



**PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, December 8, 2021**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the November 17, 2021 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of an amendment to the Future Land Map of the Comprehensive Plan for the properties located at 214-226 Beach Avenue and 1540 Shore Drive
[Attachment](#)
4. REPORTS
 - 4.a. Consideration of a Resolution approving an extraterritorial two-lot Certified Survey Map for the property located on the 5900 block of State Highway 67 in the Town of Turtle
[Attachment](#)
 - 4.b. Consideration of a water main easement from the Greater Beloit Economic Development Corporation over the property located at 1505 Gateway Boulevard
[Attachment](#)
 - 4.c. Consideration of Ordinance no. 3727 to amend the Table in Section 6.1-1 of Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to zoning of medical facility uses in the C-1 and CBD-1 zoning districts
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
1218 Cranston Road - Conditional Use Permit
Street Name Change for Deer Path Way and Coyote Court
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, November 17, 2021

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the minutes of November 3, 2021 Plan Commission meeting

Motion was made by Commissioner Ramsden, seconded by Commissioner Robson to approve the minutes. Motion carried, roll call vote (7-0).

3. PUBLIC HEARINGS

3.a. Consideration of a request to change the street name for four different sections of Deer Path Way and the newly platted Coyote Court

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

Commissioner Robson asked when the City changes the street name, how complicated would it be for the post office. Ms. Christensen stated that the City did notify the post office, and reached out to the neighbors, and the post office just wants the City to notify them when the process is finished.

Chairperson Weeden opened and closed the public hearing.

Commissioner Ramsden stated that he does not think it would be a problem for the post office, but the residents will be confused if they keep the names the same with the streets being separated.

Commissioner Finnegan stated that he moved his office to 1940 S Park Ave, and the South and the North does not matter on the address as long as the numbers keep going up. Commissioner Weeden stated that it would be easier for the residents that live there to have the street name changed from Deerpath Way to West Deerpath Way than having to change the entire street name.

Ms. Christensen stated that in a discussion with the Department Heads, they also thought that it would be easier for the residents to add East or West to their street name than change the street name completely.

Chief Pease stated that when they get called out they use GPS to locate the addresses, and this helps to determine what side of the street the address is going to be on. Chairman Weeden asked if it takes GPS a long time for the address to catch up. Chief Pease said that it is updated instantly and dispatch programs it in. Commissioner Anderson stated that some of the residents could be temporarily confused with the streets being changed from East and West, and he rather them have separate names but he is not opposed to the change.

Commissioner Ramsden moved to change the street name, seconded by Commission Jacobsen. Motion carried, roll call vote (7-0).

4. REPORTS

- 4.a. **Consideration of an Extraterritorial two-lot Certified Survey Map for property located in 3200 blocks of Marilyn and Vel Marge Parkway in the Town of Beloit**
Julie Christensen, Community Development Director, presented the staff report and recommendation.

Motion was made by Commissioner Robson, seconded by Commissioner Anderson to approve the Extraterritorial two-lot CSM. Motion carried, roll call vote (7-0).

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 December 8, 2021.

6. ADJOURNMENT

Commissioner Robson moved to adjourn the meeting, seconded by Commission Finnegan at 7:35 PM.

Timothy Weeden, Chairman



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: December 8, 2021

Agenda Item: 3.a.

File Number: RPB-2021-11

General Information

Applicant: Beloit Meals on Wheels

Owner: City of Beloit and Donnie and Cheryl Jackson

Address/Location: 214 and 226 Beach Avenue (Jackson) and 1540 Shore Drive (City)

Current Zoning: R-1B, Single Family Residential

Applicant's Request/Proposal: Beloit Meals on Wheels has submitted an application to amend the Future Land Use Map (No. 10) of the City of Beloit Comprehensive Plan. Wisconsin's Comprehensive Planning Law, §66.1001 of the Wisconsin Statutes, was signed into law in 1999. The Comprehensive Planning law requires all cities, towns, and villages that regulate land use through land use ordinances (e.g. zoning) to adopt a Comprehensive Plan. This plan is intended to guide development and redevelopment over a 20-year timeframe. The law also requires that land use decisions be consistent with the plan. The Beloit City Council approved the City's Comprehensive Plan update in November 2018 after an extensive public participation program. All land use decisions made by the City of Beloit, including any actions regarding official mapping, local subdivision regulation, and zoning regulations, must be consistent with the plan.

Staff Analysis

Project Summary: The applicant has proposed the following amendments to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:

1. 214 and 226 Beach Avenue - From *Single-Family Residential-Urban* to *Planned Mixed Use*
2. 1540 Shore Drive - From *Single-Family Residential-Urban* to *Planned Mixed Use*

This request is related to the applicant's proposed purchase and redevelopment of the above-referenced parcels into a new 2,521 square-foot office, warehouse, and food delivery building and related improvements as shown on the attached site plan. While 214 and 226 Beach Avenue are privately owned, the applicant is under contract to purchase 1540 Shore Drive, 1534 Shore Drive, and part of 249 Maple Avenue from the City (already planned for Mixed Uses). This development has been proposed as a Planned Unit Development (PUD), which will have separate land use actions in the future.

Existing Site Conditions: All of the subject properties are vacant lots zoned R-1B, Single-Family Residential. 214 Beach Avenue is a 0.475-acre corner lot. 226 Beach Avenue is a 0.16-acre interior lot. 1540 Shore Drive is a 0.156-acre interior lot owned by the City. The applicant has submitted a Certified Survey Map (CSM) to consolidate all of the lots being purchased that will be considered in the future following this planning step, if the proposed amendment is approved.

Surrounding Land Use and Zoning: There is an institutional property (union hall) to the north and single-family dwellings zoned R-1B to the west of the subject properties. There is vacant land along Maple Avenue to the south that is part of the applicant's proposed development, but is already planned for mixed use redevelopment and therefore excluded from this request. The Rock Bar and Grill (zoned C-3, Community Commercial) lies to the east.

City of Beloit Comprehensive and Strategic Plan: The City's compliance with the Comprehensive Planning law's consistency requirement is the impetus for this request. Consideration of this request supports Strategic Goal #3 by creating economic growth.

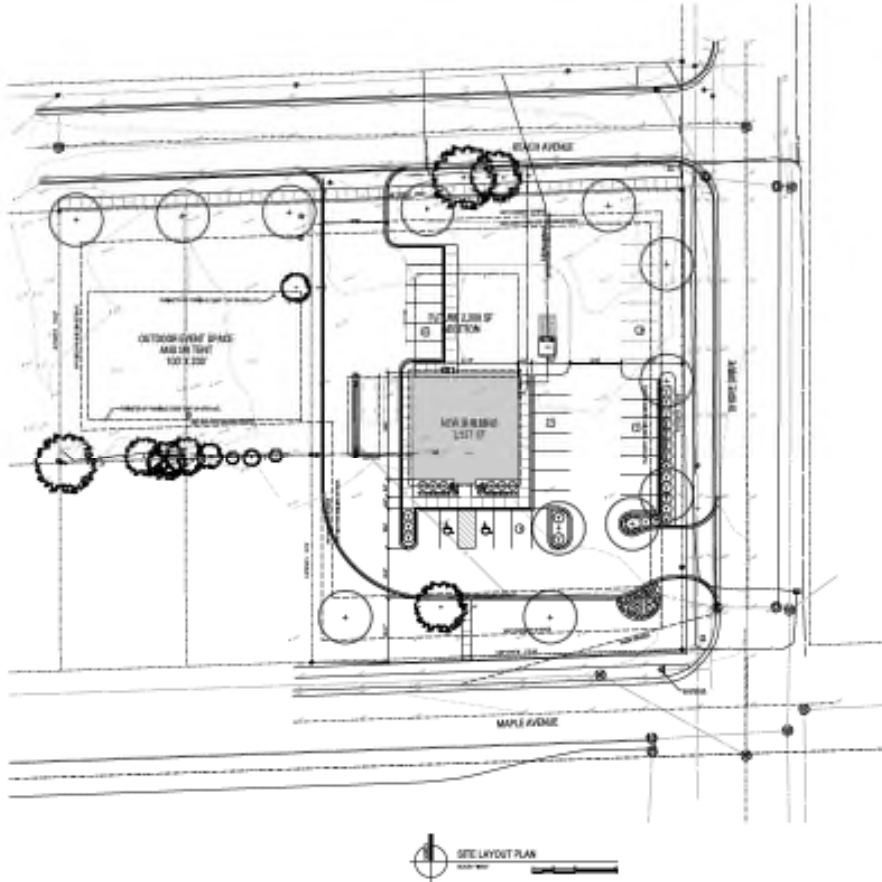
Land Use Analysis: The City acquired most land in this area as part of the Maple Avenue Redevelopment Plan in 2002-2004. Maple Avenue was realigned and improved at that time, and the remaining residential structures were removed for future redevelopment possibilities. At the time of the redevelopment plan, there was a house at 214 Beach Avenue. However, that house was not acquired and remained in place until condemned and razed due to hazardous conditions in 2015. With the exception of The Rock Bar and Grill, Maple Avenue never materialized as a retail district, largely due to its distance from the interstate and downtown. However, in recent years the corridor has experienced substantial institutional investment, including the new School District administrative office building and the new Boys and Girls Club campus. Both of these developments utilized Planned Unit Development (PUD) zoning, which offers more flexibility in site development than conventional zoning. The requested amendment to the Future Land Use Map would recommend Planned Mixed Use redevelopment, which in turn recommends PUD zoning, for the subject properties. The requested amendments extend the mixed use district along Maple Avenue north to Beach Avenue, which is a logical extension given the surrounding commercial and institutional uses, limited lot depth along Maple Avenue, and need for additional access points given the access restrictions on Maple Avenue.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of a Comprehensive Plan Amendment to change the future land use classification from *Single Family Residential-Urban* to *Planned Mixed Use* for the properties located at 214 & 226 Beach Ave and 1540 Shore Drive in the City of Beloit.

ATTACHMENTS: Proposed Site Plan, FLU Map, Application, Public Notice, Mailing List, and Resolution.

Proposed Site Plan



CALL TOLL FREE: 1-800-861-8971
 BIRMINGHAM AREA: 474-2241-1111
 FAY RICHMOND: 484-838-3880
 TOLL FREE: 1-800-861-8971
 URL: www.aygroup.com
 PROJECT NO: 2017-0001

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	11/20/17	JLB

DRAWING BY COMPANY/PROJECT		
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/20/17



FIELD MEALS (ON WHEELS)

NEW OPERATIONS BUILDING

1217 SQ. FT. (NEW)

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	11/20/17	JLB

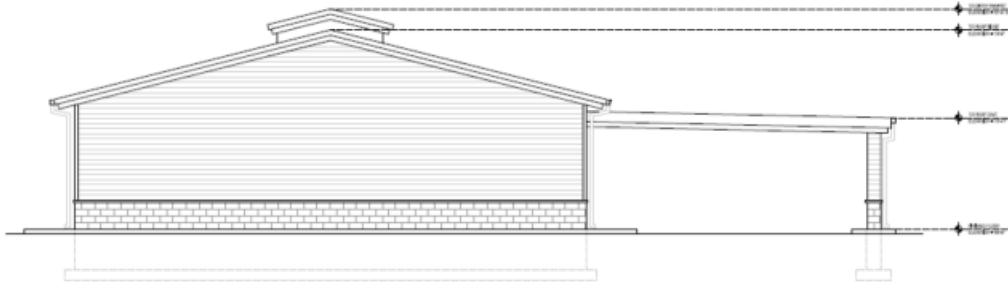
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PROJECT NUMBER: 2017-0001
 APPROVED BY: JLB
 REVISED BY: JLB
 DRAWN BY: JLB
 DATE: 11/20/17

C101



03 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



01 NORTH ELEVATION
SCALE 1/8" = 1'-0"

BELOIT MEALS
ON WHEELS

NEW OPERATIONS
BUILDING

1524 SHORE DRIVE,
WISCONSIN 53511

PROJECT NUMBER	
NO.	DESCRIPTION
01	CONCEPT DESIGN
02	SCHEMATIC DESIGN
03	PRELIMINARY DESIGN
04	FINAL DESIGN
05	CONSTRUCTION DOCUMENTS
06	CONSTRUCTION ADMINISTRATION

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PROJECT NUMBER

APPROVED BY

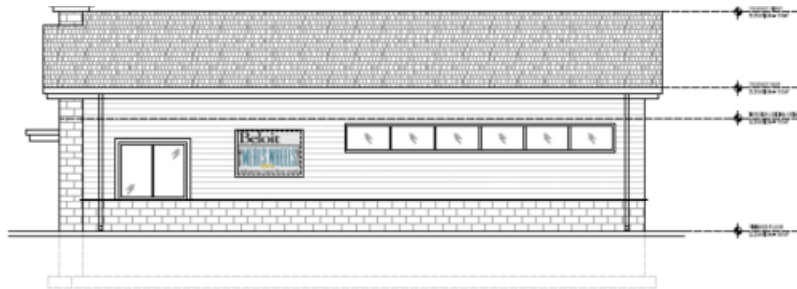
REVIEWED BY

DRAWN BY

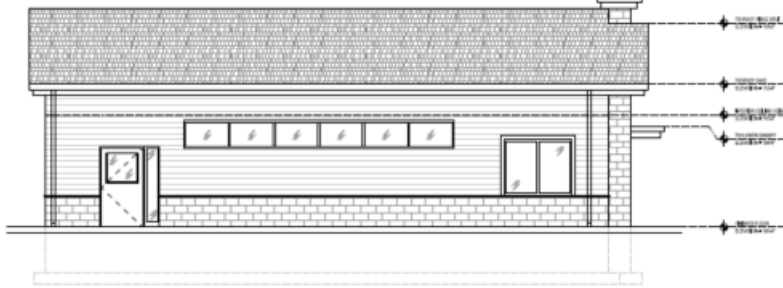
CUSTOMER

ELEVATION

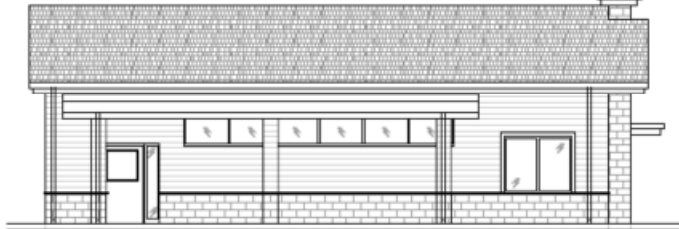
A401



03 EAST ELEVATION
SCALE 1/8" = 1'-0"



02 WEST ELEVATION
SCALE 1/8" = 1'-0"



01 WEST ELEVATION W/ CANOPY
(DOUBLE LENGTH)
SCALE 1/8" = 1'-0"

BELOIT MEALS
ON WHEELS

NEW OPERATIONS
BUILDING

1524 SHORE DRIVE,
WISCONSIN 53511

PROJECT NUMBER	
NO.	DESCRIPTION
01	CONCEPT DESIGN
02	SCHEMATIC DESIGN
03	PRELIMINARY DESIGN
04	FINAL DESIGN
05	CONSTRUCTION DOCUMENTS
06	CONSTRUCTION ADMINISTRATION

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PROJECT NUMBER

APPROVED BY

REVIEWED BY

DRAWN BY

CUSTOMER

ELEVATION

A402

Map 10, Future Land Use (Narrowed to Subject Property)



Map 10: Future Land Use

City of Beloit
Comprehensive Plan

Map 10:
Future Land Use

Legend:

- Municipal Boundaries
- City of Beloit/Town of Turtle Boundary Adjustment Area
- Interstate Highway
- County Highways
- Existing Roads
- Potential Future Major Corridor/Arterial Roads
- Railroads
- Surface Water

Future Land Use Categories:

- Agricultural
- Single-Family Residential - Exurban
- Single-Family Residential - Urban
- Two-Family/Townhouse Residential
- Mixed Residential
- Planned Neighborhood
- Office
- Planned/Mixed Use
- Neighborhood Commercial
- Community Commercial
- Downtown
- Business Park
- General Industrial
- Institutional/Ar
- Community Services
- Environmental Corridor
- Parks and Open Spaces
- Long Range Urban Growth Area
- Right-of-Way

Notes:

Planned Neighborhood shown within city of the City of Beloit

1. Right-of-Way (City of Beloit/County)
2. Major Corridor
3. Major Road
4. Intermodal and
5. Community Services
6. Office
7. High-Density Commercial
8. Parks and Open Spaces

Scale: 0 0.25 0.5 1 1.5 Miles

Date: March 11, 2018
Source: City of Beloit, Rock County

CITY of BELOIT

PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

Comprehensive Plan Amendment Application Form

(Please Type or Print)

File No.: _____

1. **Applicant's Name:** Beloit Meals on Wheels - Ellen Wiegand, Executive Director

424 College Street, Beloit, WI 53511

(Address)

(City)

(State)

(Zip)

608-362-3683

/

/ ellen@beloitmealsonwheels.org

(Office Phone #)

(Cell Phone #)

(E-mail Address)

2. **Type:** ___ **Text Amendment**

X **Map Amendment**

3. **The following Text Amendment is requested:**

Chapter: ____, **Section:** ____, **Subsection(s):** _____

Proposed Amendment: _____

4. **The following Map Amendment is requested:**

Map No. & Title: Future Land Use Map

Address of Affected Property: 214 Beach Avenue and 226 Beach Avenue

Tax Parcel Number(s): 1260155 and 12620165

Owner of record: Donnie and Cheryl Jackson **Phone:** _____

2 Valley Road, Beloit, WI 53511

(Address)

(City)

(State)

(Zip)

Proposed Amendment: Amend the future land use map to Mixed Uses to be consistent

with other City-owned parcels on Maple Avenue.

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

() **Owner**

() **Leasehold, Length of lease:** _____

(x) **Contractual, Nature of contract:** Pending offer to purchase

() **Other, explain:** _____

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

I/we, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/we also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

Cheryl Jackson , *CHEYL JACKSON* , *11/18/21*
 (Signature of Owner) (Print name) (Date)

Elen Wiegand , *ELEN WIEGAND* , *11/18/21*
 (Signature of Applicant, if different) (Print name) (Date)

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

To be completed by Planning Staff	
Filing Fee: \$275.00	Amount Paid: _____ Meeting Date: _____
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: _____	Date: _____
Date Notice Published: _____	Date Notice Mailed: _____



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

November 22, 2021

To Whom It May Concern:

Beloit Meals on Wheels has filed an application requesting the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan for the property located at:

- 214 & 226 Beach Ave - From *Single-Family Residential-Urban* to *Planned Mixed Use*
- 1540 Shore Drive - From *Single-Family Residential-Urban* to *Planned Mixed Use*

This request is related to the applicant's proposed purchase and redevelopment of the above-referenced parcels into a new 2,521 square-foot office, warehouse, & food delivery building and related improvements as shown on the attached site plan. While 214 & 226 Beach Avenue are privately owned, the applicant is under contract to purchase 1540 Shore Drive, 1534 Shore Drive, and part of 249 Maple Avenue from the City (already planned for Mixed Uses). This development has been proposed as a Planned Unit Development (PUD), which will have separate public notices in the future. The following public meetings will be held regarding this proposed amendment:

City Plan Commission: Wednesday, December 8, 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, January 18, 2022, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

***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 Drew Pennington at 100 State Street or via email to planning@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) 364-6711 to provide your comments over the phone. In-person attendance at Commission and Council meetings may be limited.**

Karry DeVault, Clerk
Town of Beloit
2871 S. Afton Rd.
Beloit 53511

Frank Management Inc.
2501 Morse Street
Janesville, WI 53545

Dr. Keyser, Superintendent
School District of Beloit
1500 Fourth Street
Beloit, WI 53511

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

Rock County Planning Director
51 S. Main Street, Room 266
Janesville, WI 53545

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

City Clerk
City of South Beloit
519 Blackhawk Blvd. Suite 2
South Beloit, IL 61080

Mr. Jim Brewer, District Administrator
Clinton Community School District
112 Milwaukee Road
Clinton, WI 53525

Brad Austin
Corporate Contractors Inc.
3800 Gateway Blvd #200
Beloit, WI 53511

Peter Herreid
Div. of Intergovernmental Relations
Department of Administration
peter.herreid@wisconsin.gov

Nick Dimassis
Beloit Public Library Director
For Public Posting

**RESOLUTION
RECOMMENDING APPROVAL OF AMENDMENTS TO THE
CITY OF БЕЛОIT COMPREHENSIVE PLAN**

WHEREAS, the Plan Commission of the City of Beloit recommended approval of the Comprehensive Plan of the City of Beloit (the Plan) on September 5, 2018, and the City Council of the City of Beloit approved an Ordinance adopting the Plan on November 5, 2018; and

WHEREAS, the Plan may be amended and changed in the years following adoption, particularly in instances where the Plan is becoming irrelevant or contradictory to emerging policies or trends, or does not provide specific advice or guidance on an emerging issue; and

WHEREAS, “Amendments” are generally defined as minor changes to the Plan’s maps or text; and

WHEREAS, the City Council of the City of Beloit approved a Resolution to Adopt a Process for Amending the City of Beloit Comprehensive Plan on February 1, 2010; and

WHEREAS, the approved process directs the Plan Commission to hold a public meeting on the proposed amendment, and following said public meeting, make a recommendation by Resolution to the City Council by majority vote of the entire Commission.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Beloit, Rock County, Wisconsin, hereby recommends approval of the following amendments to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

1. 214 and 226 Beach Avenue - From *Single-Family Residential-Urban* to *Planned Mixed Use*; and
2. 1540 Shore Drive - From *Single-Family Residential-Urban* to *Planned Mixed Use*.

Adopted this 8th day of December, 2021.

Plan Commission

Tim Weeden, Chairman

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: December 8, 2021

Agenda Item: 4.a.

File Number: CSM-2021-12

General Information

Applicant: Combs & Associates, Inc.

Owner: James C and Mina E Walsh Irrevocable Trust

Address/Location: 5900 Block of State Highway 67 (Parcels 6-19-379 and 6-19-377)

Applicant's Request: The applicant has proposed a 2-Lot Certified Survey Map (CSM) for PIN 6-19-379 and 6-19-377 in the Town of Turtle.

Staff Analysis

Existing Conditions: The current use of the area covered by this CSM is agricultural.

Proposed Land Division: The intent of the proposed CSM is to create two separate lots for family members. Lot 1 is 37 acres and Lot 2 is 45 acres.

Surrounding Land Use and Zoning: The subject properties are currently used for agricultural purposes and zoned AE, Exclusive Agricultural District. All the surrounding properties have agricultural uses zoned AE, Exclusive Agricultural District located in the Town of Turtle subject to Town zoning.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map states this property is outside the long range Urban Growth Area and recommends Agricultural uses for the subject properties. Land use cannot be considered when reviewing Extraterritorial CSM applications per state law.

Municipal Utilities: The subject property is not currently served by municipal utilities.

Review Agent Comments: The proposed Certified Survey Map (CSM) was sent to the City of Beloit Staff and Utility Contacts have no comments.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the attached 2-Lot Certified Survey Map (CSM) for the properties known as parcel numbers 6-19-379 and 6-19-377 located on the south side of the 5900 Block of State Highway 67 in the Town of Turtle, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2022 and a copy provided to the Planning and Building Services Division.

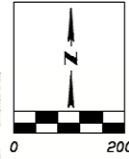
ATTACHMENTS: Location Map, Preliminary Certified Survey Map, Application, and Resolution.

LOCATION MAP



PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 35, T.1N., R.13E.
OF THE 4TH P.M. TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.



NOTES:

THE BEARINGS AND DISTANCES SHOWN ARE TAKEN FROM PLAT DATA. A PLAT OF SURVEY WAS NOT PERFORMED.

Project No. 121-626 For: James & Mina Walsh Irrevocable Trust November 2, 2021

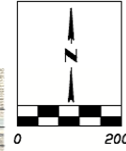
Combs & Associates
• LAND SURVEYING
• LAND PLANNING
• CIVIL ENGINEERING

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

SHEET 1 OF 2

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 35, T.1N., R.13E.
OF THE 4TH P.M. TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.



NOTES:

THE BEARINGS AND DISTANCES SHOWN ARE TAKEN FROM PLAT DATA. A PLAT OF SURVEY WAS NOT PERFORMED.

Project No. 121-626 For: James & Mina Walsh Irrevocable Trust November 2, 2021

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
Janesville, WI 53648
www.combsurvey.com

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

**RESOLUTION
APPROVING A TWO-LOT CERTIFIED SURVEY MAP
IN THE TOWN OF TURTLE**

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 two-lot Certified Survey Map for the for the properties known as parcel numbers 6-19-379 and 6-19-377 located on the south side of the 5900 Block of State Highway 67, containing a total of 82 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 two-lot Certified Survey Map, which pertains to the following described land:

PART OF THE SW ¼ OF THE NW ¼ OF SECTION 35, T.1N., R. 13E. OF THE 4TH P.M. TOWN
OF TURTLE, ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Certified Survey Map for the properties known as parcel numbers 6-19-379 and 6-19-377 located on the south side of the 5900 Block of State Highway 67, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2022 and a copy provided to the Planning and Building Services Division.

Adopted this 8th day of December, 2021.

Plan Commission

Timothy Weeden, Chairman

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: December 8, 2021

Agenda Item: 4.b.

File Number: RPB-2021-10

General Information

Applicant: City of Beloit Water Resources Division

Owner: Greater Beloit Economic Development Corp (GBEDC)

Address/Location: 1505 Gateway Boulevard (North of Pratt Industries)

Applicant's Request: The City of Beloit Water Resources Division has requested City Council acceptance of a Water Main Easement over and across the vacant 42.5-acre parcel owned by the Greater Beloit Economic Development Corp (GBEDC) at 1505 Gateway Boulevard.

Staff Analysis

Existing Conditions: A 10-inch water main was installed across the subject property several years ago during the expenditure period for the Gateway TIF. The water main connects Gateway Boulevard to a water main in unimproved Tubbs Drive. Since the subject property is being marketed for business park development, the Water Resources Division has asked the GBEDC to donate a 100-foot wide easement to protect their future rights to access and maintain the water main once the site is developed. The attached easement document formalizes this arrangement. The proposed easement document and legal description are attached to this report.

Surrounding Land Use and Zoning: The subject property is zoned M-1, Limited Manufacturing District. There are industrial uses with M-1 and M-2, General Manufacturing zoning to the south and west of the subject property. There is undeveloped land zoned M-1 and M-2 to the north and agricultural land in the Town of Turtle to the east.

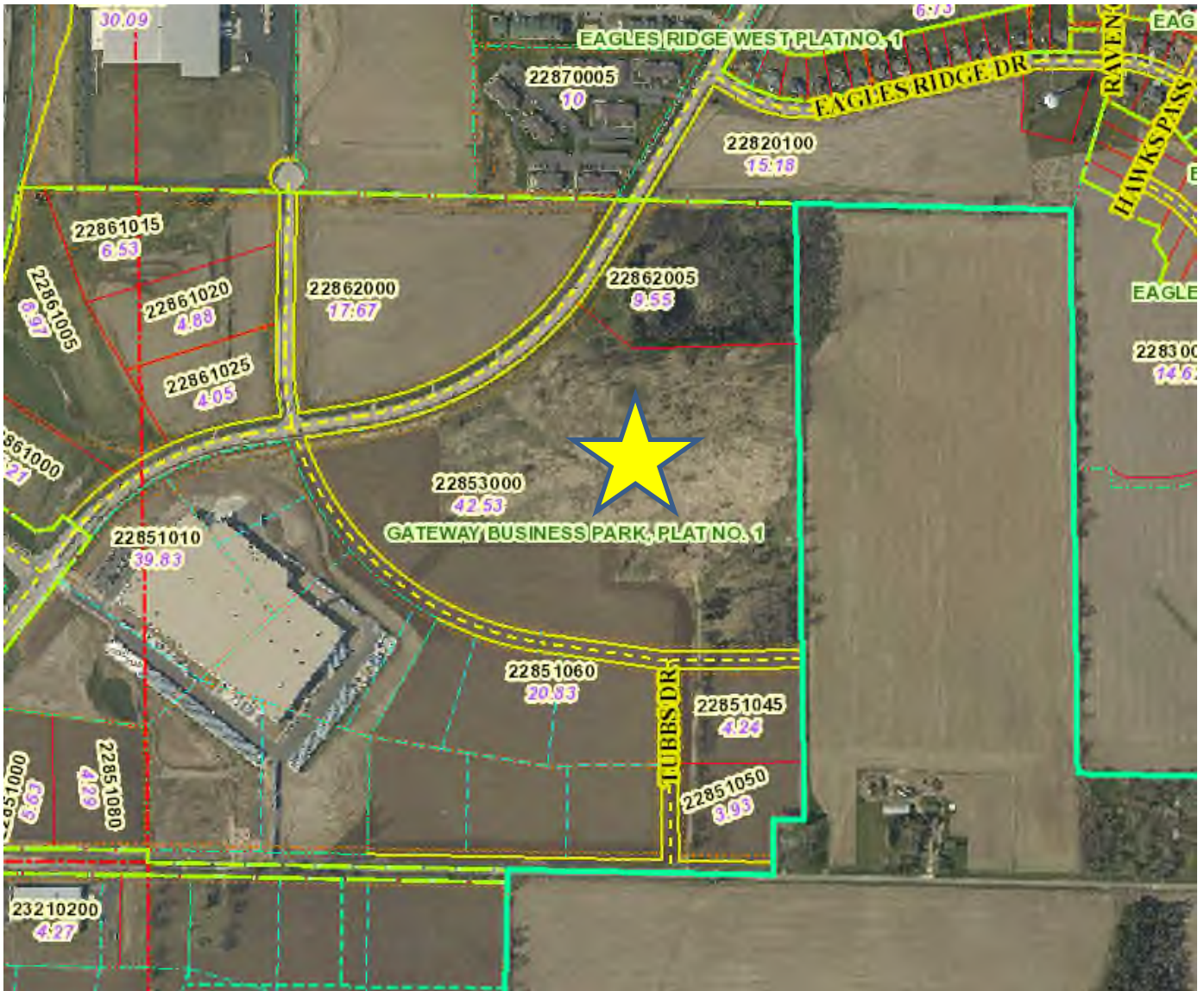
City of Beloit Comprehensive Plan and Strategic Plan: The Future Land Use Map recommends Business Park uses for the subject parcel. This request supports Strategic Goal #5 by creating and sustaining high quality infrastructure and connectivity.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the attached Water Main Easement over and across the vacant 42.5-acre parcel owned by GBEDC at 1505 Gateway Boulevard.

ATTACHMENTS: Location Map, Proposed Easement, and Easement Exhibits.

Location Map



WATER MAIN EASEMENT

Document Number

Title of Document

THIS **WATER MAIN EASEMENT AGREEMENT** ("Agreement") made this ____ day of _____, 20____, by and between the **CITY OF БЕЛОIT**, a municipal corporation of the State of Wisconsin, hereinafter referred to as "City," and the **GREATER БЕЛОIT ECONOMIC DEVELOPMENT CORPORATION** (formerly known as Beloit Economic Development Corporation) owner, (including heirs, executors, administrators, successors and assigns of above owner(s) as may be or may become applicable), hereinafter called "Grantor," (If more than one grantor is listed above, said language herein referring thereto shall be interpreted in the plural and refer jointly and severally to such grantors).

RECITALS:

WHEREAS, Grantor is the owner and holder of record Title to certain real property described on **Exhibit A** which is attached hereto and incorporated herein (the Property); and

WHEREAS, the City desires to acquire a permanent easement, hereinafter referred to as "Easement Area," over, under and across the Property, particularly described in **Exhibit B** attached hereto and incorporated herein by reference with the right to build and construct and/or operate, maintain, repair, enlarge, reconstruct, relocate and inspect as may be or may become applicable the following facilities and appurtenances thereto, hereinafter called "Facilities" in, upon and across said portion of the property; a water main and associated facilities and appurtenances; and

WHEREAS, the initial construction and installation of the Facilities was made by City at City's expense and the Facilities shall be the property of the City and be deemed dedicated to the City subject to the terms and conditions set forth below:

NOW, THEREFORE, in consideration of the grant of the easement hereinafter described and the payment of One Dollar (\$1.00) and other valuable considerations to the Grantor, receipt whereof is hereby acknowledged, said Grantor, being the owner and person interested in the land hereinafter described does hereby grant unto the City a permanent easement in the manner and form as follows:

1. Grantor hereby grants, conveys, transfers and assigns unto City a permanent non-exclusive easement over, under and across the Easement Area for the following purposes: (i) to construct, maintain, inspect, operate, repair, move, remove, replace and reconstruct an underground water main and related above ground and underground facilities and appurtenances; (ii) to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and (iii) for ingress and egress to exercise the rights and privileges granted herein. The City shall have the right to come upon the Easement Area at any time and for all purposes relating to the exercise of its rights hereunder.

2. That said Facilities shall be maintained and kept in good order and condition by the City. Responsibility for maintaining the ground cover and landscaping within the Easement Area shall be that of the Grantor (including heirs, executors, administrators, successors and assigns).

Recording Area

Name and Return Address

City Attorney
100 State Street
Beloit, WI 53511

206-2285-3000

Parcel Identification Number (PIN)

This (is) ~~(is not)~~ homestead property.

3. That in and during whatever construction, reconstruction, enlargement or repair work is or becomes necessary in constructing and/or maintaining of said Facilities, so much of the surface or subsurface of the property as may be disturbed, will at the expense of the City be replaced in substantially the same condition as it was prior to such disturbance (vacant land), and the acceptance of this easement by Grantor and the installation or construction of such water main and appurtenances shall constitute an express acceptance by the Grantor of this condition to the granting of this easement.
4. That no structure may be placed within the limits of the easement by the Grantor except that improvements such as walks, pavements for driveways and parking lot surfacing may be constructed or placed within the Easement Area.
5. That, in connection with the construction by the Grantor of any structure or building abutting said Easement Area, the Grantor will assume all liability for any damage to the Facilities in the property. The Grantor will also save and keep the City clear and harmless from any claims for personal injuries or property damage caused by any negligence of the Grantor or person other than the Grantor, arising out of the construction by the Grantor of any structure or building abutting the said easement defined limits, and shall reimburse the City for the full amount of such loss or damage.
6. That no charges will be made against said property for the cost of maintenance or operation of said Facilities in the property. Whenever the Grantor makes application for a service connection, the regular and customary service connection charge in effect at the time of the application shall be charged and paid. The Grantor shall be responsible for the routine maintenance of land on which the easement is located.
7. The Facilities shall be accessible for maintenance by the City at all times. The Grantor shall submit plans for approval to the City Engineer for any underground installation within the Easement Area, which approval shall not be unreasonably withheld, conditioned or delayed.
8. That the Grantor shall submit plans for all surface alterations of plus or minus 1 foot or greater within the limits of said easement. Said alterations shall be made only with the approval of the City Engineer, which approval shall not be unreasonably withheld, conditioned or delayed.
9. The City and Grantor shall each use, and take reasonable measures to cause their employees, officers, customers, agents, contractors and assigns to use the Easement Area in a reasonable manner and so as not to obstruct or otherwise use the Easement Area in a manner that would unreasonably interfere with the use thereof by the other party hereto or its employees, officers, customers, agents, contractors and assigns.
10. This easement may not be modified or amended, except by a writing executed and delivered by the City and Grantor or their respective successors and assigns.
11. No waiver of, acquiescence in, or consent to any breach of any term, covenant, or condition hereof shall be construed as, or constitute, a waiver of, acquiescence in, or consent to any other, further, or succeeding breach of the same or any other term, covenant, or condition.
12. If any term or provision of this easement shall, to any extent, be invalid or unenforceable under applicable law, then the remaining terms and provisions of this easement shall not be affected thereby, and each such remaining term and provision shall be valid and enforceable to the fullest extent permitted by applicable law.
13. This easement shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.
14. It is understood that in the event the property may become portions of public streets; in which event, in the proceedings for the acquisition of the property needed for such streets by purchase, dedication or by condemnation,

said lands shall be considered the same as though this easement had not been executed or any rights granted thereby exercised.

15. The easement granted herein shall run with the land described herein, is binding upon the heirs, successors and assigns of Grantor, and shall benefit the City, its successors and assigns.

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the day and year first above-written.

CITY OF БЕLOIT, WISCONSIN

By: _____
Lori S. Curtis Luther, City Manager

ATTEST

By: _____
Eric. R. Miller, Interim City Clerk-Treasurer

STATE OF WISCONSIN)
) SS.
ROCK COUNTY)

Personally came before me this ____ day of _____, 20__, the above named Lori S. Curtis Luther and Eric. R. Miller, the City Manager and Interim City Clerk-Treasurer of the City of Beloit, Wisconsin, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Elizabeth A. Krueger
Notary Public, State of Wisconsin
My Commission is permanent.

GREATER БЕЛОIT ECONOMIC DEVELOPMENT CORPORATION

By: _____

Print Name

Title

By: _____

Print Name

Title

STATE OF WISCONSIN)
) SS.
ROCK COUNTY)

Personally came before me this ____ day of _____, 20____, the above named _____ and _____, the _____ and _____ of the GBEDC to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
Print Notary Public Name: _____
My Commission is permanent or expires _____

This document was drafted by:
Elizabeth Krueger, City Attorney
100 State Street
Beloit, WI 53511

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

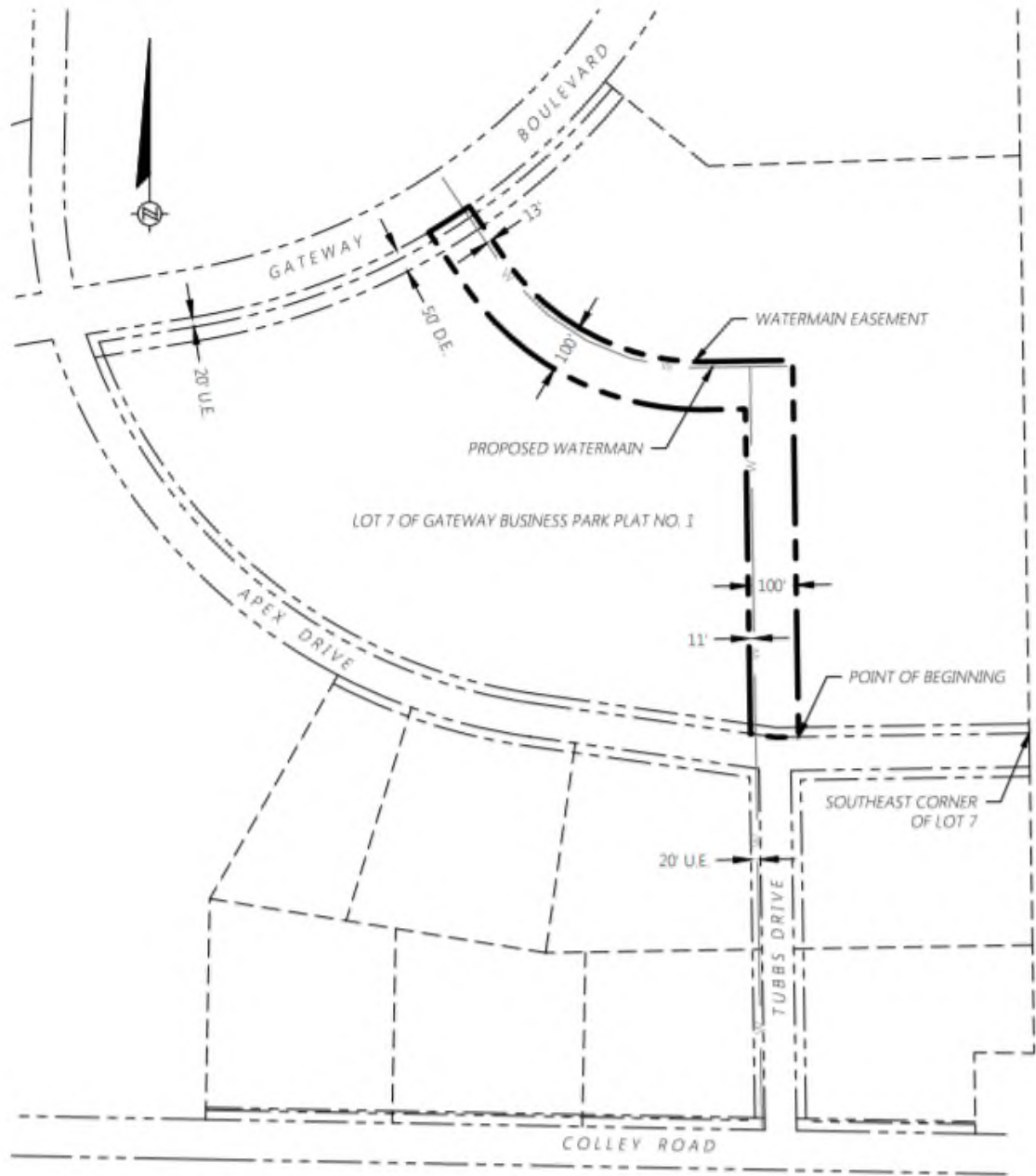
Lot 7 of Gateway Business Park Plat No. 1, recorded in Volume 32 of Plats on Pages 715-719 as Document #1722549, City of Beloit, Rock County, Wisconsin.

EXHIBIT B

LEGAL DESCRIPTION OF EASEMENT AREA

BEING PART OF LOT 7 OF GATEWAY BUSINESS PARK PLAT NO. 1 AS LOCATED IN PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, T. 1 N., R. 13 E. OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7 OF GATEWAY BUSINESS PARK PLAT NO. 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 7 SOUTH 89°05'44" WEST, 479.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE SOUTH 89°05'44" WEST, 47.28 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE NORTH 82°00'00" WEST, 53.36 FEET; THENCE NORTH 0°54'16" WEST, 368.52 FEET; THENCE SOUTH 89°05'44" WEST, 80.11 FEET; THENCE 594.59 FEET ALONG AN ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 600.00 FEET AND A CHORD BEARING NORTH 62°30'53" WEST, 570.56 FEET; THENCE NORTH 34°07'30" WEST, 128.57 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF GATEWAY BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY 100.05 FEET ALONG AN ARC OF CURVE TO THE LEFT WITH A RADIUS OF 1398.00 FEET AND A CHORD BEARING NORTH 57°18'37" EAST, 100.03 FEET; THENCE SOUTH 34°07'30" EAST, 126.07 FEET; THENCE 495.49 FEET ALONG AN ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 500.00 FEET AND A CHORD BEARING SOUTH 62°30'53" EAST, 475.47 FEET; THENCE NORTH 89°05'44" EAST, 180.11 FEET; THENCE SOUTH 0°54'16" EAST, 785.00 FEET TO THE POINT OF BEGINNING.



LEGAL DESCRIPTION:

BEING PART OF LOT 7 OF GATEWAY BUSINESS PARK PLAT NO. 1 AS LOCATED IN PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, T. 1 N., R. 13 E. OF THE 4TH P.M., CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7 OF GATEWAY BUSINESS PARK PLAT NO. 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 7 SOUTH 89°05'44" WEST, 479.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE SOUTH 89°05'44" WEST, 47.28 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE NORTH 82°00'00" WEST, 53.36 FEET; THENCE NORTH 0°54'16" WEST, 368.52 FEET; THENCE SOUTH 89°05'44" WEST, 80.11 FEET; THENCE 594.59 FEET ALONG AN ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 600.00 FEET AND A CHORD BEARING NORTH 62°30'53" WEST, 570.56 FEET; THENCE NORTH 34°07'30" WEST, 128.57 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF GATEWAY BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY 100.05 FEET ALONG AN ARC OF CURVE TO THE LEFT WITH A RADIUS OF 1398.00 FEET AND A CHORD BEARING NORTH 57°18'37" EAST, 100.03 FEET; THENCE SOUTH 34°07'30" EAST, 126.07 FEET; THENCE 495.49 FEET ALONG AN ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 500.00 FEET AND A CHORD BEARING SOUTH 62°30'53" EAST, 475.47 FEET; THENCE NORTH 89°05'44" EAST, 180.11 FEET; THENCE SOUTH 0°54'16" EAST, 785.00 FEET TO THE POINT OF BEGINNING.

EASEMENT EXHIBIT

Batterman
engineers surveyors planners

2857 Barab's Drive Beloit, Wisconsin 53511
608.365.4464 www.rhbatterman.com





Plan Commission Meeting Date: December 8, 2021

Agenda Item: 4.c.

File Number: ZTA-2021-04

General Information

Request: Consideration of an Ordinance to amend the use table in Section 6.1-1 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to medical facility uses.

Background: At the August 4, 2021 Plan Commission meeting, the Plan Commission recommended approval of an amendment to the Medical Facilities Ordinance to allow medical facilities as a permitted use in the C-1, Office District, and CBD-1, Central Business District-Core, rather than as a conditional use. This amendment was deemed to be substantial which requires the Plan Commission to hold a public hearing on the amendment before City Council can take action. The prior Plan Commission hearing was not sufficient because the public notices did not include this substantial amendment.

Staff Analysis

On September 20, 2021, the City Council determined that the proposed amendment recommended by Plan Commission as described above was substantial and should be re-noticed for public hearings before Plan Commission and City Council. They also directed staff to prepare a Zoning Ordinance amendment that would address the amendment approved by Plan Commission on August 4, 2021. The City Attorney has prepared that ordinance (Ordinance 3727), and it is attached. This ordinance amendment would change the designation for medical facilities from Conditional to Permitted for 161 properties zoned C-1 and 104 properties zoned CBD-1. This will allow owners of those properties and the residents living nearby an opportunity to comment on this potential change. If City Council had approved the amendment in September, the property owners and residents would not have had an opportunity to comment on this proposed change.

The Medical Facility Ordinance approved by City Council on September 20, 2021 outlined whether medical facilities were permitted, conditional and prohibited in each zoning district. For the C-1, Office District, and CBD-1, Central Business District-Core, medical facilities were approved as conditional uses. For the C-1, Office District, staff recommended that medical facilities be conditional uses because we were using the designations that were established for hospitals. Since hospitals are the highest intensity use in the medical facility category, we believed that we should use the designation assigned to hospitals as our guide. Therefore, we recommended making medical facilities conditional in the C-1 district, as they were conditional uses in the C-1 district prior to the Medical Facility Ordinance.

In the CBD-1, Central Business District-Core, hospitals were permitted by right before the City Council adopted the medical facility ordinance. Staff recommended changing it to conditional

because office uses are already conditional on the ground floor in the CBD-1 district. We did not consider the office spaces on the upper floors.

In their public comments, the Beloit Health System staff noted that the Medical Facility Ordinance would affect their operations as four of their clinics were permitted by right (zoned C-1) before the Medical Facility Ordinance, and under the new ordinance, they are conditional uses. It is staff's understanding that the Plan Commission recommended amending the ordinance to allow medical facilities as permitted uses in C-1 based on the concerns raised by the Beloit Health System,

Other medical offices were also impacted by these changes, such as, Cain Dental, Family Dentistry, and Gonstead Chiropractic. However, a conditional use permit (CUP) would not be required to continue current operations; a CUP would only be required for additions and/or expansions of the buildings onsite.

Regarding the amendment to allow medical facilities to be permitted in the CBD-1 District, the Plan Commission chairman made the point that there could be medical offices located in the upper stories of the buildings downtown, and upper floors of office buildings are appropriate locations for medical offices. He also noted that the conditional use provision for ground floor offices would remain in place after the Medical Facility Ordinance was approved.

Staff is supportive of the proposed amendment to the Zoning Ordinance, as most medical facility uses are generally benign uses and should not negatively impact the C-1 and CBD-1 locations and adjacent neighborhoods. However, if another health organization purchased a property zoned C-1 with the intention to construct a new hospital, it is possible that it could have a negative impact on a neighborhood. Many of the C-1 properties are located immediately adjacent to residential neighborhoods. The Conditional Use process would allow for public input into a higher intensity use such as a hospital, but as we all know, there are limits to conditions that may be imposed during the Conditional Use Permit process. Another option could be to allow medical facilities to be permitted, but then add conditions to the Zoning Ordinance for hospitals.

On October 6 and 13, 2021, the required public notices were published in the Beloit Daily News, and a map was prepared which identifies all of the properties zoned either C-1, Office District, or CBD-1, Central Business District-Core. This map was posted in the lobby of City Hall along with a code of the notice and the proposed ordinance. Additionally, the public notice was posted on the City's website. A list of all properties affected by this ordinance is identified on the two pages following the Ordinance contained in this report along with a copy of the map that is posted in the lobby.

On October 20, 2021, Tim McKeveitt, President and CEO, of Beloit Health System submitted an e-mail (see attached) regarding the proposed ordinance amendment. He indicated that he supported the proposed ordinance.

At the October 20, 2021 Plan Commission meeting, the Commission held the public hearing, and Tim McKeveitt spoke in favor of the ordinance. The Commission expressed concern regarding the number of properties zoned C-1, Office, that would be impacted by the ordinance change. They indicated support for making the Beloit Health System’s existing clinics be permitted uses in the zoning district they are located in. After much discussion, they laid over the item to give staff an opportunity to provide other options to address the Beloit Health System’s concerns.

There are four properties owned by Beloit Health System that are zoned C-1, Office District. They are listed below. Two of the properties could be rezoned to C-2, Neighborhood Commercial District, and two could be rezoned to C-3, Community Commercial, and they would still remain compliant with the City’s Comprehensive Plan and would not constitute spot zoning. Location maps are attached that identify the location of the parcels.

Address	Facility Name	Existing Zoning	Proposed Zoning
1905 Huebbe Pkwy	Beloit Clinic	C-1	C-2
2911 Prairie Ave	Vacant lot adjacent to Beloit Clinic	C-1	C-2
1670 Lee Lane	UW Cancer Center	C-1	C-3
1650 Lee Lane	Occupational Health and Sports Medicine	C-1	C-3

1905 Huebbe Parkway and 2911 Prairie are two parcels located on the northeast corner of Huebbe Parkway and Prairie Avenue (see attached location map). Properties located immediately to the south along Prairie Avenue are already zoned C-2, Neighborhood Commercial District. The Future Land Use Map of the Comprehensive Plan identifies this area as appropriate for Planned Mixed Use. If they were rezoned to C-2, their medical facility use would be permitted by right. This action would only affect these two properties and would not have any effect on other medical facilities similarly zoned.

Occupational Health and Sports Medicine and the UW Cancer Center are located at 1650 and 1670 Lee Lane, respectfully (see attached location map). Properties located immediately to the east along Milwaukee Road are already zoned C-3, Community Commercial District. The Future Land Map of the Comprehensive Plan identifies this area as appropriate for Community Commercial uses. If they were rezoned to C-3, their medical facility uses would be permitted by right. This action would only affect these two properties and would not have any effect on other medical facilities similarly zoned.

If the Plan Commission would like to pursue this option, rather than making all medical facilities permitted by right in the C-1, Office District, the Commission could take formal action to initiate

this process. The Chairman would sign the applications for the Zoning Map Amendments, and staff would process the applications, and it would come back to the Commission for formal action at a later date. We need to ensure that the application follows the required noticing and public process for a Zoning Map Amendment.

The second step would be to take formal action to remove the amendment related to the C-1 district from the Ordinance. Then, City staff would publish the public notice and schedule it for a hearing before the City Council followed by first and second readings of the Ordinance.

At the November 3 meeting, several options were discussed by the Commission.

1. Beloit Health System raised the issue of adding assisted living facilities on the four properties noted in the report as well as the former Morgan School site. Those uses would be allowed in C-1, but prohibited in C-2 and C-3.
2. Commissioners suggested the use of a PUD when Beloit Health System was ready to add the assisted living facility to the site.
3. Commissioners discussed the idea of doing a land division to divide off the property for the assisted living facilities and leaving that portion of the property zoned C-1.

At the end of the meeting, the Commission asked staff to meet with Tim McKeveitt to discuss the PUD option. Since that time, staff has provided information to Tim, and met with him on Thursday, December 2.

Below is a summary of the conference call with Tim McKeveitt, Beloit Health System CEO, and Tim Feeley, attorney:

1. The Beloit Health System indicated that would prefer that the Zoning Ordinance be modified to allow clinics and assisted living facilities in the PLI, Public Lands and Institutions District. Attached is a description of that district. Staff has concerns about adding those land uses to this district, as the district is intended accommodate public and quasi-public uses, and we don't believe they fit in this district.
2. The Beloit Health System indicated that their second choice was to have Plan Commission recommend approval of the ordinance amendment as it is written. This will allow all of their current uses to be permitted by right in the district they are currently located in.
3. The Beloit Health System does not support the option of a PUD, as they are not currently prepared to develop a plan for these sites. Any approval for a PUD would eventually lapse if they did not build in a timely manner.

Although there has been concern raised by the number of properties impacted by the C-1 amendment, the C-1 properties are only 1 percent of the total parcels in the City. Prior to the medical facility ordinance being approved, all medical clinics and offices were allowed in the C-1 district, so allowing them to be permitted again is appropriate. The Beloit Health System also supports this change.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the proposed option identified above. This would allow for the use of medical offices on the upper floors of downtown properties as a permitted use, and it would also allow for the Beloit Health System properties to be permitted by right.

ATTACHMENTS: Proposed Ordinance, List of properties zoned C-1 and CBD-1, Map of C-1 and CBD-1 properties, E-mail from Tim McKeveatt, Location Maps, and Public Notices.

ORDINANCE NO. 3727

AN ORDINANCE TO AMEND THE TABLE IN SECTION 6.1-1 OF CHAPTER 19 OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF БЕЛОIT PERTAINING TO ZONING OF MEDICAL FACILITY USES IN THE C-1 AND CBD-1 ZONING DISTRICTS

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

Section 1. 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
<i>Institutional and Civic Use Categories</i>													
Medical Facility		-	-	-	C	C	€ P	P	P	€ P	P	-	-

Section 2. 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 3. 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: _____
Eric R. Miller, Interim City Clerk-Treasurer

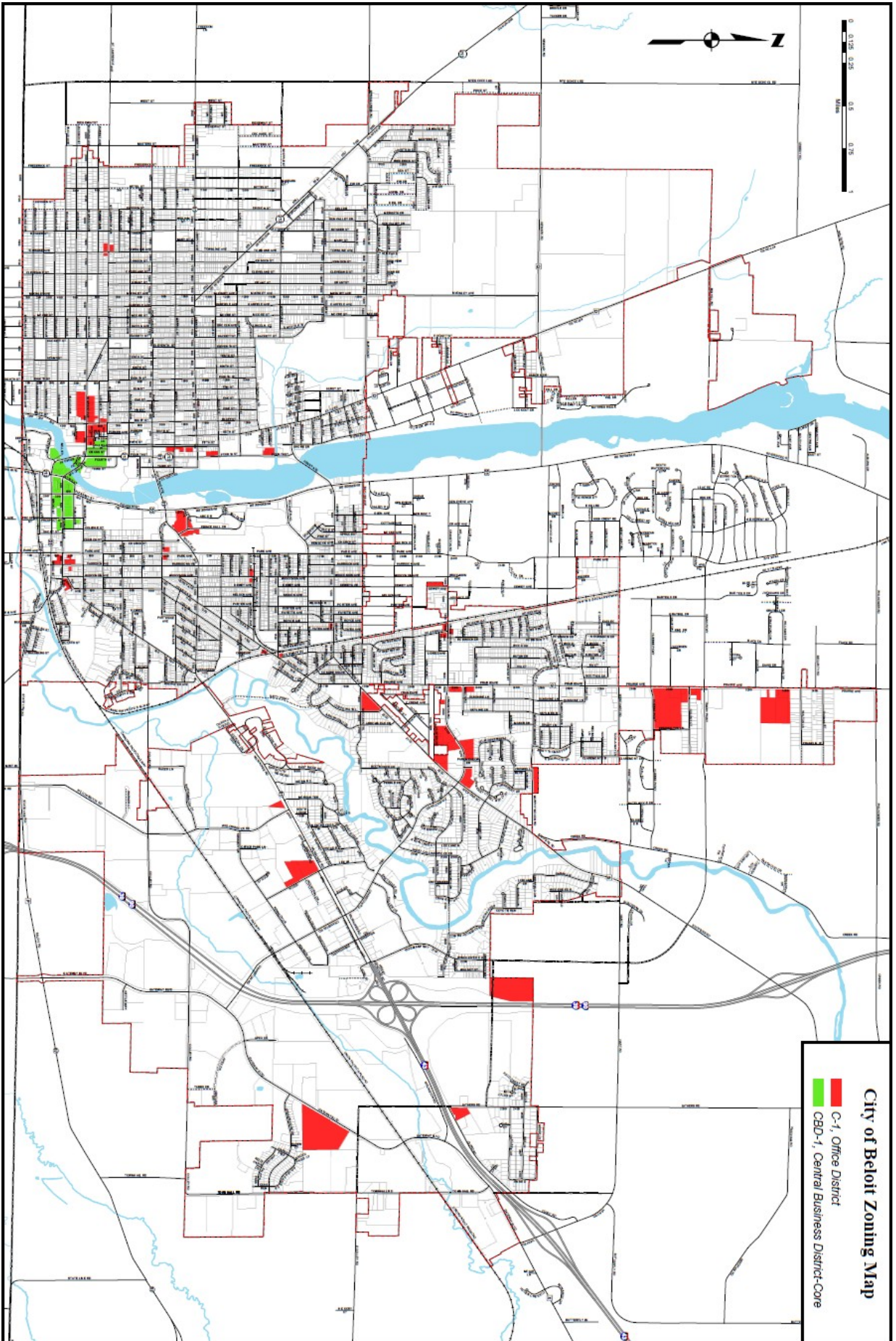
PUBLISHED: _____
EFFECTIVE DATE: _____
01-611100-5231- _____
Ch. 19 - 6.1.1 Medical Facilities = ORD 20210920 (21-1128)

Properties Zoned C-1, Office District

1731 CRANSTON RD	246 W GRAND AVE	413 CENTRAL AVE
1712 CRANSTON RD	271 W GRAND AVE	417 CENTRAL AVE
2149 PIONEER DR	263 W GRAND AVE	421 CENTRAL AVE
1122 CRANSTON RD	259 W GRAND AVE	429 CENTRAL AVE
1144 CRANSTON RD	253 W GRAND AVE	1035 PLEASANT ST
1154 CRANSTON RD	241 W GRAND AVE	1025 PLEASANT ST
1514 HENRY AVE	631 BLUFF ST	1006 PARK AVE
1502 HENRY AVE	623 BLUFF ST	1003 PARK AVE
1545 PRAIRIE AVE	622 WEST DR	3301 PRAIRIE AVE
1555 PRAIRIE AVE	617 BLUFF ST	3325 PRAIRIE AVE
1655 COPELAND AVE	229 W GRAND AVE	3335 PRAIRIE AVE
1428 WISCONSIN AVE	217 W GRAND AVE	3337 PRAIRIE AVE
1435 WISCONSIN AVE	312 W GRAND AVE	3339 PRAIRIE AVE
1400 FOURTH ST	318 W GRAND AVE	2327 MURPHY WOODS RD
1406 FOURTH ST	340 W GRAND AVE	2343 MURPHY WOODS RD
1410 FOURTH ST	350 W GRAND AVE	2359 MURPHY WOODS RD
1416 FOURTH ST	360 W GRAND AVE	1905 HUEBBE PKWY
1422 FOURTH ST	366 W GRAND AVE	2911 PRAIRIE AVE
1430 FOURTH ST	504 W GRAND AVE	2929 PRAIRIE AVE
1440 FOURTH ST	516 W GRAND AVE	1928 COLONY CT
1122 FOURTH ST	520 W GRAND AVE	1919 COLONY CT
1130 FOURTH ST	501 W GRAND AVE	2965 PRAIRIE AVE
1136 FOURTH ST	363 W GRAND AVE	3113 PRAIRIE AVE
1140 FOURTH ST	359 W GRAND AVE	3123 PRAIRIE AVE
1144 FOURTH ST	349 W GRAND AVE	3133 PRAIRIE AVE
1150 FOURTH ST	347 W GRAND AVE	2355 CRANSTON RD
1156 FOURTH ST	339 W GRAND AVE	2319 SHOPIERE RD
152 MIDDLE ST	327 W GRAND AVE	2265 SHOPIERE RD
417 LIBERTY AVE	315 W GRAND AVE	1978 SHOPIERE RD
451 BURTON ST	313 W GRAND AVE	1992 SHOPIERE RD
1824 ST LAWRENCE AVE	303 W GRAND AVE	1970 CRANSTON RD
640 TOWNLINE AVE	618 BLUFF ST	2157 SCHUSTER DR
1900 ST LAWRENCE AVE	640 BLUFF ST	2019 SCHUSTER RD
1906 ST LAWRENCE AVE	654 BLUFF ST	2201 SCHUSTER DR
1908 ST LAWRENCE AVE	921 BROAD ST	2249 SHOPIERE RD
1914 ST LAWRENCE AVE	925 BROAD ST	2211 PRAIRIE AVE
1917 ST LAWRENCE AVE	312 HARRISON AVE	2219 PRAIRIE AVE
1913 ST LAWRENCE AVE	318 HARRISON AVE	2227 PRAIRIE AVE
1909 ST LAWRENCE AVE	924 E GRAND AVE	2235 PRAIRIE AVE
1901 ST LAWRENCE AVE	918 E GRAND AVE	2048 CRANSTON RD
156A MERRILL ST	912 E GRAND AVE	2200 CRANSTON RD
947 FIFTH ST	325 PARK AVE	2243 PRAIRIE AVE
943 FIFTH ST	319 PARK AVE	2255 PRAIRIE AVE
941 FIFTH ST	311 PARK AVE	2211 CRANSTON RD
157 MERRILL ST	919 E GRAND AVE	2215 CRANSTON RD
1051 FIFTH ST	925 E GRAND AVE	2225 CRANSTON RD
1041 FIFTH ST	410 HARRISON AVE	2233 CRANSTON RD
1037 FIFTH ST	430 HARRISON AVE	3001 CHATSWORTH DR
1033 FIFTH ST	423 PARK AVE	3535 CLINIC RD
1023 FIFTH ST	417 PARK AVE	1801 GATEWAY BLVD
1017 FIFTH ST	417 HARRISON AVE	1650 LEE LN
1015 FIFTH ST	1105 E GRAND AVE	1670 LEE LN
1009 FIFTH ST	403 WISCONSIN AVE	2420 MILWAUKEE RD
220 W GRAND AVE	407 CENTRAL AVE	

Properties Zoned CBD-1, Central Business District-Core

534 FOURTH ST	437 E GRAND AVE	444 E GRAND AVE
132 BACK ST	443 E GRAND AVE	430 E GRAND AVE
108 W GRAND AVE	412 PLEASANT ST	427 BROAD ST
110 W GRAND AVE	414 PLEASANT ST	412 E GRAND AVE
114 W GRAND AVE	420 PLEASANT ST	410 E GRAND AVE
120 W GRAND AVE	423 STATE ST	400 E GRAND AVE
128 W GRAND AVE	409 PLEASANT ST	323 STATE ST
136 W GRAND AVE	531 E GRAND AVE	321 STATE ST
208 ST LAWRENCE AVE	541 E GRAND AVE	317 STATE ST
205 W GRAND AVE	547 E GRAND AVE	311 STATE ST
610 CROSS ST	557 E GRAND AVE	500 E GRAND AVE
620 CROSS ST	563 E GRAND AVE	564 E GRAND AVE
628 CROSS ST	412 PROSPECT ST	550 E GRAND AVE
156 ST LAWRENCE AVE	424 PROSPECT ST	546 E GRAND AVE
161 W GRAND AVE	554 PUBLIC AVE	542 E GRAND AVE
608 FOURTH ST	546 PUBLIC AVE	540 E GRAND AVE
612 FOURTH ST	540 PUBLIC AVE	530 E GRAND AVE
613 CROSS ST	500 PUBLIC AVE	524 E GRAND AVE
618 FOURTH ST	300 MILL ST	520 E GRAND AVE
632 FOURTH ST	321 BROAD ST	512 E GRAND AVE
646 FOURTH ST	302 STATE ST	630 E GRAND AVE
648 FOURTH ST	306 STATE ST	622 E GRAND AVE
643 CROSS ST	310 STATE ST	614 E GRAND AVE
650 THIRD ST	312 STATE ST	602 E GRAND AVE
690 THIRD ST	314 STATE ST	601 COLBY ST
121 W GRAND AVE	316 STATE ST	603 E GRAND AVE
115 W GRAND AVE	318 STATE ST	611 E GRAND AVE
345 E GRAND AVE	322 STATE ST	617 E GRAND AVE
405 E GRAND AVE	324 STATE ST	625 E GRAND AVE
413 E GRAND AVE	328 STATE ST	412 COLLEGE ST
419 E GRAND AVE	100 E GRAND AVE	416 COLLEGE ST
421 E GRAND AVE	80 E GRAND AVE	424 COLLEGE ST
429 E GRAND AVE	307 STATE ST	415 PROSPECT ST
431 E GRAND AVE	425 BROAD ST	501 PROSPECT ST
435 E GRAND AVE	306 PLEASANT ST	



City of Beloit Zoning Map

- C-1, Office District
- CBD-1, Central Business District-Core

From: [Timothy M McKeve](#)
To: [Planning \(WebPage\)](#)
Subject: Support for the proposed Ordinance to Amend Medical Facility Uses
Date: Wednesday, October 20, 2021 10:52:55 AM

Dear Plan Commission,

I am writing to voice my support on behalf of Beloit Health System for the proposed Ordinance to amend the table in 6.1-1 of Chapter 19 of the Code of General Ordinances pertaining to zoning of medical facility uses in the C-1 Commercial Office District, and CBD-1 Central Business District-Core Zoning Districts.

A consequence of the City approving the zoning amendment on September 20th was to change existing Beloit Health System medical clinics from permitted uses by right to conditional uses. The action taken by the City to change Beloit Health System's vested zoning rights harmed the entire community by impeding our ability to provide necessary services, to expand to meet community needs, to recruit and retain physicians, and to provide care like COVID Testing and Vaccinations. The fact that this amendment is even needed demonstrates the City's failure to include Beloit Health System, the City's primary Healthcare provider, in the process from the beginning. We still believe the zoning amendment approved by the City Council on September 20th was contrary to the City's strategic plan to ensure the health and safety of the entire community, sustain economic growth, maintain a high quality of life, and to enhance community involvement and communication. Please correct some of the negative impact on the community by approving this proposed amendment which returns Beloit Health System medical facilities to the status we had prior to September 20th; *i.e.*, permitted uses by right in the C-1 Commercial District.

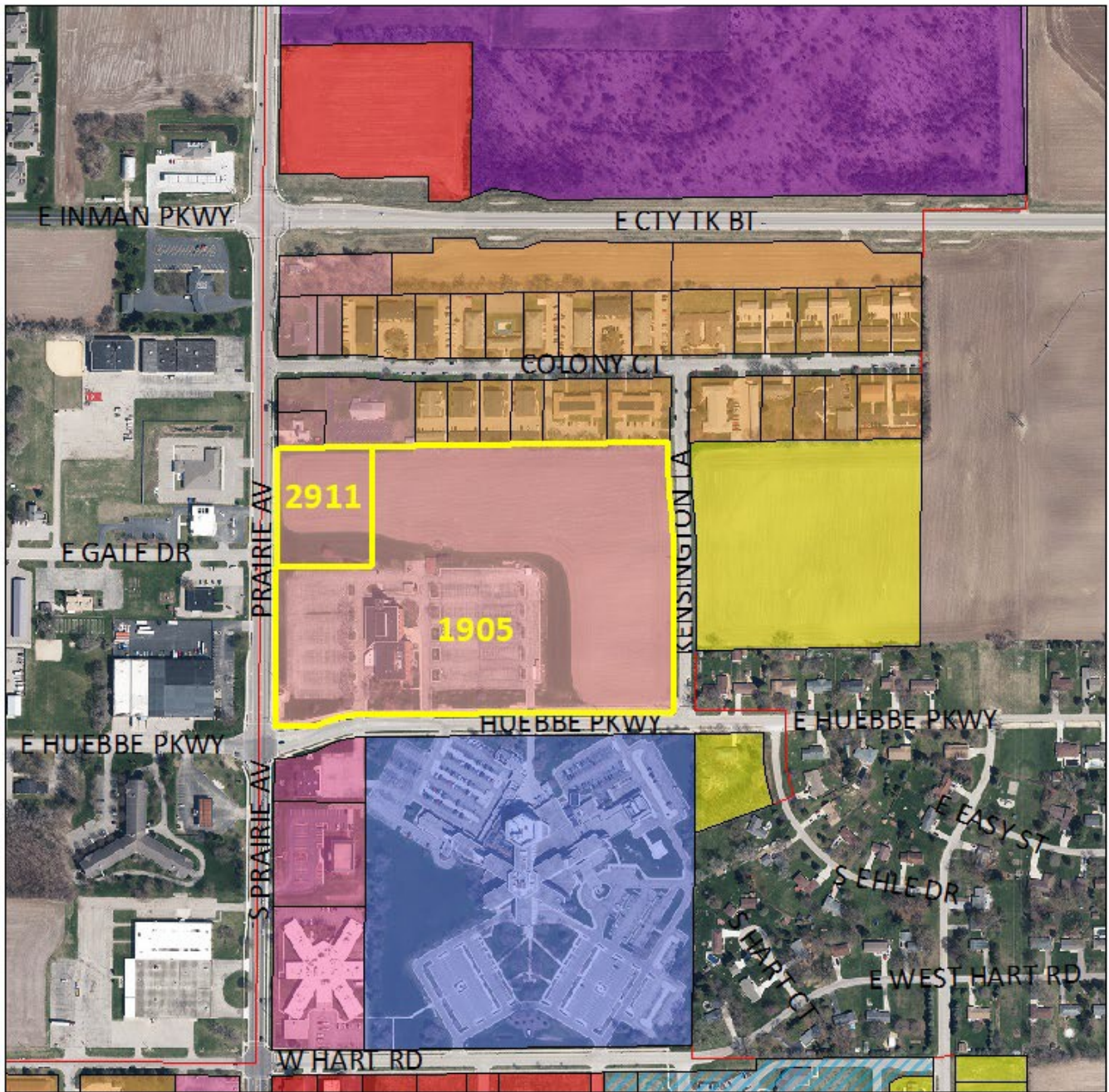
Thank-you,

Timothy M. McKeve, President and CEO
Beloit Health System

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Location Map

2911 Prairie Avenue and 1905 Huebbe Parkway



Legend

Zoning Districts

<all other values>

Classification

R-1A

R-1B

R-2

R-3

R-4

C-1

C-2

C-3

CBD-1

CBD-2

MRO

PUD

M-1

M-2

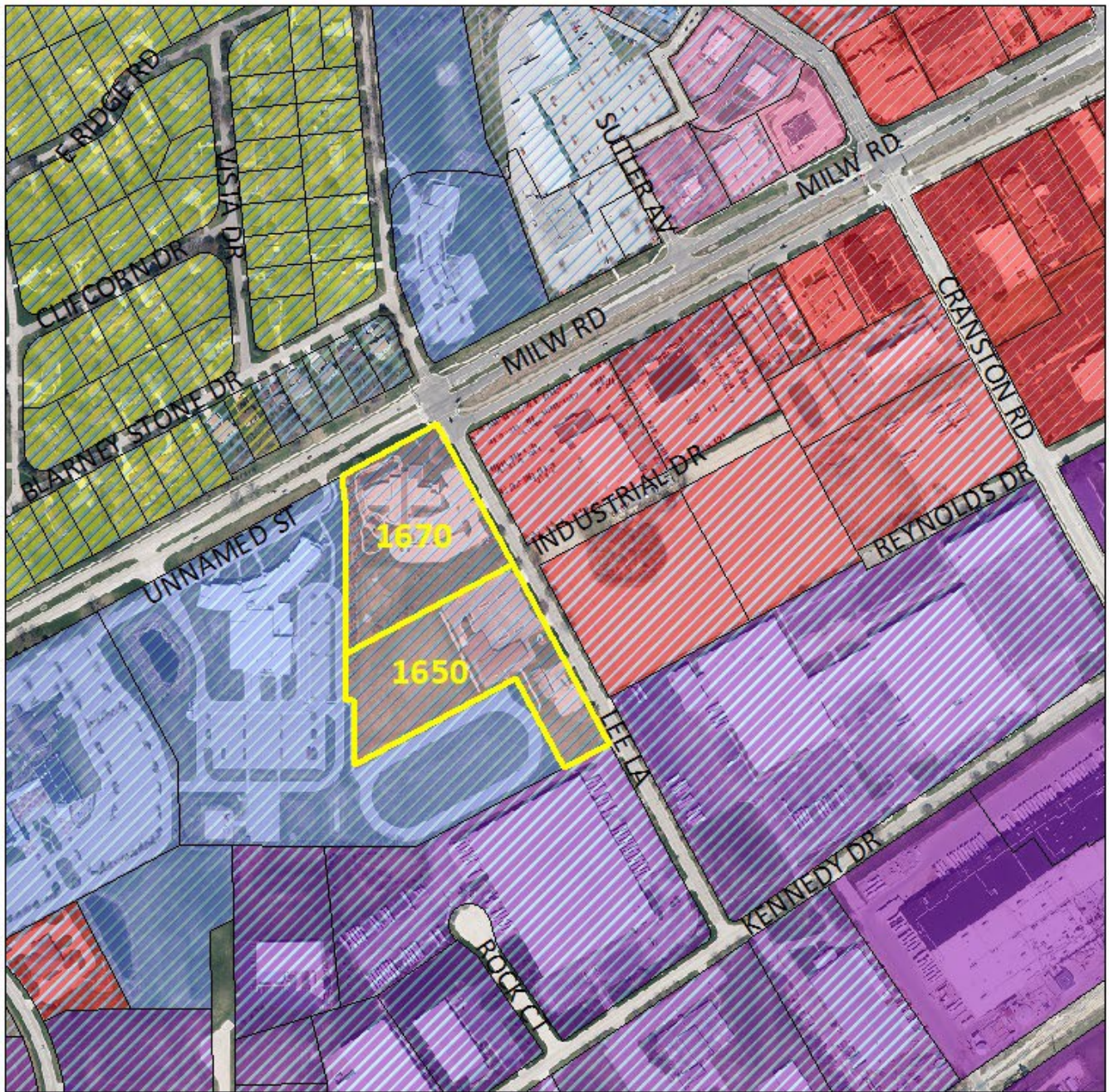
DH

PLI

WPO


Location Map

1650 and 1670 Lee Lane



Legend

Zoning Districts

 <all other values>

Classification

 R-1A

 R-1B

 R-2

 R-3

 R-4

 C-1

 C-2


 C-3

 CBD-1

 CBD-2

 MRO

 PUD

 M-1

 M-2

 DH

 PLI

 WPO

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

October 1, 2021

The Beloit Plan Commission is considering an Ordinance to amend the table in Section 6.1-1 of Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to zoning of medical facility uses in the C-1, Office and CBD-1, Central Business District-Core Zoning Districts. The proposed Ordinance is attached and also available for review at www.beloitwi.gov. This Ordinance may result in a change for allowable uses for properties in the C-1 and CBD-1 zoning districts. The attached 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 hearing will be held regarding the proposed Ordinance: **Plan Commission:** Wednesday, October 20, 2021, at 7:00 PM or as soon thereafter as the matter can be heard, in The Forum, Beloit City Hall, 100 State Street. In-person attendance may be limited. We are interested in your opinion and invite comments in advance. For additional information or to comment, contact the Planning Division at (608) 364-6700 or planning@beloitwi.gov.

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 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 meetings may be limited.**

PUBLIC NOTICE

The Beloit Plan Commission is considering an Ordinance to amend the table in Section 6.1-1 of Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to zoning of medical facility uses in the C-1, Office District, and CBD-1, Central Business District-Core Zoning Districts. The proposed Ordinance is available for review at www.beloitwi.gov. This Ordinance may result in the change for allowable uses for the C-1 and CBD-1 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, October 20, 2021, at 7:00 PM or as soon thereafter as the matter can be heard, in The Forum, Beloit City Hall, 100 State Street. In-person attendance may be limited. We are interested in your opinion and invite comments in advance. For additional information or to comment, contact the Planning Division at (608) 364-6700. Eric Miller, Interim City Clerk #01-611100-5231-135
Published: October 6, 2021
Published: October 13, 2021

PUBLIC NOTICE

The Beloit Plan Commission is considering an Ordinance to amend the table in Section 6.1-1 of Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to zoning of medical facility uses in the C-1, Office District, and CBD-1, Central Business District-Core Zoning Districts. The proposed Ordinance is available for review at www.beloitwi.gov. This Ordinance may result in the change for allowable uses for the C-1 and CBD-1 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, October 20, 2021, at 7:00 PM or as soon thereafter as the matter can be heard, in The Forum, Beloit City Hall, 100 State Street. In-person attendance may be limited. We are interested in your opinion and invite comments in advance. For additional information or to comment, contact the Planning Division at (608) 364-6700. Eric Miller, Interim City Clerk #01-611100-5231-135
Published: October 6, 2021
Published: October 13, 2021

From: [Timothy M. McKeve](#)
To: [Planning \(WebPage\)](#)
Subject: Proposed Zoning Changes to Beloit Health System Properties
Date: Tuesday, November 2, 2021 6:46:28 PM

Dear Plan Commission:

In concept, Beloit Health System is not opposed to the City of Beloit rezoning the properties along Milwaukee Road to C-3, and along Huebbe Parkway to C-2, because doing so comes “close” to returning both properties to the same position they were in prior to the passage of the new medical facilities ordinance by the City Council on September 20th.

The reason I say “close,” however, is because under C-1 zoning, Beloit Health System is able to construct residential care apartment complexes, or assisted living facilities, on both properties, which might be required for the health system to meet the community’s needs for such care in the future. As such, in order for the Health System to fully support the proposed rezoning, we request that in addition to the rezoning the properties along Milwaukee Road and Huebbe Parkway as described, the City also enact a text amendment to the use tables in Article VI of the zoning ordinance to add Community Living Arrangements (CLA) as permitted uses in the C-2 and C-3 zoning districts. We think allowing these uses at both health system locations would be compatible with the surrounding zoning in the area as well as the types of nearby residential developments.

In addition, as you probably know, Beloit Health System recently acquired the property zoned PLI from the school district at 1811 Lee Lane. Under the property’s current zoning, hospitals are permitted uses by right. In order to allow Beloit Health System a full opportunity to develop this property in the future and to serve the health care needs of the community, we also request that the City rezone this property to either C-2 or C-3. Like Beloit Health System’s properties along Milwaukee Road and Huebbe Parkway, rezoning this property to either C-2 or C-3 (with the included CLA text amendment) would be compatible with the surrounding zoning districts, the neighboring residential areas, and the City of Beloit’s Comprehensive Plan.

Thank you for your consideration

Sincerely,

Timothy M. McKeve
President and CEO, Beloit Health System

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