carrie Sweeny

11/11/2020

She is not in favor of the OrthoIllinois Project. She feels that this is detrimental to the hospital. The hospital has a great orthopedics program.

## **Rottmann, Hilary**

---

**From:** Cari Palmer <cpalmer@beloithealthsystem.org>  
**Sent:** Wednesday, November 11, 2020 9:33 AM  
**To:** Rottmann, Hilary  
**Subject:** Orthollinois

Good Morning Hilary Rottmann

In regards to the proposed announcement plans from Orthollinois to build a surgery center in Beloit Wisconsin , I'm voicing my concern as to how detrimental to the Beloit Health System that would be for our community. The Beloit Health System provides outstanding services to ALL patients regardless of their ability to pay. This would be concerning as Orthollinois only takes commercial insurance patients.

We take care of our community no exceptions.

Thank you,

Sincerely

Cari Palmer, an employee of the  
Beloit Health System for 28 years

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## Rottmann, Hilary

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**From:** Carrie Tracy <ctracy@beloithealthsystem.org>  
**Sent:** Wednesday, November 11, 2020 9:57 AM  
**To:** Rottmann, Hilary

Dear City Members,

I am writing to let your know that I am opposed to Ortho Illinois' project and their request for a zoning exception. I feel that it is a duplicate of services and takes away vital business and financial support needed to have a strong and thriving stand alone community hospital and health care system for the city and surrounding areas of Beloit.

Thank you for your consideration.

*Carrie L Tracy, RRT.*  
*Lead Therapist, Pulmonary Care*  
*Beloit Health System*  
*608-364-5190*  
[ctracy@beloitmemorialhospital.org](mailto:ctracy@beloitmemorialhospital.org)

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## Rottmann, Hilary

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**From:** Joycelyn or Chuck <jandcramsden@att.net>  
**Sent:** Thursday, November 12, 2020 11:52 PM  
**To:** Rottmann, Hilary  
**Subject:** Proposed Conditional Use for Orthoillinois

Dear Beloit Plan Commission:

We are writing to oppose the conditional use permit change which would allow Orthoillinois to admit patients for overnight stays. This would

allow Orthoillinois to act as a "mini-hospital" without meeting all the licensing and regulatory requirements required of hospitals in our

community. In this age of huge hospitals and large conglomerates, the Beloit community is very fortunate to still have a responsive locally-

based independent hospital serving our medical needs.

Beloit Health System has about (200) volunteers working with staff and patients in different areas.

I (Joycelyn) have been a volunteer for over (35) years. Among the several areas I have worked in is Surgery Waiting where we help tend to

the needs of the patients' families during these stressful times.

As a volunteer in the Emergency Room at Beloit Memorial Hospital for more than (25) years, I (Charles) have witnessed how the treatment

by our dedicated staff has impacted the lives of countless patients and their families. Patients are accepted regardless of ability to pay,

and reimbursement often falls far short of the cost operating our state-of-the-art facility.

In addition to the medical benefits, the Beloit Health System provides employment for (1600) staff, the vast majority of whom live in our

community.

So, it doesn't seem right to allow allow someone to come in and "cherry-pick" patients with good insurance to the detriment of Beloit

Health System which serves our whole community.

Sincerely,

Charles and Joycelyn Ramsden

2636 Sarah Lane, Beloit

## **Rottmann, Hilary**

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**From:** Craig Mellem <cmellem@beloithealthsystem.org>  
**Sent:** Wednesday, November 11, 2020 7:49 AM  
**To:** Rottmann, Hilary  
**Cc:** Thomas McCawley  
**Subject:** Orthollinois

To: Hilary Rottman  
City of Beloit

From: Craig Mellem  
Beloit Health System  
(608) 364-5149

Ms. Rottman,

I write you today to voice my opposition to the request from Orthollinois and their request for a zoning exception. I have been an employee of Beloit Health System for over 26 years and feel strongly about this matter. Our Orthopedics service to the stateline region is second to none in the state of Wisconsin. Orthollinois plan to build a surgery center will only damage Beloit Health System's ability to serve all citizens of the Beloit community. I urge you to deny the request for a zoning exception.

Thank you,  
Craig Mellem

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## Rottmann, Hilary

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**From:** Cynthia Wells <cwells@beloithealthsystem.org>  
**Sent:** Friday, November 13, 2020 10:21 AM  
**To:** Rottmann, Hilary  
**Subject:** Concerns regarding Orthrollinois zoning

Hi Hilary,

I would ask that you not consider Orthrollinois to build a surgery center within the community of Beloit. This venture would greatly impact our ability to offer care to all of our patients in the community. The income we receive from these selective surgeries offsets the cost associated with having 24 hour service for our emergency department and COVID unit.

As a member of the community I greatly appreciate your time and consideration in my request. Thanks.

**Cynthia P. Wells, CDM, CFPP**  
**Director of Hospitality Services**

Beloit Health System  
1969 W. Hart Road  
Beloit, WI 53511  
P: 608-364-5447  
Cell: 608-290-2156  
F: 608-363-5762



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## Rottmann, Hilary

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**From:** Debra Bauman <dbauman@beloithealthsystem.org>  
**Sent:** Friday, November 13, 2020 1:51 PM  
**To:** Rottmann, Hilary  
**Subject:** Orthollinois in Beloit Wisconsin

Ms. Rottmann,

I am a healthcare professional who has served the Beloit Community for 15 years working at the Beloit Health System.. I am writing you to **express my opposition to the zoning exception** requested by Orthollinois. Whereas we (the Beloit Health System) welcome choices for patients to receive care and we recognize that competition makes everyone better at their jobs. I believe that allowing Orthollinois to keep patients overnight will adversely affect the Beloit Health System. The Health System must provide services like the Emergency Room to the community members regardless of one's ability to pay, this is only accomplished by the support of other revenue generating departments like surgery and Medical Imaging. Advance cases that require an overnight stays support the entire system....so allowing Orthollinois to "act" like a Hospital without providing other hospital like services is not best for our Community's health.

Thank you for your attention to this matter.

Debra Bauman  
Medical Imaging Clinical Manager/PACS Coordinator  
1969 W Hart Rd  
Beloit Wi 53511  
P 608-364-5449



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## Rottmann, Hilary

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**From:** Deidre Bennett <DBENNETT@beloithealthsystem.org>  
**Sent:** Wednesday, November 11, 2020 10:29 AM  
**To:** Rottmann, Hilary  
**Subject:** Orthollinois zoning

Ms. Hilary Rottmann,

It is with great concern that I am sending this email. It has been brought to my attention that Orthollinois is seeking zoning in Beloit. Beloit Health System was founded and built by citizens of our city in order to ensure that they had adequate access to health care. Because we are so committed to our city and citizens we have worked diligently to stay a private hospital that puts our community first, and not allowed a larger organization to come in and take over.

The downfall of a larger organization is that they would be profit motivated. We are committed to our community and therefore knowingly provide care to our underinsured and non-insured as part of that commitment to our community.

In order to provide this service, we must maintain service lines that bring in the money to support charity care. One of these service lines is ortho surgeries. We have adequate surgeons to meet the needs of our community, so as a community, we don't need another surgery center here. Also, Beloit Health System needs to have this service line in order to bring in the finances to support charitable services.

Please consider the greater needs of our community when making your decision on whether to allow zoning for Orthollinois in our community.

Best Regards,

Deidre Bennett BSN,MBA  
Director of Transitional Care and Hospice  
Beloit Health System  
655 Third St., Suite 200  
Beloit, WI 53511  
[dbennett@beloithealthsystem.org](mailto:dbennett@beloithealthsystem.org)  
608-289-3322  
608-363-7421

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## Rottmann, Hilary

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**From:** Doris Mulder <dmulder@beloithealthsystem.org>  
**Sent:** Wednesday, November 11, 2020 5:36 AM  
**To:** Rottmann, Hilary  
**Subject:** Ortho Illinois zoning request change

I ask that you consider not giving the zoning change to Ortho Illinois that would allow them to have patient's stay overnight. Competition is good and can be healthy, but when one competitor chooses to only take patients with insurance and higher payments and Beloit Health System continues to take all patients- even those that cannot pay at all -it is not really a fair playing field.

Thanks for considering this side of things and the overall health of the community,

Sincerely,

Doris Mulder, Registered Nurse  
Beloit Health System

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## Rottmann, Hilary

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**From:** Elizabeth Brandl <ebrandl@beloithealthsystem.org>  
**Sent:** Wednesday, November 11, 2020 9:59 AM  
**To:** Rottmann, Hilary  
**Subject:** Zoning Exception for OrthoIllinois

Good Morning Hilary,

During a recent Beloit Health System Assembly meeting for Health System employee's, it was brought to our attention that a Rockford Orthopedic provider; OrthoIllinois announced plans to build a surgery center here in Beloit. They have one hurdle, which is a zoning exception that I would like to give my opposition input. Beloit Health System already has an outstanding ortho department which is Joint Commission certified and has provided the Beloit and surrounding communities with care for every type of insurance for many years (including the low reimbursement insurances such as Medicare and Medicaid, as well as Self Pay/Charity Care patients). As with any new provider/store/service – if the need outweighs the competition – then it's a no brainer that to provide adequate care for the community, the permit should allow. However, in this case, Beloit Health System has been able to service all the appropriate needs of the community and if the zoning exception is allowed, this may be damaging to the current orthopedic surgery department that Beloit already has to offer. There is no need for additional orthopedic surgery center in Beloit, and in fact it will not improve the community, but potentially harm the current standing orthopedic services that are already being offered. I am a biller with the At Home Healthcare facility which operates under Beloit Health System, so I would characteristically be opposed to any healthcare facility that could cause strain on the company I work for, but in this case I truly believe that adding an out of state surgery center to be built in our community would be a financial burden to the area's already functioning orthopedic surgery center, and a community wide detriment – if BHS cannot support their ortho surgery department with clients, other area's of the hospital/clinic may suffer.

Thank you for your attention and considering my input.

-Beth B

**P: 608-364-1664**  
**F: 608-363-5908**



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## Rottmann, Hilary

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**From:** Erika Polen <epolen@beloithealthsystem.org>  
**Sent:** Friday, November 13, 2020 1:51 PM  
**To:** Rottmann, Hilary  
**Subject:** Orthollinois

Ms. Rottmann,

I am a healthcare worker who has serves working at the Beloit Health System. I am writing you to **express my opposition to the zoning exception** requested by Orthollinois. The Beloit Health System welcomes choices for patients to receive care and we recognize that competition makes everyone better at their jobs. I believe that allowing Orthollinois to keep patients overnight will adversely affect the Beloit Health System. The Health System must provide services like the Emergency Room to the community members regardless of one's ability to pay, this is only accomplished by the support of other revenue generating departments like surgery and Medical Imaging (MRI, CT, Ultrasound, etc). Advance cases that require an overnight stays support the entire system, so allowing Orthollinois to "act" like a Hospital without providing other hospital like services is not best for our Community's health.

Thank you for your attention to this matter.

Erika Polen  
Medical Imaging Technical Coordinator  
Beloit Health System  
(608) 364-5266 or Ascom 4145  
[epolen@beloithealthsystem.org](mailto:epolen@beloithealthsystem.org)



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## Rottmann, Hilary

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**From:** Gus Larson <glarson@northpointehealth.org>  
**Sent:** Friday, November 13, 2020 10:04 AM  
**To:** Rottmann, Hilary  
**Subject:** [BULK] Opposed to Zoning Exception.

Hello Ms. Rottmann,

I am a healthcare worker who has served the Beloit Community for 37 years working at the Beloit Health System. I am writing you to **express my opposition to the zoning exception** requested by Orthollinois. Whereas we (the Beloit Health System) welcome choices for patients to receive care and we recognize that competition makes everyone better at their jobs. I believe that allowing Orthollinois to “act” like a Hospital by keeping patients over night will adversely affect the Beloit Health System. The Health System must provide services like the Emergency Room to the community members regardless of one’s ability to pay, this is only accomplished by the support of other revenue generating departments like surgery. Advance cases that require over night stays support the entire system....so allowing Orthollinois to “act” like a Hospital without providing other hospital like services is not best for our Community’s health.

Thank you for your attention to this matter.

Thank you,  
Gus Larson, RT®, CNMT, BA

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## Rottmann, Hilary

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**Subject:** FW: Ortho Illinois

**From:** Heather [<mailto:heatherbreenmd@gmail.com>]

**Sent:** Wednesday, November 11, 2020 9:51 AM

**To:** Rottmann, Hilary

**Subject:** Ortho Illinois

Ms. Rottmann-

The purpose of this email is to urge you to oppose the zoning exception for OrthoIllinois.

As a healthcare provider for 20 years, hospitals rely on the profit margins from orthopedic procedures to subsidize the care we provide that comes with a negative profit margin. Which, unfortunately, is most of it. I'm a hospitalist doc. Hospitals lose money on medical patients. Those are the patients I take care of. On any given day, they are easily two-thirds of our census.

Those are the patients that come in by EMS or Beloit PD. Those are fragile, older, Medicare patients who also reliably vote.

As it is, Beloit Hospital has a less favorable payor mix than most of our local competitors. If we lost the lucrative commercial insurance orthopedic procedures to offset this, I don't know how the hospital could survive. I don't understand why any city or county official would even consider this. If you live or work in Beloit, you or your family will likely be brought here in an emergency. Don't you want it to be the best facility it can be?

Aside from the financials, as a hospitalist physician this is bad patient care. If an OrthoIllinois patient has a medical emergency at their standalone surgical facility, they will be brought to Beloit Memorial where we won't have any of their records. Here, when a patient does poorly, I can see the patient's old EKGs or CT scans. I have their surgeon, cardiologist, or primary care doctor's cell phone number. If these patients come from OrthoIllinois, we won't have any of that. Stand-alone surgical facilities are rarely invested in building relationships with local clinicians. They're there to do big money procedures and go home by 4.

I love our hospital. We give good care and have local doctors who are invested in Beloit. I hope you vote against this.

Thanks,  
Heather Breen, MD

## **Rottmann, Hilary**

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**From:** Jan Budick <zookprjan@yahoo.com>  
**Sent:** Tuesday, November 10, 2020 1:51 PM  
**To:** Rottmann, Hilary  
**Subject:** Orthoillinois

Please do not approve this. I really depend on BHS and love the orthopedists.

[Sent from Yahoo Mail on Android](#)

## Rottmann, Hilary

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**From:** Jason Nelson <jnelson@beloithealthsystem.org>  
**Sent:** Wednesday, November 11, 2020 1:36 PM  
**To:** Rottmann, Hilary  
**Subject:** Orthollinois Opposition Letter

**Importance:** High

Please forward this email to our City reps on the planning committee

Hillary Rottman  
100 State St  
Beloit, WI 53511

Dear Ms. Rottman:

I am contacting you to oppose the zoning variance for Orthollinois.

As a community member and leader at Beloit Health System, I am extremely concerned about the addition of an unneeded facility in our community. BHS provides an outstanding orthopedic service I would stack up against any organization. I question the safety of allowing post-operative patients to stay at the facility overnight in a hotel-like setting. In case of an emergency the patient would need to be transported to an appropriate care location, jeopardizing continuity of care, delaying treatment and placing the patient at unnecessary risk.

Additionally, a for-profit organization is not bound by the same regulations as our community hospital. They can "cherry-pick" patients that have commercial insurance and refuse Medicare, Medicaid and uninsured patients. BHS is a not-for-profit organization and cares for our community, treating patients regardless of their ability to pay. We maintain a 24-hour emergency department at substantial expense. The practices of for-profits undermine our ability to provide this vital service.

I am strongly against this variance and ask that you consider it carefully

Sincerely,

Jason Nelson, RHIT  
HIM Coding Manager  
Beloit Health System  
Ph: 608-364-5597  
Email: [jnelson@beloithealthsystem.org](mailto:jnelson@beloithealthsystem.org)  
encrypt

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## Rottmann, Hilary

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**From:** Jennifer Yeadon <jyeadon@beloithealthsystem.org>  
**Sent:** Friday, November 13, 2020 1:47 PM  
**To:** Rottmann, Hilary  
**Subject:** Orthollinois

Ms. Rottmann,

I am a healthcare worker who has served the Beloit Community for 20 years working at the Beloit Health System and various other health care systems.. I am writing you to **express my opposition to the zoning exception** requested by Orthollinois. Whereas we (the Beloit Health System) welcome choices for patients to receive care and we recognize that competition makes everyone better at their jobs. I believe that allowing Orthollinois to keep patients overnight will adversely affect the Beloit Health System. The Health System must provide services like the Emergency Room to the community members regardless of one's ability to pay, this is only accomplished by the support of other revenue generating departments like surgery and Medical Imaging. Advance cases that require an overnight stays support the entire system....so allowing Orthollinois to "act" like a Hospital without providing other hospital like services is not best for our Community's health.

Thank you for your attention to this matter.

*Jennifer Yeadon, BS RT(R) (CT)*

Director of Medical Imaging  
Beloit Health System  
1969 West Hart Road  
Beloit, WI 53511

(P) 608.364.5260

(F) 608.364.5312

[jyeadon@beloithealthsystem.org](mailto:jyeadon@beloithealthsystem.org)



*Look for something positive in each day even if some days you have to look a little harder. Let the challenges make you stronger.*

*Author Unknown.*

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## Rottmann, Hilary

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**From:** Jessica Wicks <jwicks@beloithealthsystem.org>  
**Sent:** Wednesday, November 11, 2020 8:25 AM  
**To:** Rottmann, Hilary  
**Subject:** Orthoillinois

Dear Hilary Rothmann,

I am a social worker at Beloit Health System. Our CEO, Tim Mckevett, informed us that Orthoillinois is trying to obtain a zoning exception in Beloit. For our community, I do not think that another orthopedic facility is needed. Beloit Health System continues to serve our community and from what I understand, Orthoillinois will only accept patients with commercial insurance which is not a benefit to our community. Much of our community has Medicare and Medicaid which Beloit Health System accepts. Beloit Health System also does charity care and accepts any patient regardless of ability to pay. If Beloit Health System loses the commercial insurance payments because of Orthoillinois, the community will be at risk of losing our wonderful health system and all the employees that work hard in this community. I am proud to work for our health system as I believe Beloit Health System does a great job of giving back to the community and serving the community.

Please consider saying no to this zoning exception. I hope the committee will continue to work with Beloit Health System and discuss community needs as we should be able to meet them.

Thanks again for your time and consideration,

*Jessica Wicks, MSW APSW  
Dialysis Social Worker  
Beloit Memorial Hospital  
1969 West Hart Road  
Beloit, WI 53511  
(608) 921-6719*

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## Rottmann, Hilary

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**From:** Jill Meacham <jmeacham@beloithealthsystem.org>  
**Sent:** Tuesday, November 10, 2020 1:18 PM  
**To:** Rottmann, Hilary  
**Subject:** Orthollinois

Dear Ms. Hilary Rottmann,

The Beloit Health System provides care for all patients, regardless of their ability to pay, including those infected with COVID.

If Orthollinois builds in Beloit it would be detrimental to the Beloit Health System and thus the public health of our Community.

Thank you,  
Jill Meacham  
Accounts Payable



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## Rottmann, Hilary

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**From:** Joan R Piefer <JPIEFER@beloithealthsystem.org>  
**Sent:** Friday, November 13, 2020 7:28 AM  
**To:** Rottmann, Hilary  
**Subject:** Orthoillinius

I am writing in regard to Orthoillinius's plans to build a surgery center in Beloit.

I feel they do no need to provide this service in this area and do not need to build here as we have Beloit Memorial Hospital to provide these services.

It is a definite duplication of services and Beloit Memorial already provides quality care. If allowed to build in Beloit, this will take away services from the hospital which provides many jobs for the area. Beloit needs to support the hospital that has served this community for over 50 years.

thank you, Joan Piefer

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## **Rottmann, Hilary**

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**From:** Joanne Pickett <jpickett@beloithealthsystem.org>  
**Sent:** Wednesday, November 11, 2020 1:15 PM  
**To:** Rottmann, Hilary  
**Subject:** Opposition to Zoning exemption for Ortho IL surgical center

To whom it may concern,

Good Afternoon. I would like to express my opposition to the zoning exception being considered by the City Council in Beloit for Ortho IL to build a surgical center in Beloit, WI.

Please understand that any help/support that is given with a zoning exception will be detrimental to Beloit Health System and our community.

We were the first in the State of Wisconsin to receive the distinguished Joint Commission Certification for our Orthopedic Care. Our Orthopedic Department is outstanding and growing. Our Beloit Health System Orthopedic Department is a QualityPath preferred provider for a large commercial payor for Joint Replacements.

Joanne Pickett, OTR

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## **Rottmann, Hilary**

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**From:** John Bottorff <jbott53511@att.net>  
**Sent:** Tuesday, November 10, 2020 3:23 PM  
**To:** Rottmann, Hilary  
**Cc:** Timothy M. McKeveitt  
**Subject:** Orthollinois request for a zoning exception at their proposed Surgery Center

Dear Councilwoman Rottmann--

This is in regard to the request from Orthollinois to build a surgery center in Beloit. Orthollinois has asked the Beloit Planning Commission and City Council for a zoning exception to complete their project and allow them to keep patients overnight like a hospital. I ask that this zoning exception be denied because it will be detrimental to the Beloit Health System and thus the public health of the Beloit community.

Orthollinois will focus on higher reimbursement commercial insurance patients as opposed to patients who are insured under Medicare and Medicaid. Those government insurance plans provide much lower reimbursement. As a result Medicare and Medicaid patients will unduly seek care through the Beloit Health System which will disrupt the balance of commercially insured patients and government insured patients. The Beloit Health System, as a community hospital, provides a full range of medical services to all people in the community regardless of the source of their insurance coverage. Higher reimbursements from commercial insurers helps support the core services of the Beloit Health System including the emergency room and COVID unit.

Orthollinois, by seeking to provide very limited orthopedic surgical services, should not be given preferential treatment at the expense and detriment of the full service community hospital, Beloit Health System, which has served the needs of our community for over 50 years. Orthollinois should be expected to compete on a level playing field.

I respectfully ask the Beloit Plan Commission and Beloit City Council to deny the request for variance from Orthollinois. Thank you for your consideration.

John W. Bottorff

## Rottmann, Hilary

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**From:** Julia Egebrecht <jegebrecht@beloithealthsystem.org>  
**Sent:** Friday, November 13, 2020 12:38 PM  
**To:** Rottmann, Hilary  
**Subject:** Opposition toward Orthollinois Zoning Exception Request

Good morning,

I am respectfully submitting my opposition toward the City of Beloit granting a zoning exception to Orthollinois that permits the overnight stay for their patients.

On the surface Orthollinois's position of an overnight stay to ensure a patient's stability prior to being sent home is commendable, however I feel it opens the door for some operational risks that may adversely impact the Beloit community. A 2018 investigation done by USA Today and Kaiser Health Network at [usatoday.com](http://usatoday.com) is frequently referenced as a means of increasing the public's awareness about ambulatory surgery centers. Relevant to my concern, the investigation provides insight on a lack of regulatory standards to ensure the safety of patients receiving care at ambulatory surgery centers. If a stand-alone ambulatory surgery center is going to be located in Beloit and have overnight beds, it should be regulated to the same degree that Beloit Memorial Hospital is. Right now, there is no mechanism in place at the federal or even state level to hold such a business accountable should an unfortunate event or death occur to one of our community. To permit this facility to have an option of overnight beds without oversight to hold them accountable would be negligent. No one in our community should be left vulnerable to such circumstances.

While it is true that Beloit Health System also has an Ambulatory Surgery Center at our NorthPointe location, this center is recognized as an extension of Beloit Memorial Hospital and is subject to the same federal and state oversight as that of a hospital. For this very reason, several of our cases are scheduled each month in the hospital based surgery setting instead of our NorthPointe location because we expect a need to monitor patients with underlying problems for prolonged periods after their procedure. Our hospital is equipped to manage such cases should they deteriorate at any time before, during or after ambulatory procedures. I believe, due to a lack of federal and state regulatory standards for stand-alone ambulatory surgery centers, adding overnight beds at Orthollinois is not sufficient to prevent some potentially dire events to our community. Because of this, there would be minimal consequences to the center should the worse happen, but severe consequences to our community should even one of our own suffer irreparable harm or death.

Thank you for your consideration of my position on this matter.

Sincerely,

**Julia Egebrecht**

Director, Revenue Cycle

*Beloit Health System*

Phone: 608-364-1615

eMail: [jegebrecht@beloithealthsystem.org](mailto:jegebrecht@beloithealthsystem.org)



*Beloit facts: Arthur P. Warner invented the Speedometer in 1908 and Warner Instrument Co. in Beloit, Wisconsin began manufacturing it soon after.*

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## **Rottmann, Hilary**

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**From:** rjkj1@charter.net  
**Sent:** Tuesday, November 10, 2020 5:15 PM  
**To:** Rottmann, Hilary  
**Subject:** zoning

I would like to let you know that I am against having the orthoillinois zoning pass, as we have very fine ortho doctors in the Beloit Health System. If you pass this then you are going to want more of these pop-up type of hospitals and doctors, that will take away from the services that we offer now and are doing such a great job at. In our hospitals we have all the great doctors that are needed if there would be anything that would go wrong other than the ortho part. Please think hard before you pass this zoning and say NO we don't need out of state coming into our community.

Thank-you for your time.

Karen J.

## **Rottmann, Hilary**

---

**From:** Kathryn Amerson <kamerson@beloithealthsystem.org>  
**Sent:** Tuesday, November 10, 2020 4:06 PM  
**To:** Rottmann, Hilary  
**Subject:** ORTHOILLINOIS

Regarding the new OrthoIllinois facility: Please know that by providing a zoning exception to allow overnight patients would be extremely detrimental to the Beloit Hospital and the public health of our community.

Thank you

Kathryn Amerson  
Beloit Regional Hospice  
Beloit, WI 53511

**Kathy Amerson**  
**Receptionist**  
**Beloit Regional Hospice**  
**Office: 608-363-7421**  
**Fax: 608-363-7426**



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## **Rottmann, Hilary**

---

**From:** Kelley B Leach <KLEACH@beloithealthsystem.org>  
**Sent:** Wednesday, November 11, 2020 11:58 AM  
**To:** Rottmann, Hilary  
**Subject:** Opposition to Zoning expection for Ortho IL surgical center

Good morning. I am writing to express my opposition to the zoning exception being considered by the City Council in Beloit for Ortho IL to build a surgical center in Beloit, WI.

Please understand that any help/support that is given with a zoning exception will be detrimental to Beloit Health System and thus the public health of our Community.

Our Orthopedic Department is outstanding and growing. We were the first in the State of Wisconsin to receive the distinguished Joint Commission Certification for our Orthopedic Care. Our Orthopedic Department is a QualityPath preferred provider for a large commercial payor for Joint Replacements. We provide the Best Care in a manner that achieves the high level of patient satisfaction.

### **Kelley Leach, PT, OCS**

Clinical Coordinator NorthPointe Physical Medicine  
5605 East Rockton Road  
Roscoe, IL 61073  
Phone: 815-525-4410  
Fax: 815-525-4415

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## Rottmann, Hilary

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**From:** Kylie Goodrick <sirensoccer3@yahoo.com>  
**Sent:** Wednesday, November 11, 2020 9:32 AM  
**To:** Rottmann, Hilary  
**Subject:** Opposition to zoning exception

Hello,

I am providing in writing my opposition to the project for OrthoIllinois to have a zoning exception that will allow them to keep patients overnight.

This would be detrimental to the Beloit Health System that currently serves this community. OrthoIllinois is not concerned with the Beloit community and only wants to expand to continue to build their brand instead of build up communities. They seen a chance to increase their revenue but not to make the community better. Having first hand experience as a patient with OrthoIllinois they will balance bill their patients and not allow special payment plans and require patients to pay heavy monthly payments or else they will send them to collections. They do not work with their patients and state it is "policy". This will upset the Beloit community and make them seek treatment elsewhere, therefore taking revenue from our community members and a potential of never receiving their business again. Our patients at Beloit health system trust us to be human and adhere to their concerns. We are here for our community and not to fill our pockets like OrthoIllinois.

Please use this as a public comment and public input of my opposition to the project and OrthoIllinois zoning exception. This would not help our community and could severely impact the Beloit Health System just to allow another corporate brand to swoop in and destroy a community.

Thank you,

Kylie Goodrick

## **Rottmann, Hilary**

---

**From:** Lynn Doyle <ldoyle@beloithealthsystem.org>  
**Sent:** Wednesday, November 11, 2020 10:43 AM  
**To:** Rottmann, Hilary  
**Subject:** Opposition to Orthollinois project request

Attention Hillary Rottmann,

It has recently been brought to my attention that Orthollinois has requested a zoning exception to build a surgical center in the City of Beloit. Please note I OPPOSE this request as I feel it will have a negative effect on the Beloit Health System, as well as the community in the long run.

Thank you

Lynn Doyle

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## **Rottmann, Hilary**

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**From:** Lynn Grimes <lgrimes@beloithealthsystem.org>  
**Sent:** Wednesday, November 11, 2020 8:04 AM  
**To:** Rottmann, Hilary  
**Subject:** Ortho Illinois Surgical Site Beloit

Dear Ms. Rottmann,

It has come to my attention that Ortho Illinois is seeking a zoning exemption to allow overnight surgical admissions for a proposed new facility. I feel this is detrimental to our community at large as Beloit Health System already provides excellent care and capacity to serve residents and ask for consideration to deny exemption.

Respectfully,

Lynn Grimes

Resident

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## Rottmann, Hilary

---

**From:** maacke@frontier.com  
**Sent:** Tuesday, November 10, 2020 5:57 PM  
**To:** Rottmann, Hilary  
**Subject:** NO to Ortho Illinois

Hi,

I was told that you read my email about opposing changing zoning so that Ortho Illinois can build a facility in Beloit. We are already well covered with medical facilities from UW and the Hospital. The original Zoning was in put in place for a reason. I see nothing has changed in the area that we need to stop protecting other properties by loosening up the zoning so a business that isn't needed can build on the property.

Thank you for understanding that my opinion is zoning was to protect other properties in the same area and a change would undue that protection. I am against changing this zoning.

Thank you,  
Mark Ackerman

## **Rottmann, Hilary**

---

**From:** Megan Real <mreal@beloithealthsystem.org>  
**Sent:** Wednesday, November 11, 2020 9:59 AM  
**To:** Rottmann, Hilary  
**Subject:** Orthollinois proposal

I am writing to express opposition to the request for a zoning exception for Orthollinois' project. Doing this would damage vital revenue resources for our own community health system that provides vital care to our community and employs many of our community members.

I implore you to consider the negative impacts this will have on our community members.

**Megan Real, RN**  
**Cardiology**  
**Beloit Health System**

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## Rottmann, Hilary

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**From:** Nicole A Kovarik <NKOVARIK@beloithealthsystem.org>  
**Sent:** Thursday, November 12, 2020 3:08 PM  
**To:** Rottmann, Hilary  
**Subject:** OrthoIllinois Proposed Site

Mrs. Rottman,

I am writing to express my concern and opposition to the outpatient and overnight orthopedic surgical center proposal. My concerns are OrthoIllinois is targeting Beloit to focus on the higher reimbursement insurance paying clients. OrthoIllinois will build in an industrial area of Beloit for this reason. This decision will negatively impact the Beloit Health System because we take all patients regardless of their insurance. The Joint Commission Certified Advanced Joint Care Center at Beloit is certified and equipped to see the ortho patient population in Beloit, WI. OrthoIllinois is requesting to build in Wisconsin because it is unlikely that Illinois would give them the certificate of need required to build a surgery center. The reason is there is no need for another surgery center in Northern Illinois and Southern WI demographic. Beloit Health System prides itself on community care of the community, and I do not want the Health System to suffer a negative consequence because of the surgery center. My fear is this decision will impact patient care in the community.

I have a quality of care concerns as well. If there is a bad outcome, and someone needs a hospital, will the surgery center use 9-1-1 service to transport the patients from the surgery center to a hospital? An emergency ambulance takes patients to the nearest emergency room. How will these patients maintain care continuity when the surgeons are only on staff at Swedish American and St. Anthony's Hospital? I hope that the City Council and Planning Commission considers the quality of care concerns with the decision.

Thank you,

Nicole Kovarik RN, MSN  
Director of Emergency Services  
Beloit Health System  
1969 West Hart Road  
Beloit, WI 53511  
608-364-5175  
[Nkovarik@beloithealthsystem.org](mailto:Nkovarik@beloithealthsystem.org)

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## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** November 18, 2020

**Agenda Item:** 4(a)

**File Number:** CSM-2020-17

### **General Information**

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**Applicant:** Combs & Associates, Inc.

**Owner:** Ardith, Mary, & Peter Payne and Belden Golden (4 Owners on File)

**Address/Location:** 1435 E. Broad Street (and 312 Hancock Street)

**Applicant's Request:** 3-Lot Certified Survey Map (CSM)

### **Staff Analysis**

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**Background Info:** This office has received a request for review of a 3-Lot Certified Survey Map (CSM) to subdivide the parcel located at 1435 E. Broad Street in accordance with a recently approved variance to allow the subdivision of a property with two residential structures into two lots – each less than 6,000 square feet in area and an outlot.

**CSM Details:** The subject property is a ¼ acre corner lot at the northwest corner of E. Broad Street and Hancock Street. The subject property has two existing residential structures (nonconforming use in R-1B), and four owners of record. The structures lost their nonconforming duplex status in 2012 and may only be used as single-family dwellings. The requested variance to allow two substandard lots was approved by the Board of Appeals on September 8, 2020. Proposed Lot 1 has 62 feet of width along Hancock Street and is 4,405 square feet in area. Proposed Lot 2 has 75 feet of width along Hancock Street, 44 feet of width along E. Broad Street, and is 4,495 square feet in area. Note that the survey discovered that a neighbor's garage is encroaching onto the subject property, and therefore a 655 square-foot out-lot 1 is being created that may be conveyed to the adjacent owner.

**Review Agent Comments:** None

### **STAFF RECOMMENDATION:**

The Planning & Building Services Division recommends **approval** of the attached 3-Lot Certified Survey Map (CSM) for the property located at 1435 E. Broad Street in the City of Beloit, subject to the following conditions:

1. Lot 1 shall be addressed as 312 Hancock Street, and Lot 2 shall remain 1435 E. Broad Street.
2. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

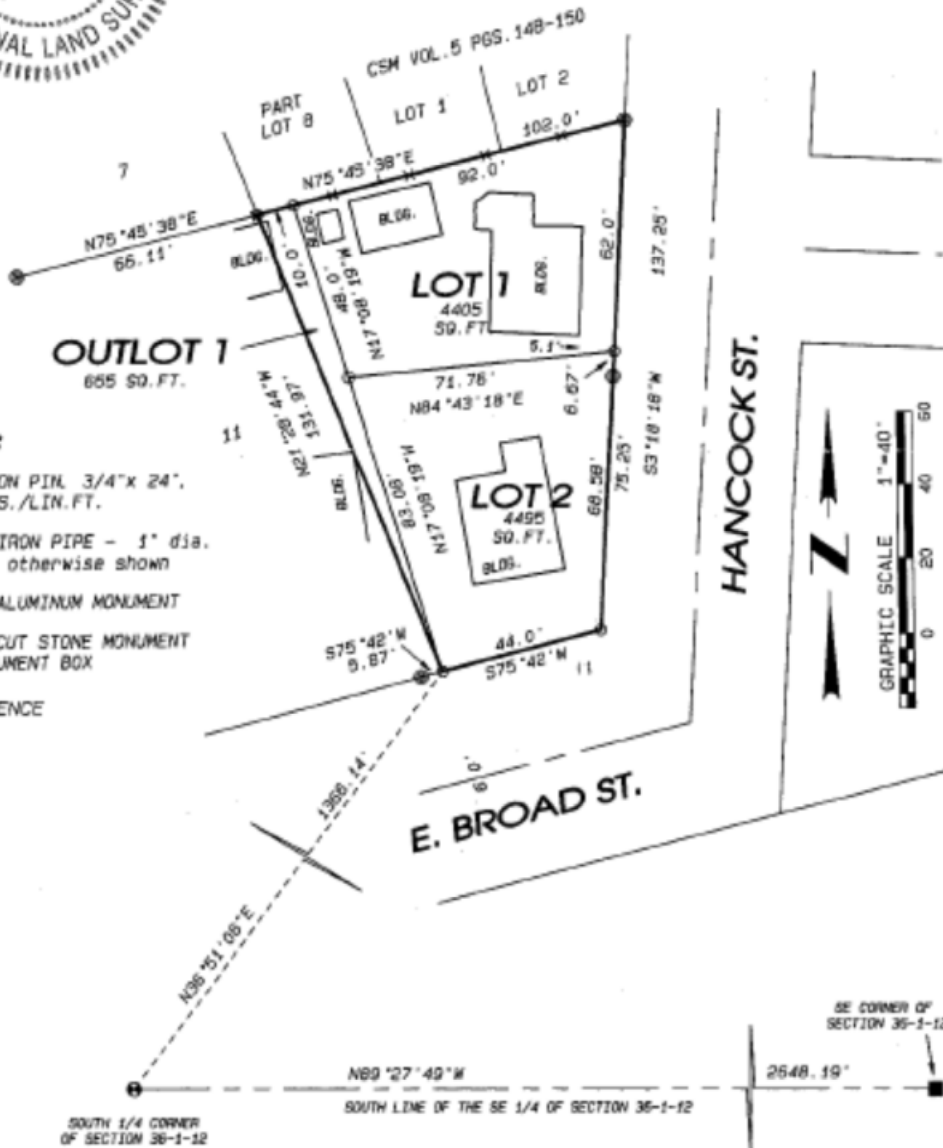
**ATTACHMENTS:** Location Map, Proposed CSM, Application, and Resolution.

# Location Map



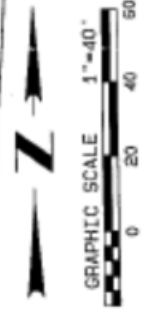
# CERTIFIED SURVEY MAP

PART OF LOTS 9 AND 10, EAST END ADDITION, AND LYING IN THE SW 1/4 OF THE SE 1/4 OF SECTION 36, T.1N., R.12E. OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN.



**LEGEND:**

- SET IRON PIN 3/4"x 24", 1.5 LBS./LIN.FT.
- FOUND IRON PIPE - 1" dia. unless otherwise shown
- ⊕ FOUND ALUMINUM MONUMENT
- FOUND CUT STONE MONUMENT IN MONUMENT BOX
- X— FENCE



**NOTES:**

FIELDMETHOD COMPLETED OCTOBER 5, 2020.  
 ASSUMED N89°27'49"W ALONG THE SOUTH LINE OF THE SE 1/4 OF SECTION 36-1-12.

Project No. 120 - 169 For: PAYNE

SHEET 1 OF 3 SHEETS

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.  
 Janesville, WI 53448  
 www.combsurvey.com

tel: 608 752-0575  
 fax: 608 752-0534

**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: \_\_\_\_\_

1. Address of property: 1435 E. Broad Street, Beloit, WI 53511

2. Tax Parcel Number(s): 13640465

3. Property is located in (circle one): City of Beloit; ~~Town of Turtle~~; ~~Beloit~~; ~~Rock~~ or ~~LaPrairie~~

In the \_\_\_\_\_ Quarter of Section \_\_\_\_\_, Township \_\_\_\_\_ North, Range \_\_\_\_\_ East of the 4th P.M.

4. Owner of record: Mary Payne Phone: 262-764-4852  
1435 E. Broad Street, Beloit, WI 53511

5. Surveyor's name: Combs & Associates, Inc. Planner: 608-752-0575  
109 W. Milwaukee Street Janesville WI 53548

6. Number of new lots proposed with this land division is 2 lot(s).

7. Total area of land included in this map: 9555 Sq. Ft.

8. Total area of land remaining in parent parcel: 9555 Sq. Ft.

9. Is there a proposed dedication of any land to the City of Beloit? No

10. The present zoning classification of this property is: Residential

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: 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 12.03(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.

Peter J. Payne Peter J. Payne 06/25/20  
(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: \_\_\_\_\_  
Scheduled meeting date: \_\_\_\_\_  
Application accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

**RESOLUTION**  
**APPROVING A THREE-LOT CERTIFIED SURVEY MAP**  
**FOR THE PROPERTY LOCATED AT 1435 E. BROAD STREET**

**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 jurisdiction of the City; and

**WHEREAS**, the attached three-lot Certified Survey Map for the property located at 1435 E. Broad Street, containing 9,555 square feet, is located within the jurisdiction of the City of Beloit; and

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

LOT 10 & PART OF LOT 9, EAST END ADDITION, CITY OF BELOIT, ROCK COUNTY,  
WISCONSIN (A/K/A 1435 E. BROAD STREET & 312 HANCOCK STREET, PARCEL  
NUMBER 1364-0465).

**NOW, THEREFORE, BE IT RESOLVED THAT** the Plan Commission of the City of Beloit does hereby conditionally approve the attached three-lot Certified Survey Map for the property located at 1435 E. Broad Street, subject to the following conditions:

1. Lot 1 shall be addressed as 312 Hancock Street, and Lot 2 shall remain 1435 E. Broad Street.
2. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

Adopted this 18<sup>th</sup> day of November, 2020.

**PLAN COMMISSION**

\_\_\_\_\_  
Tim Weeden, Chairman

**ATTEST:**

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



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** November 18, 2020

**Agenda Item:** 4(b)

**File Number:** CSM-2020-18

### **General Information**

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**Applicant:** Combs & Associates, Inc

**Owner:** C/O H & L Farms

**Address/Location:** 3129 S. Madison Road

**Applicant's Request:** 1-Lot Certified Survey Map (CSM)

### **Staff Analysis**

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**Existing Conditions:** The subject properties are 24 and 39 acres and are both located north of State Highway 213. The 39-acre parcel currently includes 3 buildings. This property is not served by municipal utilities and has a well and septic system.

**Proposed Land Division:** The intent of the proposed CSM is to create a 4.24-acre lot that will include all of the buildings and separate it from the agriculture land. This new lot is proposed to be rezoned to A-2, General Agricultural, in the Town of Beloit.

**Surrounding Land Use and Zoning:** There are agricultural uses to the north, east, and west of the subject property zoned A-1, Exclusive Agricultural. To the south is an agricultural residence zoned A-2, General Agricultural. All surrounding properties are located within the Town of Beloit and subject to Town zoning.

**City of Beloit Comprehensive Plan and Strategic Plan:** The Comprehensive Plan's Future Land Use Map recommends –Agricultural Land Uses for the subject property.

**Review Agent Comments:** No comments have been received.

### **STAFF RECOMMENDATION:**

The Planning & Building Services Division recommends **approval** of the attached 1-Lot Certified Survey Map (CSM) for the property located at 3129 S. Madison Road in the Town of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

**ATTACHMENTS:** Location Map, Preliminary Certified Survey Map, Application, and Resolution.

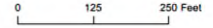


LOCATION MAP



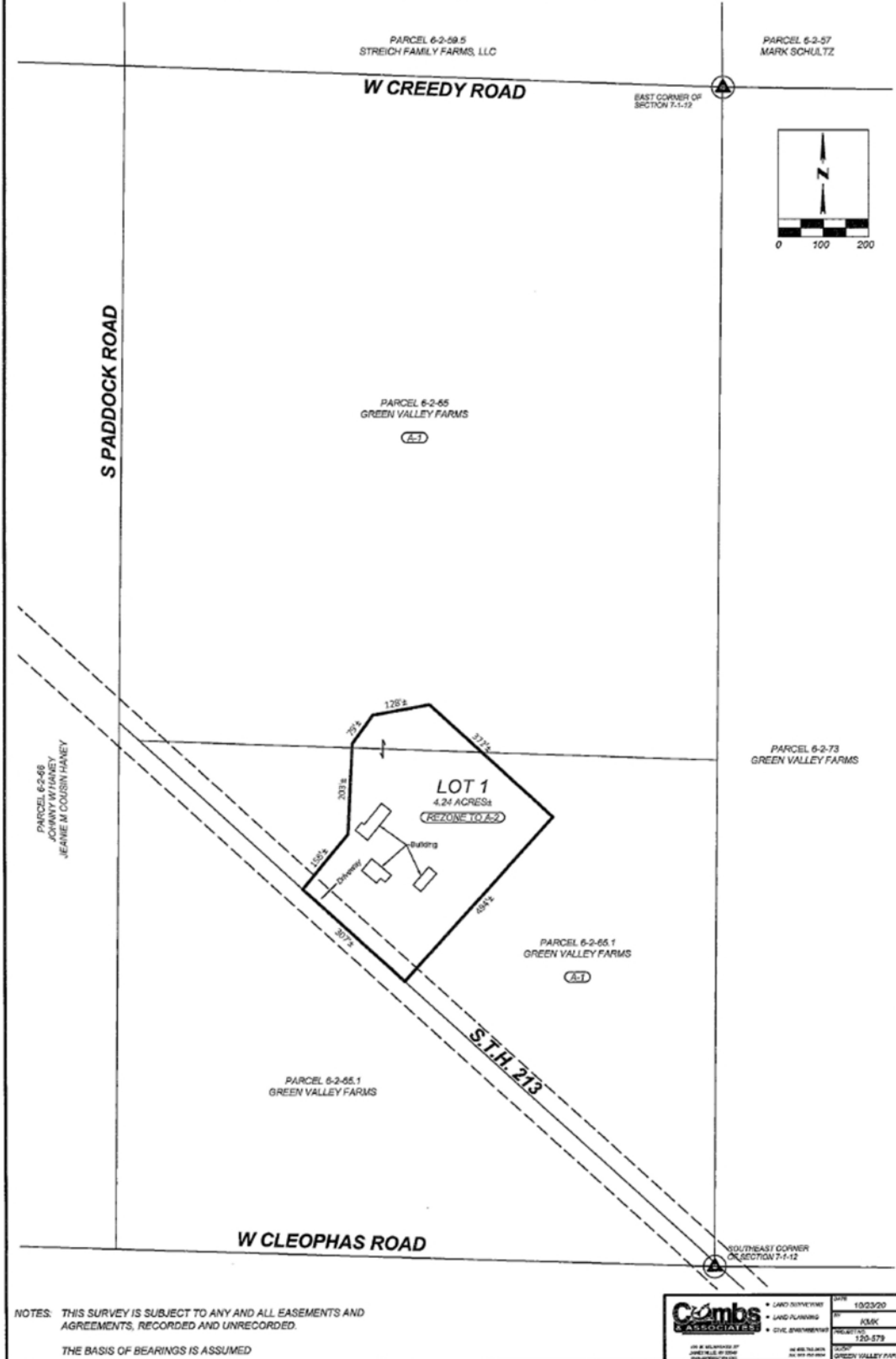


LD2020\_067 (H&L Farms)  
SE 1/4 of SE 1/4 of Section 7  
Town of Beloit



# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SW 1/4 OF SECTION 7, T.1N., R.12E., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.



NOTES: THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.  
THE BASIS OF BEARINGS IS ASSUMED

	• LAND SURVEYING	DATE	10/23/20
	• LAND PLANNING	BY	AKM
	• CIVIL ENGINEERING	PROJECT NO.	120-579
	JOB # 2020-18	CITY	GREEN VALLEY FARMS

**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: \_\_\_\_\_

1. Address of property: 3129 S MADISON RD, BELOIT, WI 53511
2. Tax Parcel Number(s): 6-2-65 & 6-2-65.1
3. Property is located in (circle one): City of Beloit or Town of: Turtle ~~Beloit~~ Rock or LaPrairie  
 In the SW Quarter of Section 7, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: C/O H&L FARMS Phone: 608-290-6330  
8601 E. LARSON RD JANESVILLE WI 53546  
(Address) (City) (State) (Zip)
5. Surveyor's name: COMBS & ASSOCIATES, INC Phone: 608-752-0575  
09 W. MILWAUKEE ST JANESVILLE WI 53548  
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 1 lot(s).
7. Total area of land included in this map: 4.24 ACRES
8. Total area of land remaining in parent parcel: 23.24 ACRES & 33.92 ACRES
9. Is there a proposed dedication of any land to the City of Beloit? N/A
10. The present zoning classification of this property is: A-1
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; 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.

John Lader / John Lader / 10/23/2020  
(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: _____
Scheduled meeting date: _____
Application accepted by: _____ Date: _____

**RESOLUTION**  
**APPROVING AN EXTRATERRITORIAL ONE-LOT CERTIFIED SURVEY MAP**  
**FOR THE PROPERTY LOCATED AT 3129 S. MADISON 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 3129 S. Madison Road, containing 4.24 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

PART OF THE SW ¼ OF SECTION 7, T. 1 N., R. 12 E., THE TOWN OF BELOIT, ROCK  
COUNTY, WISCONSIN.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Plan Commission of the City of Beloit does hereby conditionally approve the attached one-lot Certified Survey Map for the property located at 3129 S. Madison Road in the Town of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

Adopted this 18<sup>th</sup> day of November, 2020.

**Plan Commission**

\_\_\_\_\_  
Tim Weeden, Plan Commission Chairman

**ATTEST:**

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



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** November 18, 2020

**Agenda Item:** 4(c)

**File Number:** CSM-2020-19

### **General Information**

---

**Applicant:** Combs & Associates, Inc.

**Owner:** Stephan E. Sweeney

**Address/Location:** 2647 S. Nye School Road in the Town of Beloit

**Applicant's Request:** 1-Lot Certified Survey Map (CSM)

### **Staff Analysis**

---

**Existing Conditions:** The subject property is 80 acres and is located immediately west of the City limits north of CTH Q. The property is not served by municipal utilities and has a well and septic system.

**Proposed Land Division:** The intent of the proposed CSM is to create a 3.27-acre parcel (proposed Lot 1) and rezone that parcel to A-2, General Agricultural, prior to constructing a home. The CSM also includes a 33-foot dedication of land to the public to widen the Nye School Road right-of-way.

**Surrounding Land Use and Zoning:** There are agricultural and rural residential uses to the north, south and west of the subject property zoned A-1, Exclusive Agricultural, and A-2, General Agricultural, located in the Town of Beloit. To the east are agricultural uses zoned R-1A, Single-Family Residential located within the City limits.

**City of Beloit Comprehensive Plan and Strategic Plan:** The Comprehensive Plan's Future Land Use Map recommends –Agricultural Land Uses for the subject property. This property is also within the long range urban growth area

**Review Agent Comments:** No comments have been received.

### **STAFF RECOMMENDATION:**

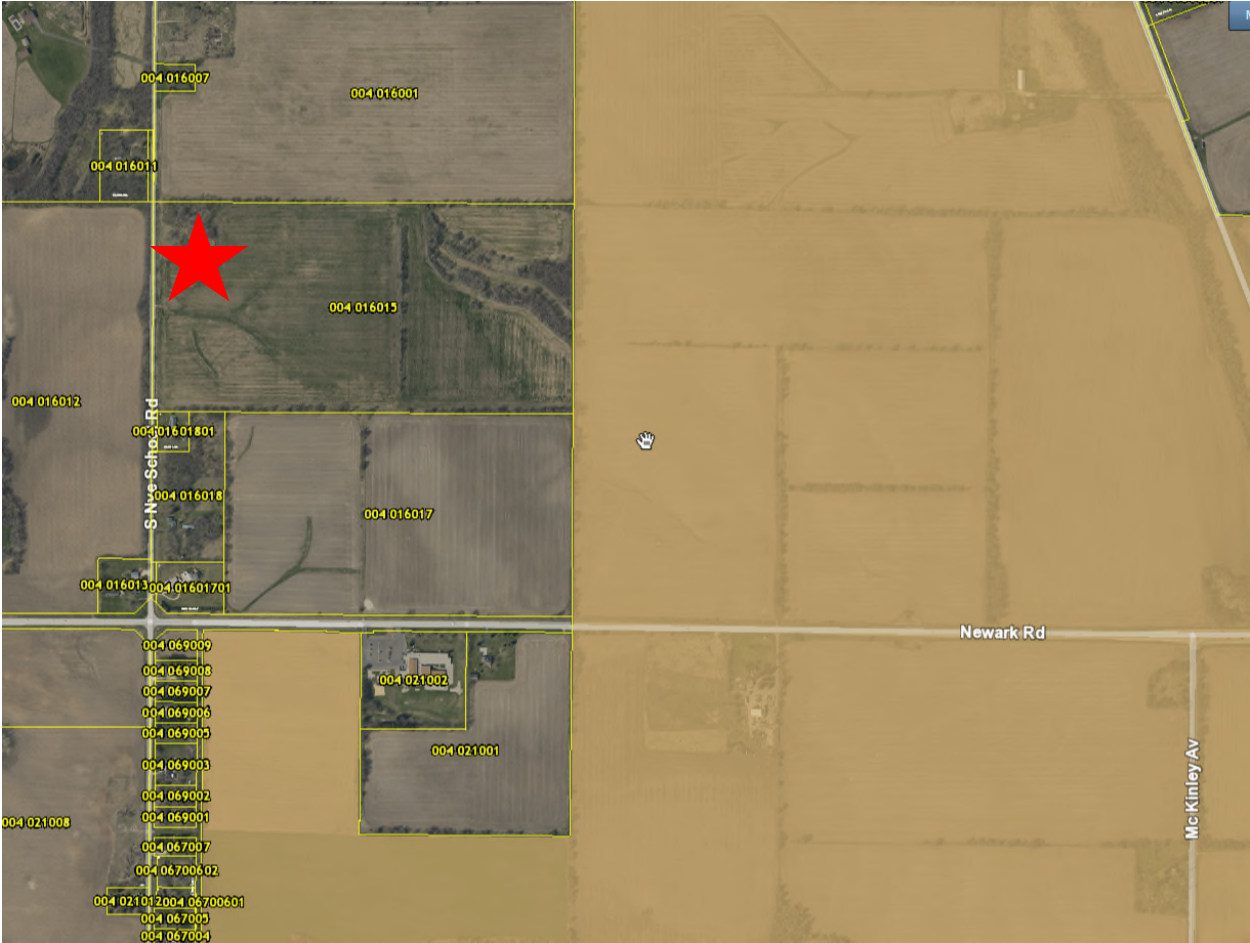
The Planning & Building Services Division recommends **approval** of the attached 1-Lot Certified Survey Map (CSM) for the property located at 2647 S. Nye School Road in the Town of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

**ATTACHMENTS:** Location Map, Preliminary Certified Survey Map, Application, and Resolution.



### LOCATION MAP



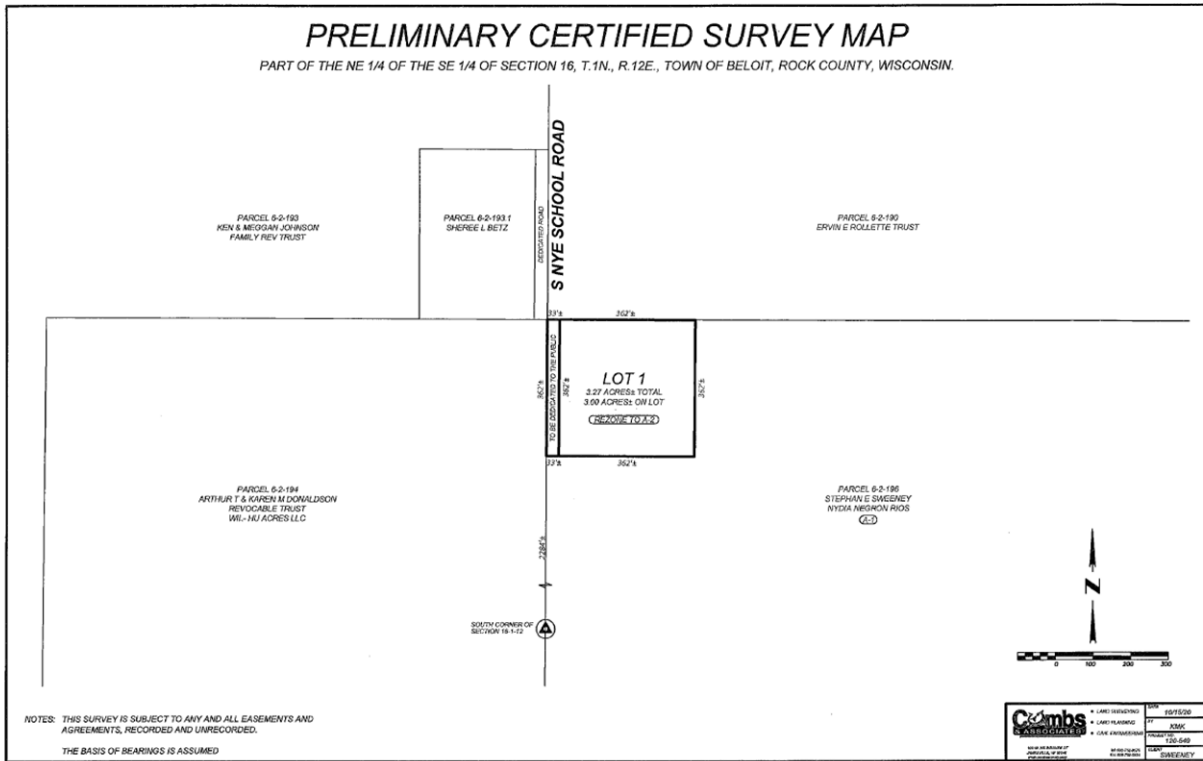
LD2020\_068 (Sweeney)  
 NE 1/4 of SE 1/4 of Section 16  
 Town of Beloit

0      150      300 Feet



# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 16, T.1N., R.12E., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.



NOTES: THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.  
THE BASIS OF BEARINGS IS ASSUMED

	• LAND SURVEYING	10/18/2020
	• LAND PLANNING	ASAC
	• LAND ENGINEERING	CS-540
	• SURVEYING	SAFETY

**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: \_\_\_\_\_

1. Address of property: 2647 S NYE SCHOOL RD, BELOIT, WI 53511

2. Tax Parcel Number(s): 6-2-196

3. Property is located in (circle one): City of Beloit or Town of: Turtle ~~Beloit~~ Rock or LaPrairie

In the SE Quarter of Section 16, Township 1 North, Range 12 East of the 4th P.M.

4. Owner of record: STEPHAN E SWEENEY Phone: 608-448-9960  
1184 GALE CT WISCONSIN DELLS WI 53965-8909  
(Address) (City) (State) (Zip)

5. Surveyor's name: COMBS & ASSOCIATES, INC Phone: 608-752-0575  
109 W. MILWAUKEE ST JANESVILLE WI 53548  
(Address) (City) (State) (Zip)

6. Number of new lots proposed with this land division is 1 lot(s).

7. Total area of land included in this map: 3.27

8. Total area of land remaining in parent parcel: 76.73

9. Is there a proposed dedication of any land to the City of Beloit? N/A

10. The present zoning classification of this property is: A-1

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; 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.

 Stephan E Sweeney 10/21/20  
(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: _____
Scheduled meeting date: _____
Application accepted by: _____ Date: _____



**RESOLUTION**  
**APPROVING AN EXTRATERRITORIAL ONE-LOT CERTIFIED SURVEY MAP**  
**FOR THE PROPERTY LOCATED AT 2647 S. NYE SCHOOL 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 2647 S. Nye School Road, containing 3.27 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

PART OF THE NE ¼ OF THE SE ¼ OF SECTION 16, T. 1 N., R. 12 E., TOWN OF  
BELOIT, ROCK COUNTY, WISCONSIN.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Plan Commission of the City of Beloit does hereby conditionally approve the attached one-lot Certified Survey Map for the property located at 2647 S. Nye School Road in the Town of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

Adopted this 18<sup>th</sup> day of November, 2020.

**Plan Commission**

\_\_\_\_\_  
Tim Weeden, Plan Commission Chairman

**ATTEST:**

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