



**PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, August 18, 2021**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the August 4, 2021 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of proposed Ordinance No. 3719 to create, amend, and repeal various sections of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to zoning of medical facility uses
[Attachment](#)
4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
Conditional Use Permit for 939 Liberty Avenue
Final Plat of Elmwood Commons Plat 1
5. ADJOURNMENT

** Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.

MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, August 4, 2021

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the minutes of the July 21, 2021 Plan Commission meeting

Motion was made by Commissioner Robson, seconded by Commissioner Finnegan to approve the minutes. Motion carried, roll call vote (5-0).

3. REPORTS

3.a. Consideration of a Final Plat named Elmwood Commons Plat 1 for the property located at 2545 Kadlec Drive

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

Commissioner Robson asked what lot is where the retention pond will be located. Ms. Christensen said it will be in out lot one. Councilor Preuschl asked if there are any plans to connect the roads. Ms. Christensen stated that they do not plan to connect the road because the applicant does not own the land where the street would be extended. Councilor Preuschl stated that the Fire Department would not like that situation the way it is right now. Ms. Christensen stated that the Fire Department does not like the situation, but they do have access to the gravel road which connects to Elaine Drive. This road has been dedicated to the City.

Motion was made by Commissioner Ruster, seconded by Commissioner Finnegan to approve the Final Plat. Motion carried, roll call vote (5-0).

4. PUBLIC HEARINGS

4.a. Consideration of an amendment to the Future Land Use Map of the Comprehensive Plan from Single Family Residential-Urban to Neighborhood Commercial for the property located at 1112 Garfield Avenue

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

Commissioner Weeden stated that the enclosure on the site plan map shows that the northern portion of the store is already encroaching onto the property and if that is

accurate. Ms. Christensen stated she did not do the survey, and checked the map and said it does look like it is currently encroaching on the adjacent property.

Commissioner Robson asked if there were any comments from the residents near the building. Ms. Christensen stated the residents are not notified for a Comprehensive Plan Amendment. The process approved from City Council indicates that amendments come to Plan Commission first for recommendation and then the public review happens. Residents are not notified until the zoning step.

Commissioner Weeden opened the public hearing.

Faraas Mannan, 555 South River St, Janesville, Wisconsin, representing Angus Young Associates, stated that the building is currently encroaching, and the business' plan is to expand onto that lot.

Commissioner Weeden closed the public hearing.

Motion was made by Commissioner Finnegan, seconded by Commissioner Ramsden to approve the Future Land Use Map of the Comprehensive Plan. Motion carried, roll call vote (5-0).

4.b. **Consideration of a Conditional Use Permit to allow a religious institution in an R-1B, Single Family Residential District, for the property located at 939 Liberty Avenue**

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

Ms. Christensen stated that a neighbor, who wanted to remain anonymous, contacted Drew Pennington, Director of Planning and Building Services, and indicated that he was opposed of the conditional use permit because of special events or parties that would be held at the church.

Commissioner Robson asked if the Knights of Columbus would continue to meet there or have they abandoned the building. Ms. Christensen stated that they are selling the building, and the applicant will be using it for their church. Commissioner Weeden asked based on the occupancy of the building itself, how many parking spaces are required. Ms. Christensen stated that it would depend on the layout of the seating, and once the conditional use permit is approved, the City will ensure that they provide the required parking before it is occupied. Councilor Preuschl asked if the parking on the west side of building is sloped. Ms. Christensen stated she did not go by that property, so she is not sure.

Commissioner Weeden opened the public hearing.

Ramon and Leann Gimenez, 640 Wisconsin Ave, stated he is a Beloit Pastor for the past fifteen years, and stated there would be around 20-25 spaces in the parking lot. Commissioner Weeden asked if they had calculated the occupancy that would be allowed for the 20-25 spaces. Mrs. Gimenez stated that they did not have a big congregation. They meet on Wednesdays with about 10-12 people and on Sundays with a total of 25-30 people.

Commissioner Weeden asked Mr. and Mrs. Gimenez if they plan to have the discussion with the owner about leasing that space. Mrs. Gimenez stated that they had already contacted the owners about leasing the parking. Commissioner Ramsden asked if they plan to utilize the inside of the property or utilizing the outdoor green space as well. Mrs. Gimenez said they plan to use the indoor space. Commissioner Ramsden asked if they plan to have outdoor parties or picnics. Mr. Gimenez said they plan to do the events inside the building unless they have a block party then they would use the street.

Commissioner Ramsden asked if they talked to the nearby neighbors about their proposal. Mrs. Gimenez stated yes, and they said that if they are using it as a church they are open to it because the people that had the building before had big parties. Commissioner Weeden asked the applicants if they understand and agree with the conditions. Mr. and Mrs. Gimenez indicated that they understand the conditions and agree with them.

Commissioner Weeden closed the public hearing.

Motion was made by Commissioner Finnegan, seconded by Commissioner Ruster to approve the conditional use permit. Motion carried, roll call vote (5-0).

4.c. **Consideration of a Conditional Use Permit to allow a drive-through coffee truck and outdoor seating area in a C-3, Community Commercial District, for the property located at 635 Broad Street**

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

Ms. Christensen read two emails. The e-mails indicated that Bobby Wilson, Mr. B's; David Siekerski, Bagels & More; and Jackie Gennett, Bushel & Peck's were opposed to the conditional use. Ms. Christensen reminded the Plan Commission that they are only reviewing the drive-through use and outdoor seating area. The truck itself is allowed under the outdoor vending ordinance.

Commissioner Weeden opened the public hearing.

Shauna El-Amin, 557 East Grand Ave, Executive Director of Downtown Beloit Association (DBA), indicated that the DBA is supportive of brick and mortar stores,

and the design committee evaluated it and want to ensure that it is aesthetically pleasing. Ms. El-Amin stated that this trailer would set the precedent for the other parking lots in the downtown. Ms. El-Amin mentioned that 635 East Broad Street is occupied, and is not vacant. It is occupied by RK & Archives, and they would share the parking lot with the coffee trailer.

Commissioner Ramsden asked if the motion gets tabled how fast do they think they could get it resolved, who would initiate the discussion and how would it get carried forward. Ms. El-Amin stated that she would coordinate with staff to start the conversation, and she is not sure if it would go to the City Manager or City Council. They are open to having an open discussion with the downtown member businesses.

Commissioner Ramsden asked how long it would take to get resolved. Ms. El-Amin stated she is not sure. Ms. El-Amin stated she would try her best to get this going as quickly as possible. Commissioner Ramsden asked Chairperson Weeden if they were to table it, would Plan Commission have to put a time limit on it. Commissioner Weeden said he would want to bring it back to Plan Commission in a reasonable amount of time.

David Siekerski, 324 State Street, owner of Bagels & More, stated he wanted to table the item. He was concerned that the downtown businesses did not get a public notice for this item. Mr. Siekerski stated there has not been enough information on this business, and that it is an unfair competition having a trailer in the parking lot on the way to downtown.

Rod Gottfredsen, 1120 Brewster Street, with a business at 316 State Street, stated he did not receive any kind of notice, and that he heard of it through word of mouth from a customer. Mr. Gottfredsen stated his concerns about a precedent being set for downtown Beloit, and he does not want to have ugly trailers around downtown. Mr. Gottfredsen stated that he would like the item laid over for more discussion and more time to evaluate it.

Paige Hoops and Joyce DesJardin, 300 Mill St, #3, owner of Rise and Grind Coffee Haus, presented their application. Ms. Hoops stated that they do have a commercial kitchen, and will be having a small selection of foods. Ms. DesJardin stated that it would be a semi-permanent trailer that will not be moved. It will have a skirt around it, and it will stay there.

Ms. Hoops said that they thought a drive-through was imperative and that they got good responses from the people they have talked with that want a convenient coffee option. Ms. Hoops stated she is not trying to step on toes, and she is trying to get commuters that are in a rush or moms that have a van full of kids. Ms. DesJardin stated that the outdoor seating area is not a huge outdoor seating area. Ms. Hoops stated that is seasonal, for people that did not want to sit in their cars, or in the grass.

Commissioner Weeden asked if this was going to be seasonal or a permanent location. Ms. Hoops said the outdoor seating area will be seasonal, as she doubts people will want to sit in the snow during winter. However, the trailer will be there year-round. Commissioner Weeden asked if the trailer will be parked there permanently with food being brought from a commercial kitchen. The applicant responded affirmatively.

Commissioner Robson asked what kinds of foods they are providing. Ms. Hoops stated they do not have their final menu prepared but will be most likely providing scones, breads, and breakfast premade tacos. Commissioner Robson asked Ms. Hoops to explain why they want the outdoor seating and drive-through. Ms. Hoops thought that it would be imperative to have the drive-through and outdoor seating area for the commuters and moms and if anyone wanted to have a seat for a cup of coffee. Commissioner Robson asked where the customers will access a bathroom. Ms. Hoops stated that the customers will be able to use the restroom at Bryden Motors.

Commissioner Weeden asked if they have parked their trailer there yet or started their business. Ms. Hoops stated that they have not. Commissioner Weeden asked if they would be able to meet with the DBA to have something worked out. Ms. Hoops said yes and that they are just trying to start their dream. Commissioner Finnegan asked if they were to table the item if it would mess up their business. Ms. Hoops stated that they are open to discussing with DBA and other businesses. However, they do already have their vendor's permit.

Commissioner Weeden closed the public hearing.

Motion was made by Commissioner Robson to lay the item over, seconded by Commissioner Ruster. Motion carried, roll call vote (5-0).

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Ms. Christensen updated the Plan Commission on the actions taken by City Council related to a variety of items previously reviewed by Plan Commission. The next Plan Commission meeting is scheduled for August 18, 2021.

6. ADJOURNMENT

Meeting adjourned at 8:20pm. Motion made by Commissioner Ramsden, and seconded by Commissioner Ruster to adjourn the meeting. Motion carried, roll call vote (5-0).

Timothy Weeden, Chairman



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: August 18, 2021

Agenda Item: 3.a.

File Number: ZTA-2021-03

General Information

Request: Consideration of an ordinance to create, amend, and repeal various sections of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to medical facility uses.

Background: In 2020, an applicant applied to develop an ambulatory surgery center in the City of Beloit. The existing zoning ordinance does not explicitly address ambulatory surgery centers which caused a great deal of confusion and litigation. The City has an obligation to provide for such a use within the city, and the governing body must decide in which zoning districts such uses should be allowed.

When staff was reviewing this matter, staff found that in addition to the lack of a definition of ambulatory surgery centers, the city's existing zoning ordinance did not adequately address other medical facility uses, including but not limited to hospice facilities and skilled nursing facilities. Therefore, a comprehensive update was prepared that staff believes better addresses all medical facility uses in the city.

Staff Analysis

The proposed ordinance takes a broad view of classifying medical facility uses. The proposed ordinance classifies hospitals, medical clinics, ambulatory surgery centers, nursing homes (skilled nursing facilities), and other medical-type uses as "medical facilities" and provides for zoning districts for the use. The proposed ordinance also defines specific types of medical facilities and updates portions of the group living section of the existing Zoning Ordinance.

Section 1 of the proposed ordinance simply adds a hyphen in the term "quasi-public".

Section 2 removes the words "sanitariums" and "nursing homes" from the list of permitted uses in the Public Lands and Institutions (PLI) District. Such uses are typically located in R-3, R-4, or commercial districts. Hospitals would continue to be allowed in the PLI district.

Section 3 of the proposed ordinance updates the use table by renaming the current "Hospital" classification as "Medical Facility." The term "Medical Facility" is defined to encompass all

medical facility uses and is a permitted use in the C-2 (Neighborhood Commercial), C-3 (Community Commercial), and CBD-2 (Central Business District-Fringe) districts and would be a conditional use in the multifamily, C-1 (Office) and CBD-1 (Central Business District-Core) districts. With the exception of district CBD-1, the permitted locations are the same locations that currently apply to the hospital classification. With regard to CBD-1, as you are aware, all office uses are conditional on the ground floor in the CBD-1 zoning district. Therefore, staff felt it was appropriate to treat medical facility uses similarly by designating medical facility uses as a conditional use in CBD-1.

The existing zoning ordinance allows hospitals and medical centers in R-1A, R-1B and R-2 single-family and two-family residential districts as a conditional use. The proposed ordinance would prohibit medical facilities in single and two-family districts. Staff does not recommend locating medical facilities within residential neighborhoods.

Although medical offices are currently permitted in M-1, Limited Manufacturing District, and conditional in M-2, General Manufacturing District, this proposal would prohibit medical facility uses in those districts. The two manufacturing zoning districts are intended to accommodate different types of manufacturing, warehousing, and industrial uses, so it does not seem appropriate to allow medical facility uses in these districts.

Section 4 of the proposed ordinance removes the term “emergency medical care” from this section of code, as staff is proposing to put all medical facilities in one zoning classification. The existing zoning ordinance prohibits “emergency medical care” in the C-1, Office District. In the proposed ordinance, this use would now be a conditional use in the C-1, Office District.

Section 5 of the proposed ordinance addresses the group living section of the Use Category definitions. The proposed ordinance classifies “nursing homes” as a medical facility use, rather than a group living use. Staff recommends placing these uses in the medical facility category since it is a place where people receive medical care and treatment. In this section, you will also find that some terminology was reworded to modern language.

Section 6 of the proposed ordinance broadens the language of the existing ordinance to provide for all medical facilities uses in the Use Category. The accessory uses that were deleted are now considered principal uses in this category. Since all medical uses will be treated similarly there is no longer a need to distinguish medical care on the basis of overnight stays. The exception related to emergency medical clinics was removed, as it is no longer classified in the Office section of the Use Categories.

Section 7 of the proposed ordinance removes medical facility uses from the Office section of the Use Categories.

Section 8 of the proposed ordinance removes medical facility uses from the Retail Services – Personal Service-Oriented section of the Use Categories.

Section 9 of the proposed ordinance defines Ambulatory Surgery Centers, as such use is not currently defined in the existing zoning ordinance. This definition closely aligns with the federal definition for this type of facility.

Section 10 of the proposed ordinance updates the Community Living Arrangement definition by adding residential care apartment complexes (RCAC).

Section 11 of the proposed ordinance defines a Hospice Facility. “Hospice Facility” was not previously defined in the existing Zoning Ordinance.

Section 12 of the proposed ordinance defines a Hospital. “Hospital” was not defined in the existing zoning ordinance, rather the characteristics of it were identified in the Use Category definition.

Section 13 of the proposed ordinance defines a Nursing Home. The definition of “nursing home” in the existing zoning ordinance was outdated. The existing definition of nursing home provided as follows:

“REST HOME OR NURSING HOME. A "rest home or nursing home" is a private home for the care of children or the aged or infirm, or a place of rest for those suffering bodily disorders. Such home does not contain equipment for surgical care or for the treatment of disease or injury.”

Section 14 of the proposed ordinance repeals the “Rest Home or Nursing Home” definition listed immediately above.

This item must be considered by the Plan Commission as the proposed ordinance amends an existing zoning ordinance. All required public notices have been posted and distributed. Public comments are attached.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends approval of the attached Ordinance No. 3719 to create, amend, and repeal various sections of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to medical facility uses.

ATTACHMENTS: Proposed Ordinance, Public Notice, Public Comments.

ORDINANCE NO. 3719

AN ORDINANCE TO CREATE, AMEND AND REPEAL VARIOUS SECTIONS OF CHAPTER 19 OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF БЕЛОIT PERTAINING TO ZONING OF MEDICAL FACILITY USES

The City Council of the City of Beloit, Rock County, Wisconsin do ordain as follows:

Section 1. Section 5-101 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended to read as follows:

"5-101 DESCRIPTION. Although large public and institutional uses are intended to be zoned "PLI," some public and quasi-public uses are allowed within residential, commercial and industrial zoning districts. The PLI, Public Lands and Institutions district is a special purpose district that is intended to accommodate major public and quasi-public uses."

Section 2. Section 5-102 a.8. of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended to read as follows:

"8. Public and nonprofit quasi-public institutions, such as colleges, elementary, middle and senior high schools, and hospitals, ~~sanitariums, and nursing homes.~~"

Section 3. Table 6.1-1 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended to include the following amendment under *Institutional and Civic Use Categories*:

Use Category	Specific Use Type	Residential					Commercial					Mfg.		Conditions
		R 1 A	R 1 B	R 2	R 3	R 4	C 1	C 2	C 3	C B D 1	C B D 2	M 1	M 2	
<i>Institutional and Civic Use Categories</i>														
Hospital Medical Facility		C	C	C	C	C	C	P	P	P C	P	-	-	

Section 4. Section 6.2.12 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended to read as follows:

“6.2.12 RETAIL SALES/SERVICE (PERSONAL SERVICE-ORIENTED). In the C-1 district, the permitted Personal Service-Oriented uses shall be limited to those listed as examples in Section 11.2.5.e.3(b). The following uses shall be expressly prohibited: ~~emergency medical care,~~ veterinarian clinics, animal hospitals, animal grooming, and kennels.”

Section 5. Section 11.2.3.a of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended to read as follows:

“a. Group Living.

1. *Characteristics.* Group Living is characterized by the residential occupancy of a structure by a group of people who do not meet the definition of Household Living. The size of the group may be larger than the average size of a family. Tenancy is arranged on a monthly or longer basis. Uses where tenancy may be arranged for a shorter period are not considered residential. They are generally considered to be a form of transient lodging (see the Retail Sales/Service and Community Service categories). Generally, Group Living structures have a common eating area for residents. The residents may receive limited care, training, or treatment, ~~as long as the care givers also reside at the site.~~
2. *Typical Accessory Uses.* Accessory uses commonly associated with Group Living are recreational facilities and parking of vehicles for occupants and staff.
3. *Examples.* Examples of Group Living include dormitories; fraternities and sororities; monasteries and convents; ~~nursing and convalescent homes; community living arrangements;~~ some group homes for the physically or developmentally disabled or for individuals diagnosed with a mental illness; ~~mentally retarded, or emotionally disturbed;~~ some residential programs for drug and alcohol treatment; alternative or post incarceration facilities.
4. *Exceptions.* Except in nursing homes and hospice facilities, ~~L~~odging where tenancy may be arranged for periods of less than 30 days is to be considered a hotel or motel use and classified in the Retail Sales/Service category. Lodging where the residents meet the definition of "family" and where tenancy is arranged on a month-to-month basis, or for a longer period is classified as Household Living. Facilities for people who are under judicial detainment and under the supervision of sworn officers are included in the Detention Facilities category.”

Section 6. Section 11.2.4.d of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended to read as follows:

"d. Hospitals~~Medical Facility.~~

1. *Characteristics.* ~~Medical Facility Hospitals include~~ uses providing provide medical, dental, or vision examinations, care, treatment, or laboratory services; ~~or surgical care; physical therapy or rehabilitation services; palliative and supportive care for individuals with terminal illnesses; services for the donation of blood or plasma for use in medical or other products to patients and offering overnight care.~~
2. *Accessory Uses.* Accessory uses include ~~outpatient clinics, offices, laboratories,~~ meeting areas, cafeterias, parking, maintenance facilities and housing facilities for staff or trainees.
3. *Examples.* Examples include ~~medical centers and hospitals,~~ medical, dental or vision clinics or laboratories, emergency medical clinics, ambulatory surgery centers, nursing homes, blood or plasma donation facilities, and hospice facilities.
4. *Exceptions.* Uses that provide exclusive care and planned treatment or training for psychiatric, alcohol, or drug problems, where patients are residents of the program, are classified in the Group Living category. ~~Medical clinics or offices that provide care where patients are generally not kept overnight are classified as Offices. Emergency medical clinics are classified as Retail Sales/Service."~~

Section 7. Section 11.2.5.b of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended to read as follows:

b. Office

1. *Characteristics.* Office uses are characterized by activities conducted in an office setting and generally focusing on business, government, professional, ~~medical,~~ or financial services.
2. *Accessory Uses.* Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.
3. *Examples.* Examples include professional services such as architects, lawyers, accountants, or engineers; financial businesses such as lenders, brokerage houses, bank headquarters, or real estate agents; data processing; sales offices; government offices and public utility offices; TV and radio studios; ~~medical and dental clinics, medical and dental labs; and blood collection facilities.~~
4. *Exceptions.* Offices that are part of and located with a principal use in another category are considered accessory to the firm's primary activity. Headquarters

offices, when in conjunction with or adjacent to a principal use in another category, are considered part of the other category. Contractors and others who perform services off-site are included in the Office category if equipment and materials are not stored on the site and fabrication, services, or similar work is not carried on at the site.”

Section 8. Section 11.2.5.e.3(b) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended to read as follows:

“(b) Personal Service-Oriented. Branch banks; restaurants, cafes, delicatessens, ~~emergency medical care~~; laundromats; photographic studios; photocopy and blueprint services; hair, tanning and personal care services; business, vocational, martial arts and other trade schools; dance or music classes; taxidermists; employment agencies; mortuaries; veterinarians; and animal grooming. Other examples include custom dressmaking; undertaking establishments and funeral parlors; currency exchanges; animal hospitals; barber or beauty shops; clothes pressing establishments; tailor shops; and restricted production and repair limited to: art, needlework, jewelry, watches, and optical lenses.”

Section 9. Section 11.3.13.5 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby created to read as follows:

“11.3.13.5 AMBULATORY SURGERY CENTER. A distinct entity that operates exclusively for the purpose of providing surgical services to patients not requiring hospitalization and in which the expected duration of services would not exceed 24 hours following an admission.”

Section 10. Section 11.3.45 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended to read as follows:

“11.3.45 COMMUNITY LIVING ARRANGEMENT (“CLA”). Any of the following facilities licensed or operated or permitted under the authority of the ~~S~~state ~~D~~epartment of ~~H~~health and ~~S~~ocial ~~S~~ervices or the state department of children and families; child welfare agencies under §48.60, Wis. Stats.; group homes for children under §48.02(7), Wis. Stats.; a foster family home or adult family home under §50.01(1), Wis. Stats.; residential care apartment complexes under §50.01(6d), Wis. Stats.; and community-based residential facilities under §50.01(1)(g), Wis. Stats. Such facilities are further classified as follows:

- a. Class I Facility. A CLA that has capacity for 8 or fewer persons being served by the program.
- b. Class II Facility. A CLA which has capacity for 9—15 individuals being served by the program.

- c. Class III Facility. A CLA, which has a capacity for serving 16, or more persons.”

Section 11. Section 11.3.106.5 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby created to read as follows:

“11.3.106.5 HOSPICE FACILITY. A facility licensed by the state department of health services that primarily provides palliative and supportive care and a place of residence to individuals with terminal illness and provides or arranges for short-term inpatient care as needed.”

Section 12. Section 11.3.106.7 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby created to read as follows:

“11.3.106.7 HOSPITAL. An institution, licensed by the state department of health services, providing primary health services and medical or surgical care to persons, primarily in-patients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including as an integral part of the institution, related facilities such as laboratories, outpatient facilities, or training facilities.”

Section 13. Section 11.3.155 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby created to read as follows:

“11.3.155 NURSING HOME. A facility licensed by the state department of health services that provides 24-hour access to limited, intermediate level, and skilled nursing care, rehabilitation, and other services for the chronically ill and for patients who require access to such services while convalescing or recuperating from an illness or medical procedure or treatment.”

Section 14. Section 11.3.182 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby repealed.

Section 15. If any section, clause, provision or portion of this ordinance is judged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the ordinance shall remain in force and not be affected by such judgment.

Section 16. This ordinance shall be in force and take effect upon passage and publication.

Adopted this ____ day of _____, 2021.

CITY COUNCIL FOR THE CITY OF БЕЛОIT

By: _____
Clinton Anderson, President

ATTEST:

By: _____
Lorena Rae Stottler, City Clerk-Treasurer

PUBLISHED: _____
EFFECTIVE DATE: _____
01-611100-5231- _____
Ch. 19 Medical Facilities = ORD 20210708 (21-1128)

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

August 3, 2021

To Whom It May Concern:

The Beloit Plan Commission is considering the attached Ordinance to create, amend, and repeal various sections of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to medical facility uses including but not limited to hospitals, clinics, and ambulatory surgery centers. The proposed Ordinance is attached and available for review at www.beloitwi.gov. This Ordinance may result in the change for allowable uses for all zoning districts. The map identifying the property affected by this Ordinance has been submitted to the City Clerk and will be displayed on the first floor of City Hall.

The following public hearings will be held regarding this proposed Ordinance:

City Plan Commission: Wednesday, August 18, 2021, 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: Tuesday, September 7, 2021, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

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 Planning Division at 100 State Street or via email to planning@beloitwi.gov. You may also call (608) 364-6700 to provide your comments over the phone. In-person attendance at Commission and Council meetings may be limited.**

Pennington, Drew

From: Deidre Bennett <dabrn89@outlook.com>
Sent: Wednesday, August 11, 2021 1:39 PM
To: Planning (WebPage)

Dear Plan Commission,

I am writing to voice my objection to the zoning amendment proposed by City Staff to create a new use category for "medical facilities" in the City. First, why is the city using tax dollars to favor the private interests of one developer over an established health system in our community? The zoning laws are supposed to be administered for the benefit of everyone, as opposed to a single developer. I have been following the City's efforts to favor Orthollinois over the interests of Beloit Health System (the city's largest local employer) for the past several months, and it seems to me that the City is favoring one business to the detriment of the other.

A consequence of the City's current zoning amendment is to change existing Beloit Health System medical clinics, which are currently permitted uses by right, to conditional uses subject to the approval of the plan commission and the city council. This may limit the Health System's ability to provide necessary services for the entire Community regardless of the resident's ability to pay. Though the city's new ordinance harms the public health and safety as just described, the city also seeks to change the ordinance to make Orthollinois proposed development on Freeman Parkway a permitted use by right. These actions make the City's continued bias and lack of uniformity of governance evident. When Beloit Health System established its Cancer Center, and other facilities in Beloit, it did not ask for special zoning treatment. And it did not receive any special treatment. Even though there was not a specific category for Cancer Centers, the Health System worked within the existing zoning ordinance and input from the elected public officials. Why is Orthollinois being treated more favorably? I object to this waste of taxpayer dollars and urge the plan commission to reject these efforts to further the interests of one private developer in our city to the detriment of Beloit Health System.

The city's new ordinance favors Orthollinois, a for-profit developer, and prejudices Beloit Health System, through a haphazard manipulation of the current adequate zoning laws. These actions by the city also will allow a for-profit entity like Orthollinois to "cherry pick" the highest paying reimbursement commercial insurance without any obligation to take care of the entire community, as Beloit Memorial Hospital does regardless of a patient's ability to pay. This will have a negative impact on BHS's ability to continue some of its core necessary services in our community. The new ordinance not only prejudices our existing health system, but it is also contrary the public health and safety of this community. I ask that you deny the proposed amendment.

Thank-you,

Deidre Bennett
1208 Leeson Park Rd.
Beloit WI, 53511

Sent from [Mail](#) for Windows

Pennington, Drew

From: Zachary Zimmerman <zzimmerman@beloithealthsystem.org>
Sent: Wednesday, August 11, 2021 1:53 PM
To: Planning (WebPage)
Subject: Opposition to Zoning Amendment

Dear Plan Commission,

I am a new member of the Beloit Health Team. I was trained in Georgia and Chicago, IL and am excited to be a part of the healthcare system. I am frustrated by this propose amendment. This health system I joined is established and has a lot of orthopedic doctors already. There isn't a shortage.

I am writing to voice my objection to the zoning amendment proposed by City Staff to create a new use category for "medical facilities" in the City. First, why is the city using tax dollars to favor the private interests of one developer over an established health system in our community? The zoning laws are supposed to be administered for the benefit of everyone, as opposed to a single developer. I have been following the City's efforts to favor Orthollinois over the interests of Beloit Health System (the city's largest local employer) for the past several months, and it seems to me that the City is favoring one business to the detriment of the other.

A consequence of the City's current zoning amendment is to change existing Beloit Health System medical clinics, which are currently permitted uses by right, to conditional uses subject to the approval of the plan commission and the city council. This may limit the Health System's ability to provide necessary services for the entire Community regardless of the resident's ability to pay. Though the city's new ordinance harms the public health and safety as just described, the city also seeks to change the ordinance to make Orthollinois proposed development on Freeman Parkway a permitted use by right. These actions make the City's continued bias and lack of uniformity of governance evident. When Beloit Health System established its Cancer Center, and other facilities in Beloit, it did not ask for special zoning treatment. And it did not receive any special treatment. Even though there was not a specific category for Cancer Centers, the Health System worked within the existing zoning ordinance and input from the elected public officials. Why is Orthollinois being treated more favorably? I object to this waste of taxpayer dollars and urge the plan commission to reject these efforts to further the interests of one private developer in our city to the detriment of Beloit Health System.

The city's new ordinance favors Orthollinois, a for-profit developer, and prejudices Beloit Health System, through a haphazard manipulation of the current adequate zoning laws. These actions by the city also will allow a for-profit entity like Orthollinois to "cherry pick" the highest paying reimbursement commercial insurance without any obligation to take care of the entire community, as Beloit Memorial Hospital does regardless of a patient's ability to pay. This will have a negative impact on BHS's ability to continue some of its core necessary services in our community. The new ordinance not only prejudices our existing health system, but it is also contrary the public health and safety of this community. I ask that you deny the proposed amendment.

Thank-you,

Zachary Zimmerman MD
 Facial Plastic/ENT Surgery
 Beloit Health System
 1905 E. Huebbe Parkway
 Beloit, WI 53511-1842
 608-364-2400

Pennington, Drew

From: Debbra Bauman <dbauman@beloithealthsystem.org>
Sent: Wednesday, August 11, 2021 1:57 PM
To: Planning (WebPage)
Subject: Zoning amendment regarding Orthollinois

Dear Plan Commission,

I am writing to voice my objection to the zoning amendment proposed by City Staff to create a new use category for "medical facilities" in the City. First, why is the city using tax dollars to favor the private interests of one developer over an established health system in our community? The zoning laws are supposed to be administered for the benefit of everyone, as opposed to a single developer. I have been following the City's efforts to favor Orthollinois over the interests of Beloit Health System (the city's largest local employer) for the past several months, and it seems to me that the City is favoring one business to the detriment of the other.

A consequence of the City's current zoning amendment is to change existing Beloit Health System medical clinics, which are currently permitted uses by right, to conditional uses subject to the approval of the plan commission and the city council. This may limit the Health System's ability to provide necessary services for the entire Community regardless of the resident's ability to pay. Though the city's new ordinance harms the public health and safety as just described, the city also seeks to change the ordinance to make Orthollinois proposed development on Freeman Parkway a permitted use by right. These actions make the City's continued bias and lack of uniformity of governance evident. When Beloit Health System established its Cancer Center, and other facilities in Beloit, it did not ask for special zoning treatment. And it did not receive any special treatment. Even though there was not a specific category for Cancer Centers, the Health System worked within the existing zoning ordinance and input from the elected public officials. Why is Orthollinois being treated more favorably? I object to this waste of taxpayer dollars and urge the plan commission to reject these efforts to further the interests of one private developer in our city to the detriment of Beloit Health System.

The city's new ordinance favors Orthollinois, a for-profit developer, and prejudices Beloit Health System, through a haphazard manipulation of the current adequate zoning laws. These actions by the city also will allow a for-profit entity like Orthollinois to "cherry pick" the highest paying reimbursement commercial insurance without any obligation to take care of the entire community, as Beloit Memorial Hospital does regardless of a patient's ability to pay. This will have a negative impact on BHS's ability to continue some of its core necessary services in our community. The new ordinance not only prejudices our existing health system, but it is also contrary the public health and safety of this community. I ask that you deny the proposed amendment.

Thank-you,

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



Pennington, Drew

From: Michelle Tyler <mtyler@beloithealthsystem.org>
Sent: Wednesday, August 11, 2021 2:07 PM
To: Planning (WebPage)
Subject: Orthollinois

To whom it may concern on the City of Beloit Planning Commission:

I am writing to voice my objection to the zoning amendment proposed by City Staff to create a new use category for "medical facilities" in the City. First, why is the city using tax dollars to favor the private interests of one developer over an established health system in our community? The zoning laws are supposed to be administered for the benefit of everyone, as opposed to a single developer. I have been following the City's efforts to favor Orthollinois over the interests of Beloit Health System (the city's largest local employer) for the past several months, and it seems to me that the City is favoring one business to the detriment of the other.

A consequence of the City's current zoning amendment is to change existing Beloit Health System medical clinics, which are currently permitted uses by right, to conditional uses subject to the approval of the plan commission and the city council. This may limit the Health System's ability to provide necessary services for the entire Community regardless of the resident's ability to pay. Though the city's new ordinance harms the public health and safety as just described, the city also seeks to change the ordinance to make Orthollinois proposed development on Freeman Parkway a permitted use by right. These actions make the City's continued bias and lack of uniformity of governance evident. When Beloit Health System established its Cancer Center, and other facilities in Beloit, it did not ask for special zoning treatment. And it did not receive any special treatment. Even though there was not a specific category for Cancer Centers, the Health System worked within the existing zoning ordinance and input from the elected public officials. Why is Orthollinois being treated more favorably? I object to this waste of taxpayer dollars and urge the plan commission to reject these efforts to further the interests of one private developer in our city to the detriment of Beloit Health System.

The city's new ordinance favors Orthollinois, a for-profit developer, and prejudices Beloit Health System, through a haphazard manipulation of the current adequate zoning laws. These actions by the city also will allow a for-profit entity like Orthollinois to "cherry pick" the highest paying reimbursement commercial insurance without any obligation to take care of the entire community, as Beloit Memorial Hospital does regardless of a patient's ability to pay. This will have a negative impact on BHS's ability to continue some of its core necessary services in our community. The new ordinance not only prejudices our existing health system, but it is also contrary the public health and safety of this community. I ask that you deny the proposed amendment.

Thank you,

Michelle Tyler

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Pennington, Drew

From: Laura <ltn3@charter.net>
Sent: Wednesday, August 11, 2021 2:18 PM
To: Planning (WebPage)
Subject: Ortho Illinois

Dear Plan Commission,

I am writing to voice my objection to the zoning amendment proposed by City Staff to create a new use category for "medical facilities" in the City. First, why is the city using tax dollars to favor the private interests of one developer over an established health system in our community? The zoning laws are supposed to be administered for the benefit of everyone, as opposed to a single developer. I have been following the City's efforts to favor Ortho Illinois over the interests of Beloit Health System (the city's largest local employer) for the past several months, and it seems to me that the City is favoring one business to the detriment of the other.

A consequence of the City's current zoning amendment is to change existing Beloit Health System medical clinics, which are currently permitted uses by right, to conditional uses subject to the approval of the plan commission and the city council. This may limit the Health System's ability to provide necessary services for the entire Community regardless of the resident's ability to pay. Though the city's new ordinance harms the public health and safety as just described, the city also seeks to change the ordinance to make Ortho Illinois proposed development on Freeman Parkway a permitted use by right. These actions make the City's continued bias and lack of uniformity of governance evident. When Beloit Health System established its Cancer Center, and other facilities in Beloit, it did not ask for special zoning treatment. And it did not receive any special treatment. Even though there was not a specific category for Cancer Centers, the Health System worked within the existing zoning ordinance and input from the elected public officials. Why is Ortho Illinois being treated more favorably? I object to this waste of taxpayer dollars and urge the plan commission to reject these efforts to further the interests of one private developer in our city to the detriment of Beloit Health System.

The city's new ordinance favors Ortho Illinois, a for-profit developer, and prejudices Beloit Health System, through a haphazard manipulation of the current adequate zoning laws. These actions by the city also will allow a for-profit entity like Ortho Illinois to "cherry pick" the highest paying reimbursement commercial insurance without any obligation to take care of the entire community, as Beloit Memorial Hospital does regardless of a patient's ability to pay. This will have a negative impact on BHS's ability to continue some of its core necessary services in our community. The new ordinance not only prejudices our existing health system, but it is also contrary the public health and safety of this community. I ask that you deny the proposed amendment.

Thank-you,

Laura Neece

Sent from [Mail](#) for Windows 10

Pennington, Drew

From: Carrie Tracy <ctracy@beloithealthsystem.org>
Sent: Wednesday, August 11, 2021 3:04 PM
To: Planning (WebPage)

Dear Plan Commission,

I am writing to voice my objection to the zoning amendment proposed by City Staff to create a new use category for "medical facilities" in the City. First, why is the city using tax dollars to favor the private interests of one developer over an established health system in our community? The zoning laws are supposed to be administered for the benefit of everyone, as opposed to a single developer. I have been following the City's efforts to favor Orthollinois over the interests of Beloit Health System (the city's largest local employer) for the past several months, and it seems to me that the City is favoring one business to the detriment of the other.

A consequence of the City's current zoning amendment is to change existing Beloit Health System medical clinics, which are currently permitted uses by right, to conditional uses subject to the approval of the plan commission and the city council. This may limit the Health System's ability to provide necessary services for the entire Community regardless of the resident's ability to pay. Though the city's new ordinance harms the public health and safety as just described, the city also seeks to change the ordinance to make Orthollinois proposed development on Freeman Parkway a permitted use by right. These actions make the City's continued bias and lack of uniformity of governance evident. When Beloit Health System established its Cancer Center, and other facilities in Beloit, it did not ask for special zoning treatment. And it did not receive any special treatment. Even though there was not a specific category for Cancer Centers, the Health System worked within the existing zoning ordinance and input from the elected public officials. Why is Orthollinois being treated more favorably? I object to this waste of taxpayer dollars and urge the plan commission to reject these efforts to further the interests of one private developer in our city to the detriment of Beloit Health System.

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Thank-you,
Carrie L Tracy

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Pennington, Drew

From: Sheila Sweetland <sweetlandsheila@yahoo.com>
Sent: Wednesday, August 11, 2021 1:49 PM
To: Planning (WebPage)
Subject: Fw: zoning changes

[Sent from Yahoo Mail on Android](#)

Dear Plan Commission,

I am writing to voice my objection to the zoning amendment proposed by City Staff to create a new use category for “medical facilities” in the City. First, why is the city using tax dollars to favor the private interests of one developer over an established health system in our community? The zoning laws are supposed to be administered for the benefit of everyone, as opposed to a single developer. I have been following the City’s efforts to favor OrthoIllinois over the interests of Beloit Health System (the city’s largest local employer) for the past several months, and it seems to me that the City is favoring one business to the detriment of the other.

A consequence of the City’s current zoning amendment is to change existing Beloit Health System medical clinics, which are currently permitted uses by right, to conditional uses subject to the approval of the plan commission and the city council. This may limit the Health System’s ability to provide necessary services for the entire Community regardless of the resident’s ability to pay. Though the city’s new ordinance harms the public health and safety as just described, the city also seeks to change the ordinance to make OrthoIllinois proposed development on Freeman Parkway a permitted use by right. These actions make the City’s continued bias and lack of uniformity of governance evident. When Beloit Health System established its Cancer Center, and other facilities in Beloit, it did not ask for special zoning treatment. And it did not receive any special treatment. Even though there was not a specific category for Cancer Centers, the Health System worked within the existing zoning ordinance and input from the elected public officials. Why is OrthoIllinois being treated more favorably? I object to this waste of taxpayer dollars and urge the plan commission to reject these efforts to further the interests of one private developer in our city to the detriment of Beloit Health System.

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Pennington, Drew

From: Kari Listenbee <klistenbee@beloithealthsystem.org>
Sent: Wednesday, August 11, 2021 3:43 PM
To: Planning (WebPage)
Subject: OBJECTION TO ZONING AMENDMENT

Dear Plan Commission,

I am writing to voice my objection to the zoning amendment proposed by City Staff to create a new use category for "medical facilities" in the City. First, why is the city using tax dollars to favor the private interests of one developer over an established health system in our community? The zoning laws are supposed to be administered for the benefit of everyone, as opposed to a single developer. I have been following the City's efforts to favor Orthollinois over the interests of Beloit Health System (the city's largest local employer) for the past several months, and it seems to me that the City is favoring one business to the detriment of the other.

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Thank-you,

Kari Listenbee
 847 E. Erin Circle
 Beloit, WI

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Pennington, Drew

From: Tejesh Patel, MD <tpatel@beloithealthsystem.org>
Sent: Wednesday, August 11, 2021 3:46 PM
To: Planning (WebPage)
Subject: Zoning amendment

Dear Plan Commission,

I am writing to voice my objection to the zoning amendment proposed by City Staff to create a new use category for "medical facilities" in the City. First, why is the city using tax dollars to favor the private interests of one developer over an established health system in our community? The zoning laws are supposed to be administered for the benefit of everyone, as opposed to a single developer. I have been following the City's efforts to favor Orthollinois over the interests of Beloit Health System (the city's largest local employer) for the past several months, and it seems to me that the City is favoring one business to the detriment of the other.

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Thank-you,

Tejesh N. Patel MD
 2015 Pebble Drive
 Beloit, WI 53511

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Pennington, Drew

From: maacke@frontier.com
Sent: Wednesday, August 11, 2021 7:07 PM
To: Planning (WebPage)
Subject: do you hate local businesses?

Hi,

I really don't understand the logic or your complete lack of support for local businesses like Beloit Health System that fill the community with jobs and health services no matter your class in life. I gather you prefer to have the elites from Ortho show up and steal the hard earned dollars of this community and take back to Illinois. You understand part of their name is "Illinois"? You understand this is Wisconsin? Send this company back to Chicago/Illinois where they can gouge the price of a band aide to someone else and stop hurting home grown companies that are giving something back to this community for centuries. Did you catch the last word there? The word "Centuries" That is over a hundred years Beloit Health System and that Hospital has been taking care of our sick and hurt in this community as a not for profit company. What is Oillinois? They are a for PROFIT company that will send this communities money to Illinois suburbs of Chicago.

This continues to be such a disappointing point with Beloit that they hurt local companies over and over for the glitz of Chicago. This community isn't Illinois Ortho and it isn't Chicago. What it is caring people that will help others no matter their class in life.

Thank you for taking my email.
Carol and Mark Ackerman

Pennington, Drew

From: Ashlea Hughes <aahughes@beloithealthsystem.org>
Sent: Thursday, August 12, 2021 6:41 AM
To: Planning (WebPage)
Subject: Opposition to City of Beloit Proposed Zoning Changes

Dear Plan Commission,

I am writing to voice my objection to the zoning amendment proposed by City Staff to create a new use category for "medical facilities" in the City. First, why is the city using tax dollars to favor the private interests of one developer over an established health system in our community? The zoning laws are supposed to be administered for the benefit of everyone, as opposed to a single developer. I have been following the City's efforts to favor Orthollinois over the interests of Beloit Health System (the city's largest local employer) for the past several months, and it seems to me that the City is favoring one business to the detriment of the other.

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The city's new ordinance favors Orthollinois, a for-profit developer, and prejudices Beloit Health System, through a haphazard manipulation of the current adequate zoning laws. These actions by the city also will allow a for-profit entity like Orthollinois to "cherry pick" the highest paying reimbursement commercial insurance without any obligation to take care of the entire community, as Beloit Memorial Hospital does regardless of a patient's ability to pay. This will have a negative impact on BHS's ability to continue some of its core necessary services in our community. The new ordinance not only prejudices our existing health system, but it is also contrary the public health and safety of this community. I ask that you deny the proposed amendment.

Thank you,
 Ashlea Hughes, RN, BSN
 Quality Management
 Beloit Health System
 608-364-5643

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Pennington, Drew

From: Vicki Collins <vcollins@beloithealthsystem.org>
Sent: Thursday, August 12, 2021 8:31 AM
To: Planning (WebPage)
Subject: Orthollinois

Dear Plan Commission,

I am writing to voice my objection to the zoning amendment proposed by City Staff to create a new use category for "medical facilities" in the City. First, why is the city using tax dollars to favor the private interests of one developer over an established health system in our community? The zoning laws are supposed to be administered for the benefit of everyone, as opposed to a single developer. I have been following the City's efforts to favor Orthollinois over the interests of Beloit Health System (the city's largest local employer) for the past several months, and it seems to me that the City is favoring one business to the detriment of the other.

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Thank-you,

Vicki Collins
 Beloit Health System
 Materials Management
 (608)363-5723

vcollins@beloithealthsystem.org

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Pennington, Drew

From: Debra Faleskin <dfaleskin@gmail.com>
Sent: Thursday, August 12, 2021 8:53 AM
To: Planning (WebPage)
Subject: Competition

I feel Beloit is afraid of a little healthy competition. This is still America so I say it should be welcomed.

Sent from my iPhone

Dear Plan Commission,

I am writing to voice my objection to the zoning amendment proposed by City Staff to create a new use category for "medical facilities" in the City. First, why is the city using tax dollars to favor the private interests of one developer over an established health system in our community? The zoning laws are supposed to be administered for the benefit of everyone, as opposed to a single developer. I have been following the City's efforts to favor OrthoIllinois over the interests of Beloit Health System (the city's largest local employer) for the past several months, and it seems to me that the City is favoring one business to the detriment of the other.

A consequence of the City's current zoning amendment is to change existing Beloit Health System medical clinics, which are currently permitted uses by right, to conditional uses subject to the approval of the plan commission and the city council. This may limit the Health System's ability to provide necessary services for the entire Community regardless of the resident's ability to pay. Though the city's new ordinance harms the public health and safety as just described, the city also seeks to change the ordinance to make OrthoIllinois proposed development on Freeman Parkway a permitted use by right. These actions make the City's continued bias and lack of uniformity of governance evident. When Beloit Health System established its Cancer Center, and other facilities in Beloit, it did not ask for special zoning treatment. And it did not receive any special treatment. Even though there was not a specific category for Cancer Centers, the Health System worked within the existing zoning ordinance and input from the elected public officials. Why is OrthoIllinois being treated more favorably? I object to this waste of taxpayer dollars and urge the plan commission to reject these efforts to further the interests of one private developer in our city to the detriment of Beloit Health System.

The city's new ordinance favors OrthoIllinois, a for-profit developer, and prejudices Beloit Health System, through a haphazard manipulation of the current adequate zoning laws. These actions by the city also will allow a for-profit entity like OrthoIllinois to "cherry pick" the highest paying reimbursement commercial insurance without any obligation to take care of the entire community, as Beloit Memorial Hospital does regardless of a patient's ability to pay. This will have a negative impact on BHS's ability to continue some of its core necessary services in our community. The new ordinance not only prejudices our existing health system, but it is also contrary the public health and safety of this community. I ask that you deny the proposed amendment.

Thank-you,

Craig Mellem
1113 Monterey Lane
Janesville, WI 53546

Pennington, Drew

From: TJMcCawley@charter.net
Sent: Thursday, August 12, 2021 10:33 AM
To: Planning (WebPage)
Subject: Proposed Zoning Changes

To: Planning Commission Members

Dear Fellow Citizens and Taxpayers,

Please accept this communication as an indication of our strong opposition to the zoning amendment proposed by City Staff creating a new use category for “medical facilities” in the City.

We are concerned that the city is using taxpayer dollars to benefit private concerns, particularly one developer, over established health care providers in our community. It appears that a two-tier system is in place and it is not a level playing field. As we’ve followed the City’s efforts to favor Orthollinois over the interests of Beloit Health System (the city’s largest local employer) for the past several months, it seems to us that the City is favoring one business to the detriment of the other.

The proposed zoning amendment changes the nature of medical clinics operated by Beloit Health System and others to conditional use. This will subject them to the approval of the planning commission and the city council, limiting the ability to provide necessary services for the entire Community. These necessary services are provided regardless of the resident’s ability to pay and are crucial to the public health and safety our community. The city also seeks to change the ordinance to make the proposed Orthollinois development on Freeman Parkway a permitted use by right. These actions make the City’s continued bias and lack of uniformity of governance quite evident.

When Beloit Health System established its Cancer Center, and other facilities in Beloit, it did not ask for special zoning treatment. And it did not receive any special treatment. Even though there was not a specific category for Cancer Centers, the Health System worked within the existing zoning ordinance and sought input from the elected public officials. It is clear that Orthollinois is receiving much more favorable treatment. We object to this waste of taxpayer dollars and urge the plan commission to reject these efforts to further the interests of one private developer in our city to the detriment of Beloit Health System. Just have them follow the current ordinance – it is that simple.

The new ordinance causes harm to Beloit Health System and other similar medical clinics in favor of Orthollinois, an out-of-state, for-profit developer. This deliberate, back-handed attempt to change the current, quite adequate zoning laws is unconscionable. These actions by the city also will pave the way for Orthollinois to take only the “cream of the crop” commercially covered patients without concern for the community at large. Patients on Medicare or Badger Care are not welcome. Ask Orthollinois the percentage of Medicaid patients they treat and how much charity care they provide. Beloit Memorial Hospital cares for our community regardless of a patient’s ability to pay. The proposed change could jeopardize the Health System’s ability to provide critical core services to the community. We consider the proposed ordinance as a threat to public health in our community.

We ask you in the strongest possible terms to deny the proposed amendment.

Thank-you,

Tom and Allison McCawley
2378 S Riverside Drive
Beloit, WI 53511

Dear Planning Commission,

I am writing to voice my objection and concern to the zoning amendment proposed by City Staff. This amendment would create a new use category for “medical facilities” in the city. When Beloit Health System established its Cancer Center, and other facilities in Beloit, it did not ask for special zoning treatment. It did not receive any special treatment. Even though there was not a specific category for Cancer Centers, the Health System worked within the existing zoning ordinance and considered the input from the elected public officials. I am concerned that our current zoning laws, which are supposed to benefit everyone, are going to be amended to benefit one single developer. This developer, Orthollinois has no ties to the Beloit community and is a for-profit organization, which would directly impact Beloit Health System and the patients they treat. This amendment would also negatively impact the health system for future expansion and projects.

I am unsure why we would be using our city’s tax dollars to benefit the interests of a private developer over our own community health system? I’m sure you are aware that Orthollinois would pick and choose their patient population, as to benefit them for the highest paying reimbursements. Our health system does and will always care for every patient, regardless of their payor source. However, if this zoning law passes favorably for Orthollinois, know that you will be negatively impacting Beloit Health System’s ability to continue necessary services to our community. I hope you will consider this impact and deny the proposed amendment.

Thank you,

Ashley Daskam, RN

Pennington, Drew

From: suboku22@aol.com
Sent: Thursday, August 12, 2021 10:56 AM
To: Planning (WebPage)
Subject: Opposition to City of Beloit Proposed Zo

Dear Plan Commission,

I am writing to voice my objection to the zoning amendment proposed by City Staff to create a new use category for “medical facilities” in the City. First, why is the city using tax dollars to favor the private interests of one developer over an established health system in our community? The zoning laws are supposed to be administered for the benefit of everyone, as opposed to a single developer. I have been following the City’s efforts to favor OrthoIllinois over the interests of Beloit Health System (the city’s largest local employer) for the past several months, and it seems to me that the City is favoring one business to the detriment of the other.

A consequence of the City’s current zoning amendment is to change existing Beloit Health System medical clinics, which are currently permitted uses by right, to conditional uses subject to the approval of the plan commission and the city council. This may limit the Health System’s ability to provide necessary services for the entire Community regardless of the resident’s ability to pay. Though the city’s new ordinance harms the public health and safety as just described, the city also seeks to change the ordinance to make OrthoIllinois proposed development on Freeman Parkway a permitted use by right. These actions make the City’s continued bias and lack of uniformity of governance evident. When Beloit Health System established its Cancer Center, and other facilities in Beloit, it did not ask for special zoning treatment. And it did not receive any special treatment. Even though there was not a specific category for Cancer Centers, the Health System worked within the existing zoning ordinance and input from the elected public officials. Why is OrthoIllinois being treated more favorably? I object to this waste of taxpayer dollars and urge the plan commission to reject these efforts to further the interests of one private developer in our city to the detriment of Beloit Health System.

The city’s new ordinance favors OrthoIllinois, a for-profit developer, and prejudices Beloit Health System, through a haphazard manipulation of the current adequate zoning laws. These actions by the city also will allow a for-profit entity like OrthoIllinois to “cherry pick” the highest paying reimbursement commercial insurance without any obligation to take care of the entire community, as Beloit Memorial Hospital does regardless of a patient’s ability to pay. This will have a negative impact on BHS’s ability to continue some of its core necessary services in our community. The new ordinance not only prejudices our existing health system, but it is also contrary the public health and safety of this community. I ask that you deny the proposed amendment.

Thank-you,

Susan Kurth

2627 Wood Court

Beloit

Pennington, Drew

From: Sharon Cox <scoc@beloithealthsystem.org>
Sent: Thursday, August 12, 2021 12:53 PM
To: Planning (WebPage)
Subject: Opposition to City of Beloit Proposed Zoning Changes

Dear Plan Commission Members,

I am reaching out to voice my opposition and concern of the zoning amendment currently proposed by city staff. This proposal advocates the creation of a new use category for “medical facilities” in the city. I have been following the city’s efforts in regards to Orthollinois and in the last several months, it seems apparent their (Orthollinois) interests are favored over the interests of the Beloit Health System (the city’s largest local employer). With the new zoning proposal this appears to continue to hold true and it seems this favoring is at the disadvantage of the Beloit Health System and the community. The zoning laws are supposed to be administered for the benefit of everyone, as opposed to a single developer. I also question the continual use of the city’s tax dollars to favor the interests of Orthollinois, one private developer, over the interests of our community’s established health system.

If passed by the plan commission and the city council, the current proposal for the zoning amendment will change the existing Beloit Health System medical clinics from permitted use by right to conditional use. The proposed change may limit the Health System’s ability to provide necessary services for the entire community, regardless of the resident’s ability to pay. The proposed change is a detriment and can harm the public health and create safety issues. BHS worked with public officials and within the existing zoning ordinances when seeking to establish the Beloit Cancer Center and did not ask or receive special treatment. However, the city zoning proposal also seeks to change the ordinance which would make Orthollinois’ proposed development on Freeman Parkway a permitted use by right. These actions make the city’s continued favoritism and lack of regularity of governance evident. Why is the Orthollinois development proposal being treated more favorably? I object to this waste of taxpayer dollars and urge the plan commission to reject these efforts to further the interests of one private developer in our city to the detriment of Beloit Health System.

The city’s new ordinance favors Orthollinois, an out-of-state, for-profit developer, and prejudices Beloit Health System, through a haphazard handling of the current adequate zoning laws. These actions by the city also will allow a for-profit entity like Orthollinois to choose, without regard to others, the best reimbursing commercial insurances, having no obligation to care for the entirety of the community. Beloit Memorial Hospital is committed to and does care for the entirety of the community without regards to a patient’s ability to pay. Allowing the new ordinance will have a negative impact on BHS’s ability to continue some of its essential services in our community. The new ordinance not only prejudices our existing health system and others, but it is also incompatible to the public health and safety of this community.

I strongly ask that you deny the proposed amendment.

Thank-you,
 Sharon Cox

Pennington, Drew

From: opal vance <opalvance@sbcglobal.net>
Sent: Thursday, August 12, 2021 2:09 PM
To: Planning (WebPage)

Dear Plan Commission,

I am writing to voice my objection to the zoning amendment proposed by City Staff to create a new use category for "medical facilities" in the City. First, why is the city using tax dollars to favor the private interests of one developer over an established health system in our community? The zoning laws are supposed to be administered for the benefit of everyone, as opposed to a single developer. I have been following the City's efforts to favor Orthollinois over the interests of Beloit Health System (the city's largest local employer) for the past several months, and it seems to me that the City is favoring one business to the detriment of the other.

A consequence of the City's current zoning amendment is to change existing Beloit Health System medical clinics, which are currently permitted uses by right, to conditional uses subject to the approval of the plan commission and the city council. This may limit the Health System's ability to provide necessary services for the entire Community regardless of the resident's ability to pay. Though the city's new ordinance harms the public health and safety as just described, the city also seeks to change the ordinance to make Orthollinois proposed development on Freeman Parkway a permitted use by right. These actions make the City's continued bias and lack of uniformity of governance evident. When Beloit Health System established its Cancer Center, and other facilities in Beloit, it did not ask for special zoning treatment. And it did not receive any special treatment. Even though there was not a specific category for Cancer Centers, the Health System worked within the existing zoning ordinance and input from the elected public officials. Why is Orthollinois being treated more favorably? I object to this waste of taxpayer dollars and urge the plan commission to reject these efforts to further the interests of one private developer in our city to the detriment of Beloit Health System.

The city's new ordinance favors Orthollinois, a for-profit developer, and prejudices Beloit Health System, through a haphazard manipulation of the current adequate zoning laws. These actions by the city also will allow a for-profit entity like Orthollinois to "cherry pick" the highest paying reimbursement commercial insurance without any obligation to take care of the entire community, as Beloit Memorial Hospital does regardless of a patient's ability to pay. This will have a negative impact on BHS's ability to continue some of its core necessary services in our community. The new ordinance not only prejudices our existing health system, but it is also contrary the public health and safety of this community. I ask that you deny the proposed amendment.

Opal Vance

Dear Plan Commission,

I am writing to voice my objection to the zoning amendment proposed by City Staff to create a new use category for "medical facilities" in the City. First, why is the city using tax dollars to favor the private interests of one developer over an established health system in our community? The zoning laws are supposed to be administered for the benefit of everyone, as opposed to a single developer. I have been following the City's efforts to favor OrthoIllinois over the interests of Beloit Health System (the city's largest local employer) for the past several months, and it seems to me that the City is favoring one business to the detriment of the other.

A consequence of the City's current zoning amendment is to change existing Beloit Health System medical clinics, which are currently permitted uses by right, to conditional uses subject to the approval of the plan commission and the city council. This may limit the Health System's ability to provide necessary services for the entire Community regardless of the resident's ability to pay. Though the city's new ordinance harms the public health and safety as just described, the city also seeks to change the ordinance to make OrthoIllinois proposed development on Freeman Parkway a permitted use by right. These actions make the City's continued bias and lack of uniformity of governance evident. When Beloit Health System established its Cancer Center, and other facilities in Beloit, it did not ask for special zoning treatment. And it did not receive any special treatment. Even though there was not a specific category for Cancer Centers, the Health System worked within the existing zoning ordinance and input from the elected public officials. Why is OrthoIllinois being treated more favorably? I object to this waste of taxpayer dollars and urge the plan commission to reject these efforts to further the interests of one private developer in our city to the detriment of Beloit Health System.

The city's new ordinance favors OrthoIllinois, a for-profit developer, and prejudices Beloit Health System, through a haphazard manipulation of the current adequate zoning laws. These actions by the city also will allow a for-profit entity like OrthoIllinois to "cherry pick" the highest paying reimbursement commercial insurance without any obligation to take care of the entire community, as Beloit Memorial Hospital does regardless of a patient's ability to pay. This will have a negative impact on BHS's ability to continue some of its core necessary services in our community. The new ordinance not only prejudices our existing health system, but it is also contrary the public health and safety of this community. I ask that you deny the proposed amendment.

Thank-you,



Gus Larson

Pennington, Drew

From: Doris Mulder <dmulder@beloithealthsystem.org>
Sent: Friday, August 13, 2021 9:42 AM
To: Planning (WebPage)
Subject: Proposed amendments to Beloit's zoning requirements

August 13, 2021

Dear Plan Commission,

I am writing to voice my objection to the zoning amendment proposed by City Staff to create a new use category for "medical facilities" in the City. First, why is the city using tax dollars to favor the private interests of one developer over an established health system in our community? The zoning laws are supposed to be administered for the benefit of everyone, as opposed to a single developer. I have been following the City's efforts to favor Orthollinois over the interests of Beloit Health System (the city's largest local employer) for the past several months, and it seems to me that the City is favoring one business to the detriment of the other.

A consequence of the City's current zoning amendment is to change existing Beloit Health System medical clinics, which are currently permitted uses by right, to conditional uses subject to the approval of the plan commission and the city council. This may limit the Health System's ability to provide necessary services for the entire Community regardless of the resident's ability to pay. Though the city's new ordinance harms the public health and safety as just described, the city also seeks to change the ordinance to make Orthollinois proposed development on Freeman Parkway a permitted use by right. These actions make the City's continued bias and lack of uniformity of governance evident. When Beloit Health System established its Cancer Center, and other facilities in Beloit, it did not ask for special zoning treatment. And it did not receive any special treatment. Even though there was not a specific category for Cancer Centers, the Health System worked within the existing zoning ordinance and input from the elected public officials. Why is Orthollinois being treated more favorably? I object to this waste of taxpayer dollars and urge the plan commission to reject these efforts to further the interests of one private developer in our city to the detriment of Beloit Health System.

The city's new ordinance favors Orthollinois, a for-profit developer, and prejudices Beloit Health System, through a haphazard manipulation of the current adequate zoning laws. These actions by the city also will allow a for-profit entity like Orthollinois to "cherry pick" the highest paying reimbursement commercial insurance without any obligation to take care of the entire community, as Beloit Memorial Hospital does regardless of a patient's ability to pay. This will have a negative impact on BHS's ability to continue some of its core necessary services in our community. The new ordinance not only prejudices our existing health system, but it is also contrary the public health and safety of this community. As a citizen of the Beloit community I do not think this change is in the best interest of our community and I ask that you deny the proposed amendment.

Thank-you for your consideration and thought to this very important issue,

Doris Mulder
 9001 South Creek Road
 Beloit, WI 53511

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