



**PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, April 6, 2022**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the regular Plan Commission meeting held on March 23, 2022
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of a Planned Unit Development (PUD) Master Land Use Plan for the property located at 1800 Gateway Boulevard to allow multiple offices and production facilities on one parcel
[Attachment](#)
 - 3.b. Consideration of a Zoning Map Amendment from M-1, Limited Manufacturing, to PUD, Planned Unit Development, for the property located at 1800 Gateway Boulevard
4. REPORTS
 - 4.a. Consideration of a Perpetual Sidewalk and Traffic Signal Easement over Beloit College land located at 1026 Church Street
[Attachment](#)
 - 4.b. Consideration of a Resolution approving Plan Commission initiatives
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
 - Zoning Map Amendment - Portion of 1501 Sixth Street*
 - Zoning Map Amendment - 2317 W Forest Avenue and 1022 Froebel Drive*
6. FUTURE AGENDA ITEMS
 - Three Extraterritorial CSMs*
 - Two-Lot CSM for City land at 1801 Gateway Boulevard*
 - Zoning Ordinance Amendment to allow for greater flexibility in minimum dwelling width and floor area with PUD approval*
7. 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, March 23, 2022

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the minutes of February 23, 2022 Plan Commission meeting

Motion was made by Commissioner Ramsden, seconded by Commissioner Finnegan to approve the minutes. Motion prevailed, voice vote (6-0).

3. PUBLIC HEARINGS

No public hearings.

4. REPORTS

4.a. Consideration of the vacation of the portion of Gateway Boulevard right-of-way located adjacent to 1901 Gateway Boulevard

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

Councilor Preuschl asked if this was similar to the other project in the Gateway. Ms. Christensen explained that when the City established the Gateway Business Park, they were not worried about locating all the storm water areas on separate lots, as they were located on City lots. They simply put them in easements. As properties are being sold, Ms. Christensen explained that the City is trying to get them onto their own lots under City control.

Chairperson Weeden asked if it is the City's intent to own and maintain both the lots. Ms. Christensen said the City's intention is to retain lot one and out lot one, and then to sell the remainder of the land. Commissioner Anderson asked if the City would keep ownership of the retention pond long-term and wouldn't that set a precedent. Ms. Christensen said that the City will retain ownership, as these are retention areas for the park. Ms. Christensen went on to explain that when a developer develops a site, they may be required to provide a detention area. Those ponds remain under their ownership, and they are responsible for maintaining them.

Commissioner Finnegan moved to approve the vacation of Gateway Boulevard right-of-way located adjacent to 1901 Gateway Boulevard, seconded by Commission Jacobsen. Motion carried, roll call vote (6-0).

4.b. Consideration of a two-lot Certified Survey Map for the property located at 1901 and 1851 Gateway Boulevard in the City of Beloit

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

Commissioner Anderson moved to approve the two-lot Certified Survey Map for the property located at 1901 and 1851 Gateway Boulevard, seconded by Commission Ramsden. Motion carried, roll call vote (6-0).

4.c. Consideration of Plan Commission Initiatives

Chairperson Weeden said that he wanted to discuss roles and responsibilities of the Commission. Chairperson Weeden indicated that one of the Plan Commission's roles is the generation and management of the Comprehensive Plan. Chairperson Weeden said it is ironic that the long term plan for the City is centralized here on the Commission, but on a week-to-week basis, it is short term administration. Chairperson Weeden said the Commission could play a broader role in managing the Comprehensive Plan rather than what the Plan Commission is being directed to do.

Chairperson Weeden said that with the discussion in November with the City Council President and the City Manager, they were either ignored or cut off. Chairperson Weeden said that the Plan Commissioners have a responsibility as appointees to use the diverse skills, experience, and knowledge to benefit the City. Chairperson Weeden stated there is an opportunity for Plan Commission to act as a partner for City Council, and City Council could benefit from the Plan Commission if they knew how to use them as a group of partners with the ability to dig deeper and work with staff on problems. Chairperson Weeden said if the City Council looked at Plan Commission properly, they could benefit from them.

Commissioner Ramsden said that with the unenthusiastic response from City Council and the City Manager might limit them, but he said that he would be in favor of extending their role.

Commissioner Jacobsen said that she reviewed the statues on establishing Plan Commission as well as the City Ordinance and also attended the training through Rock County a few weeks ago. Commissioner Jacobsen said that there could be things that they can do, and thinks that everything does not need to be changed. Commissioner Jacobsen said that a lack of response from City Council does not equal a lack of cooperation. Commissioner Jacobsen said that maybe Plan Commission needs to go back to the basics.

Chairperson Weeden stated that City administration has identified the minimum statutory things that Plan Commission has responsibility over, and that is fine but the point is there is opportunity to do more if there is cooperation from City Council and City staff. Councilor Preuschl stated that he supported having Plan Commission approve Conditional Use Permits.

Commissioner Toral stated that he was surprised that the City Manager said something along the lines of the Commission not appreciating staff's hard work and wants to reassure them that they respect the City Staff and their work. Commissioner Toral said that what is important is to make government more effective and to take responsibility in their roles. Commissioner Toral said they should try to approach City Council differently, and address things better.

Commissioner Finnegan said that we have the Strategic Plan that Plan Commission works off of, and he mentioned that it would be nice to have a more mixed use in the community as a walking community. Commissioner Finnegan said that some appraisers that he has talked with think it is strange some single family areas are not broken up with other uses.

Commissioner Jacobsen said that Plan Commission should pick some items and work through them, and if Plan Commission wants to take on conditional use permits, that may make it easier for staff and applicants. Chairperson Weeden asked Ms. Christensen if there are issues that come on to City Staff that sometimes they do not have time to work on or through, and Plan Commission could put some time and effort to help. Ms. Christensen stated that City Staff gets done what they can get done, and has not thought about how the Plan Commission could help.

Ms. Christensen said that there could be an opportunity to look at specific areas of the City, that Plan Commission could try to put together with some alternative land use plan, such as duplexes in neighborhoods. Ms. Christensen said that there are few areas that are zoned for duplexes in Beloit, but does not know how the neighbors would react to that. Commissioner Finnegan stated that the market is crazy for rentals right now, and they need more rentals because more rentals are being purchased by owner-occupants. Ms. Christensen said that there are not enough rentals, and Section 8 tenants are having a difficult time finding units to rent. Ms. Christensen agreed that we need to have a variety of housing styles, and Drew Pennington is working on tiny homes ordinance to allow smaller units.

Chairperson Weeden asked if Ms. Christensen could put together a list of possible projects that could be taken on and then allow Plan Commission to designate two-three people to work with staff. Ms. Christensen said that the Chairperson can appoint a subcommittee, subject to confirmation by the Commission. The meetings would need to be noticed and minutes would need to be taken.

Commissioner Toral said that the Comprehensive Plan is a wonderful document to refer to and work through that is concrete and open ended, and Plan Commission could use the document to give them something to focus on.

Chairperson Weeden asked Ms. Christensen if there is a list that she and City staff could put together for Plan Commission could go off of. Ms. Christensen said yes, that she would see what they could put together. Chairperson Weeden asked if City Council or City Manager would feel threatened by a larger decision making process, having Plan Commission do some additional initiatives. Ms. Christensen said that the City Manager was waiting for Plan Commission to put together something for her to respond to.

Chairperson Weeden asked Plan Commission if any of them disagree with asking Ms. Christensen and City staff to work with them on a list. Chairperson Weeden said that another thing on the list would be the Conditional Use Permits (CUP) being delegated to the Commission. Commissioner Anderson said that their approach to City Council needs to be different, and maybe they should come up with a list of a few things that could have a positive impact and add value.

Chairperson Weeden asked if the CUP initiative is too big to tackle, as it would require an ordinance change. Commissioner Anderson said no that he thinks Plan Commission should add that to the list. Councilor Preuschl said that the CUP is so limited now, and they are difficult to deny. Commissioner Finnegan said that it would limit a step, and could be done in one night. Commissioner Jacobsen said it is just a recommendation, and the Plan Commission has more to deal with the applicant than City Council and City Council really just approves what Plan Commission recommends.

Ms. Christensen said that Plan Commission should vote on which initiatives that Plan Commission would like to do, and then the next step would take it to the City Council President and City Manager. Commissioner Jacobsen asked Ms. Christensen if they would need to make it in a formal resolution. Ms. Christensen said she was going to create a resolution, but she did not know what to put in the resolution, but that Plan Commission could put it on the next agenda. Chairperson Weeden asked if any Plan Commissioners would object to allowing Plan Commission to approve Conditional Use Permits. Ms. Christensen said that she would create a list with specific items to put on the agenda.

Commissioner Ramsden asked how many Conditional Use Permits have ended up in circuit court. Ms. Christensen said none since she has been here.

4.d. Presentation of the 80-100 East Grand Avenue project

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

Chairperson Weeden asked if the final design would come to Plan Commission. Ms. Christensen stated that it would not. It would be a staff-approved architectural review. Chairperson Weeden said that this is a major downtown development, and Plan Commission should be involved. Ms. Christensen said that Plan Commission's only role would be a Certified Survey Map to lay out the lots for the building, parking lot, and path. Councilor Preuschl asked if the Downtown Beloit Association (DBA) has a say in this development. Ms. Christensen said the DBA has a design committee and would review this design.

Commissioner Jacobsen said if the DBA had power to approve it, and if they do not like it then what happens. Ms. Christensen said DBA only has review authority, but City staff tries to work with them. Chairperson Weeden asked if Plan Commission should be involved at some level, as part of the design. Chairperson Weeden said that this is the kind of item that should be added to the list to talk about to City Council. Chairperson Weeden said since Plan Commission is responsible for a part of the plan that they should have a say about the design as well. Ms. Christensen asked Chairperson Weeden if it would be all buildings or just buildings downtown. Chairperson Weeden said that would be a question for discussion, but that is a perfect example of items Plan Commission should be involved in.

Commissioner Toral said this project is fantastic, and he does not know why the building would be done without windows. Ms. Christensen said that this is a rendering of the building, and not the final design. Commissioner Toral said it is not Plan Commission's job to tell people how to build the buildings. Chairperson Weeden said the opposite point to that would be to allow a building to go up downtown without windows. Commissioner Toral said the applicant has the right to build a building they like.

Councilor Preuschl said that the picture is preliminary design and nothing final. Ms. Christensen said the applicant has done massing, and has yet to hire an architect. Ms. Christensen said they were more focused on the massing of the building, and City staff has the ability to review the building under architectural review. Ms. Christensen said that she does not think City Council would give Plan Commission authority over every architectural review. On average, we complete around 100 Architectural Reviews each year. Ms. Christensen agreed to add that to the list for consideration at the next meeting.

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. Ms. Christensen said the next Plan Commission meeting is scheduled for April 6, 2022.

6. FUTURE AGENDA ITEMS

Julie Christensen outlined the future agenda items.

7. **ADJOURNMENT**

Commissioner Finnegan moved to adjourn the meeting, seconded by Commission Ramsden at 8:30 PM. Motion carried, voice vote (6-0).

Timothy Weeden, Chairperson



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: April 6, 2022

Agenda Item: 3.a. and 3.b.

File Number: PUD-2022-02 and ZMA-2022-04

General Information

Applicant: Ron Fogel

Owner: NorthStar Medical Radioisotopes LLC

Address/Location: 1800 Gateway Boulevard

Applicant's Request/Proposal: Ron Fogel on behalf of NorthStar Radioisotopes has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the property located at 1800 Gateway Boulevard. A copy of the PUD - Master Land Use Plan is attached. The applicant has also submitted an application to rezone the subject properties from M-1, Limited Manufacturing, to PUD. This proposed development is for multiple offices and production facilities on one parcel.

Planned Unit Development (PUD) Process: A PUD is a type of special purpose zoning district and a type of development plan. PUD zoning districts are inextricably linked to PUD plans; no rights of development apply to a PUD zoning designation other than those of the approved PUD plan. PUDs are processed in three stages: Master Land Use Plan, Rezoning to PUD district and Final (Site) Plan. Master Land Use Plans and Zoning Map Amendments may be processed concurrently, provided that no rezoning to the PUD district may occur until approval of a PUD Master Land Use Plan.

Staff Analysis

Project Summary: Attached to the staff report is the Site Layout which identifies the existing buildings along with the proposed building. In 2015, NorthStar Medical Radioisotopes built BE1, a 53,000 square-foot Corporate Headquarters. In 2017, they added a 20,000-square foot addition for isotope processing (BE2). In 2020, a 30,000 square-foot addition, BE3, was added for an accelerator production facility. Their current proposal is to construct BE4, a 28,000 square-foot standalone structure for an Actinium-225 Production Facility, with future expansion plans to add onto BE3 and BE4 and construct additional noncontiguous building for isotopes.

Surrounding Zoning and Land Use:

Listed below are the existing zoning and land uses for the surrounding properties:

North: M-1, Limited Manufacturing; Kerry Ingredients and Wisconsin Power & Light

East: M-1, Limited Manufacturing; G5 Brewing and C-1, Office; Undeveloped vacant land

South: PUD, Planned Unit Development; Hawks Ridge Multi-Family Residential

West: M-1, Limited Manufacturing; Undeveloped vacant land

Review Agent Comments: The proposed Planned Unit Development (PUD) was sent to the City of Beloit Staff and Utility Contacts. No comments have been submitted.

Zoning Ordinance Requirements:

Off-Street Parking: Section 8-100 of the Zoning Code requires a total of 26 parking stalls for BE4 based on the amount of office space and number of employees needed for manufacturing. 146 parking stalls are required for existing operations, for a total of 172 spaces. The site has a total of 193 parking stalls, which is an excess amount of parking at this phase of development; no additional parking stalls are needed at this time. The applicant has provided parking calculations for future expansions totaling an additional 105 stalls needed. Off-Street parking will be reviewed at each phase of development during site plan review.

Density/Intensity and Dimensional Standards: The Master Land Use Plan shows a total of three buildings. BE1, BE2, and BE3 have previously been constructed and are connected to one another. BE4 will start construction this year (2022). The remaining future additions or new buildings are not scheduled at this time. All buildings located on site must maintain a minimum of 30 feet setback from the property lines and not exceed two stories in height.

Building Design: As shown in the attached renderings, the proposed single-story building includes concrete walls, metal trim, and brick masonry, which are similar to the materials used on previous buildings constructed onsite.

Signage: The applicant has not submitted any additional signage but has previously been approved for a wall and monument sign. If any additional signage is to be approved later, this will require an amendment to the PUD Master Land Use Plan.

Open Space: The 32.08 acre parcel has ample open space – significantly more than the 15percent required for new PUD sites.

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

1. **The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable zoning ordinance standards, based on the purpose and intent of this chapter.**
The plan includes multiple buildings upon one parcel, which would not be allowed through strict application of conventional zoning standards. By layering the buildings through multiple phases, the proposed PUD represents an efficient use of land.
2. **The PUD Master Land Use Plan complies with the PUD district standards of Section 5-300.**
The proposed PUD will provide for efficient use of public utilities and undeveloped land, and will be an attractive manufacturing campus that is compatible with surrounding land uses.
3. **The City and other service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed;**
The property has one building on site. Utilities and facilities are readily available for the new building and proposed additions.
4. **The development is consistent with and implements the planning goals and objectives contained in the Comprehensive Plan and other adopted policy documents; and**
The proposed development is consistent with the Comprehensive Plan's recommendations for Business Park land uses. NorthStar is considered high-quality indoor manufacturing.
5. **The PUD Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.**
The proposed PUD is an efficient use of land currently served by public utilities; the multi-phase development will create employment opportunities, and increase the tax base, all of which will promote the general welfare of Beloit.

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

1. **The existing use of property within the general area of the subject property.**
The subject property is already being used for manufacturing and warehousing. This is consistent with the land uses already developed in the Gateway Business Park.
2. **The zoning classification of property within the general area of the subject property.**
The proposed PUD is consistent with the adjacent PUD zoning and industrial land uses.
3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**
The subject property is suitable for the uses that are permitted in M-1 District. However, the PUD designation is needed due to the addition of new buildings onsite.
4. **The trend of development and zoning map amendments in the general area of the subject property.**
The subject property is adjacent to large scale manufacturing and warehousing uses along with some multi-family residential to the south.

STAFF RECOMMENDATION – PUD MASTER LAND USE PLAN:

The Planning and Building Services Division recommends approval of the PUD – Master Land Use Plan for the property located at 1800 Gateway Boulevard, subject to the following conditions:

1. This approval authorizes the construction of up to three stand-alone buildings, two additions to BE3 and one addition to BE4 on the property located at 1800 Gateway Boulevard as shown on the PUD – Master Land Use Plan. This approval also authorizes M-1, Limited Manufacturing Uses with building coverage as shown on the attached site plan.
2. The PUD must maintain 15 percent of the gross land area as open space; mature trees on site must be preserved to the maximum extent possible. A 30-foot setback must be maintained from the PUD district boundaries. The maximum building height shall be two stories.
3. Prior to issuance of a Building Permit, the applicant shall obtain site plan and architectural approval, which shall include a detailed review of all site, grading, utility, landscape, and lighting plans.
4. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this PUD – Master Land Use Plan. The Director of Planning and Building Services may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

STAFF RECOMMENDATION – ZONING MAP AMENDMENT:

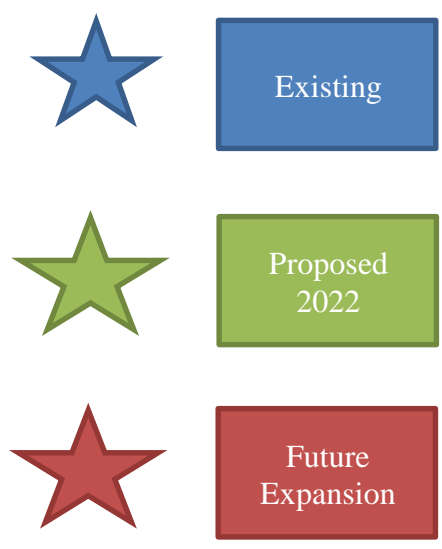
The Planning and Building Services Division recommends approval of a Zoning Map Amendment to change the zoning district classification from M-1, Limited Manufacturing District, to PUD District, for the property located at 1800 Gateway Boulevard.

ATTACHMENTS: Location Map, PUD - Master Plan, Renderings, Application, Public Notice, and Mailing List, Ordinance.

Location Map



Site Layout





Be IV - BUILDING EXPANSION



CITY of BELOIT

Planning & Building Services Division

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

PUD - Master Land Use Plan Application

(Please Type or Print)

File Number: _____

1. Address of subject property: 1800 Gateway Boulevard, Beloit, WI 53511
2. Legal description: Lot 1 of CSM Volume 35, page 328
If necessary attach a copy of the complete legal description.
3. Area of parcel in square feet or acres: 32 acres
4. Tax Parcel Number(s): 22810005
5. Owner of record: NorthStar Medical Radioisotopes, LLC Phone: 608-313-8111

<u>1800 Gateway Boulevard</u>	<u>Beloit</u>	<u>WI</u>	<u>53511</u>
<small>(Address)</small>	<small>(City)</small>	<small>(State)</small>	<small>(Zip)</small>
6. Applicant's Name: Ron Fogel

<u>1800 Gateway Boulevard</u>	<u>Beloit</u>	<u>WI</u>	<u>53511</u>
<small>(Address)</small>	<small>(City)</small>	<small>(State)</small>	<small>(Zip)</small>

<u>608-631-7002</u>	<u>/ 314-704-2042</u>	<u>/ rfogel@northstamm.com</u>
<small>(Office Phone #)</small>	<small>(Cell Phone #)</small>	<small>(E-mail Address)</small>
7. All existing use(s) on this property are: for the production of medical radioisotopes
and radiopharmaceuticals
8. The applicant requests review and approval of a **PLANNED UNIT DEVELOPMENT /**
Master Land Use Plan: in a(n) M-1 **Zoning District.**
9. A Preapplication Conference was held on: March 9, 2022.
10. All the proposed use(s) for this property will be:
Principal use(s): Production of medical radioisotopes and radiopharmaceuticals
Secondary use(s): _____
11. State how the proposed development differs from the type of development that would
be permitted under the existing zoning regulations. The proposed development will permit
NorthStar to construct buildings that are not contiguous with those currently on the property.

12. Describe how the proposed development provides greater benefits to the City of Beloit
than an otherwise permitted development. NorthStar is a commercial-stage nuclear medicine
company that manufactures and distributes medical radioisotopes and radiopharmaceuticals.
This proposed development will permit NorthStar to expand its commercial operations and
create well-paying full-time jobs for skilled workers.

13. Project timetable: Start date: April 2022 Completion date: _____

14. I/We) represent that I/we have a vested interest in this property in the following manner:

- Owner
- Leasehold, length of lease: _____
- Contractual, nature of contract: _____
- Other, explain: _____

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

I/We, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/We represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/We also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

<u>Paul D. Estrem</u>	Paul Estrem, CFO	<u>03/11/2022</u>
(Signature of Owner)	(Print name)	(Date)
<u>Ron Fogel</u>	Ron Fogel	<u>3/11/22</u>
(Signature of Applicant, if different)	(Print name)	(Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Planning & Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the \$200.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant and these costs are typically between \$5.00 and \$15.00.

To be completed by Planning Staff		
Filing fee: <u>\$275.00</u>	Amount paid: _____	Meeting date: _____
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: _____	Date: _____	

CITY of BELOIT

PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

Zoning Map Amendment Application Form

(Please Type or Print)

File No.: _____

1. Address of subject property: 1800 Gateway Boulevard, Beloit, WI 53511

2. Legal description: Lot: X Block: _____ Subdivision: _____

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

Property dimensions are: _____ feet by _____ feet = _____ square feet.

If more than two acres, give area in acres: _____ 32 acres.

3. Tax Parcel Number(s): 22810005

4. Owner of record: NorthStar Medical Radioisotopes, LLC Phone: 608-313-8111

1800 Gateway Boulevard Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Ron Fogel

1800 Gateway Boulevard Beloit WI 53511
(Address) (City) (State) (Zip)

608-631-7002 / 314-704-2042 / rfogel@northstamm.com
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: M-1 to: PUD

All existing uses on this property are: for the production of medical radioisotopes and radiopharmaceuticals

7. All the proposed uses for this property are:

Principal use(s): Production of medical radioisotopes and radiopharmaceuticals

Secondary use(s): _____

Accessory use(s): _____

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

- Owner
- Leasehold, Length of lease: _____
- Contractual, Nature of contract: _____
- Other, explain: _____

9. Individual(s) responsible for compliance with conditions (if any), if request is granted:

Name(s): Ron Fogel Phone: 608-631-7002
1800 Gateway Boulevard Beloit WI 53511
(Address) (City) (State) (Zip)

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

I/we, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/we represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/we also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

Paul D. Estrem / Paul Estrem, CFO / 03/11/2022
(Signature of Owner) (Print name) (Date)

Ron Fogel / Ron Fogel / 3/11/22
(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 Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with the \$300.00 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: \$300.00	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

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Equal Opportunity Employer

NOTICE TO THE PUBLIC

March 17, 2022

To Whom It May Concern:

Ron Fogel on behalf of NorthStar Radioisotopes has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the property located at **1800 Gateway Boulevard**. A copy of the PUD - Master Land Use Plan is attached. The applicant has also submitted an application to rezone the subject properties from M-1, Limited Manufacturing to PUD. This proposed development is for multiple offices and production facilities on one parcel. Please see the attached site plan for details.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, April 6, 2022 at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Monday, May 2, 2022 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 attention of Hilary Rottmann at 100 State Street or via email to rottmannh@beloitwi.gov. You may also call (608) 364-6708 to provide your comments over the phone. In-person attendance at Commission and Council meetings will be limited.**

WISCONSIN POWER & LIGHT CO ATTN
REAL ESTATE DEPT
4902 N BILTMORE LN
MADISON WI 53707-1007

TURTLE CREEK DEVELOPMENT LLC
525 THIRD ST STE 300
BELOIT WI 53511

HAWKS RIDGE APARTMENTS II LLC
N7152 BOWERS RD
ELKHORN WI 53121-3359

GATEWAY BREWING COMPANY LLC
LEE GUNDERSON
9414 S CLINIC RD
BELOIT WI 53511

KERRY INGREDIENTS
ATTN KELLY REK
3400 MILLINGTON RD
BELOIT WI 53511

ORDINANCE NO. 3749

**AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF THE CITY OF БЕЛОIT**

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

Section 1. The Zoning District Map of the City of Beloit, mentioned in the Zoning Code, Chapter 19 of the Code of General Ordinances of the City of Beloit, is amended as follows:

The following described land is hereby changed from M-1, Limited Manufacturing District to PUD, Planned Unit Development District:

Lot 1 CSM Volume 35 Pages 328, 329, & 330 except 70' Strip of land dedicated to the public. Part of the S.E. ¼ of the S.W. ¼ of Section 21, and part of the N.E. ¼ of the N.W. 1/4 and part of the N.W. ¼ of the N.E. ¼ and part of the S.W. ¼ of the N.E. ¼ of Section 28, all situated in T. 1 N., R. 13 E., of the 4th P.M., City of Beloit, Rock County, Wisconsin. (a/k/a 1800 Gateway Boulevard). Said parcel contains 32.08 acres more or less.

Section 2. This Ordinance shall take effect and be in force upon its passage and publication.

Adopted this ____ day of _____, 2022.

City Council of the City of Beloit

Clinton Anderson, Council President

Attest:

Marcy J Granger, City Clerk-Treasurer

Published this ____ day of _____, 2022

Effective this ____ day of _____, 2022

01-611100-5231-_____



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: April 6, 2022

Agenda Item: 4.a.

File Number: RPB-2022-01

General Information

Applicant: City of Beloit Engineering Division

Owner: Beloit College

Address/Location: 1026 Church Street (adjacent to White Avenue)

Applicant's Request: Acquisition of a Perpetual Sidewalk and Traffic Signal Facilities Easement

Staff Analysis

Request Details: The City of Beloit Engineering Division has requested City Council acceptance of a Perpetual Sidewalk and Traffic Signal Facilities Easement over and across part of the 4.3-acre parcel owned by Beloit College located at 1026 Church Street. The subject property is located along White Avenue, where the City has an existing public sidewalk and plans to construct a new traffic signal at the intersection of White Avenue and Prince Hall Drive. The traffic signal was recommended by a Traffic Study for the new ABC Supply office building located at 3 ABC Drive, due to the hundreds of additional daily vehicle trips expected on Prince Hall Drive in the near future. The traffic signal project was the beneficiary of a Transportation Economic Assistance (TEA) Grant, and has been delayed due to supply chain issues. The proposed easement will allow the City to install wiring and equipment necessary for the construction of a new traffic signal at White Avenue and Prince Hall Drive outside the right-of-way on part of Beloit College's property. Beloit College has agreed to grant the attached easement to the City on this open space parcel. The proposed easement will also correct existing conditions where a public sidewalk is located on private property, while clarifying that Beloit College remains responsibility for maintenance of the sidewalk.

Surrounding Land Use and Zoning: The subject property is zoned PLI, Public Lands and Institutions District and is used by Beloit College as open space for student recreation. The City's Fire Department Headquarters facility is immediately east of the subject property on the other side of the Church Street cul-de-sac.

City of Beloit Comprehensive Plan and Strategic Plan: The Future Land Use Map recommends Community and Institutional 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 Perpetual Sidewalk and Traffic Signal Facilities Easement over part of the Beloit College parcel located at 1026 Church Street.

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

Location Map



**PERPETUAL SIDEWALK AND TRAFFIC
SIGNAL FACILITIES EASEMENT**

Document Number

Title of Document

THIS PERPETUAL SIDEWALK AND TRAFFIC SIGNAL FACILITIES EASEMENT ("Easement") is made and executed this ____ day of _____, 2022 by Beloit College, (the "Grantor"), to the City of Beloit, a Wisconsin municipal corporation ("Grantee").

RECITALS

WHEREAS, the Grantor is the owner of property in Rock County, Wisconsin, and described as follows:

PARTS OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1228322, RECORDED IN VOLUME 17 ON PAGES 177-180, BEING PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 1 NORTH, RANGE 12 EAST, OF THE 4TH P.M., CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN.

WHEREAS, the Grantee desires a perpetual, non-exclusive easement for public use and other appropriate purposes incidental thereto, in, on, over, under, and across a portion of Grantor's Land; and

WHEREAS, the Grantor is willing to grant a sidewalk and traffic signal facilities easement on a portion of Grantor's Land to the Grantee.

WHEREAS, the Grantee, at its expense, shall cause traffic signal facilities to be constructed, maintained, replaced, and repaired on a portion of Grantor's Land, which portion is more particularly described in the attached Exhibits "A" and "B" ("Easement Area").

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant unto the Grantee, its successors and assigns, subject to the terms hereof, a sidewalk and traffic signal facilities easement for the public use, in perpetuity, in, on, over, under, and across the Easement Area.

1. **Recitals Incorporated.** The above-stated recitals are incorporated by reference and made a part of this grant of easement.
2. **Grant of Easement.** In consideration of One Dollar (\$1.00), the Grantor hereby grants to Grantee, its successors, and assigns, the nonexclusive right and easement in, on, over, under, and across the Easement Area for a public sidewalk and traffic signal facilities, in perpetuity. This grant of easement shall not be construed as a dedication to the public of the underlying fee simple ownership of the Easement Land. Grantor shall use the Easement Area for those purposes allowed to the public and which will not interfere with the Grantee's or the public's full enjoyment of the Easement rights granted hereby. The Grantor agrees to be bound by the provisions of §66.0907. Wis. Stats., regarding public sidewalks as though this sidewalk were in the public right of way.
3. **Construction and Maintenance of Traffic Signal Facilities.** Grantee, at its expense, shall cause traffic signal facilities to be constructed, maintained, replaced, and repaired in the Easement Area.

Recording Area

Name and Return Address

City Attorney's Office
100 State Street
Beloit, WI 53511

206 1368-0605

Parcel Identification Number(s) (PIN)

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

4. **Construction and Maintenance of Sidewalk.** Grantor, at its expense, shall be responsible for maintaining, replacing, and repairing the sidewalk within the Easement Area, as necessary.
5. **Title Warranties.** Grantor warrants that Grantor has good and indefeasible fee simple title to and possession of the Easement Area and that it has good and lawful right to grant this Easement.
6. **Covenants Run with Land.** All of the terms, conditions, covenants and other provisions contained in this Easement, including the benefits and burdens, shall run with the land and shall be binding upon and inure to the benefit of and be enforceable by Grantor and Grantee and their respective successors and assigns. The party named as "Grantor" herein and any successor or assign to the Grantor as fee simple owner of the Property shall cease to have any liability under this Easement with respect to facts or circumstance arising after such party has transferred its fee simple interest in the Property.
7. **Governing Law.** This Easement shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.
8. **Public Record.** This Easement will be recorded by the Grantee in the office of the Register of Deeds of Rock County, Wisconsin.
9. **Invalidity.** If any term, covenant, or condition of this Easement or the application thereof to any person or circumstance shall be deemed invalid or unenforceable, the remainder of this Easement, or the application of such term, covenant, or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term, covenant and condition shall be valid and enforceable to the fullest extent permitted by law.
10. **Headings for Convenience Only.** The paragraph headings are for convenience only and the substantive portions hereof control without regard to the headings.

Dated this ____ day of _____, 20____.

BELOIT COLLEGE

 Lori Rhead – V.P. for Human Resources and Operations
 Beloit College

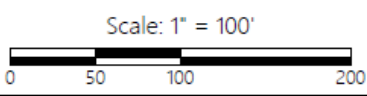
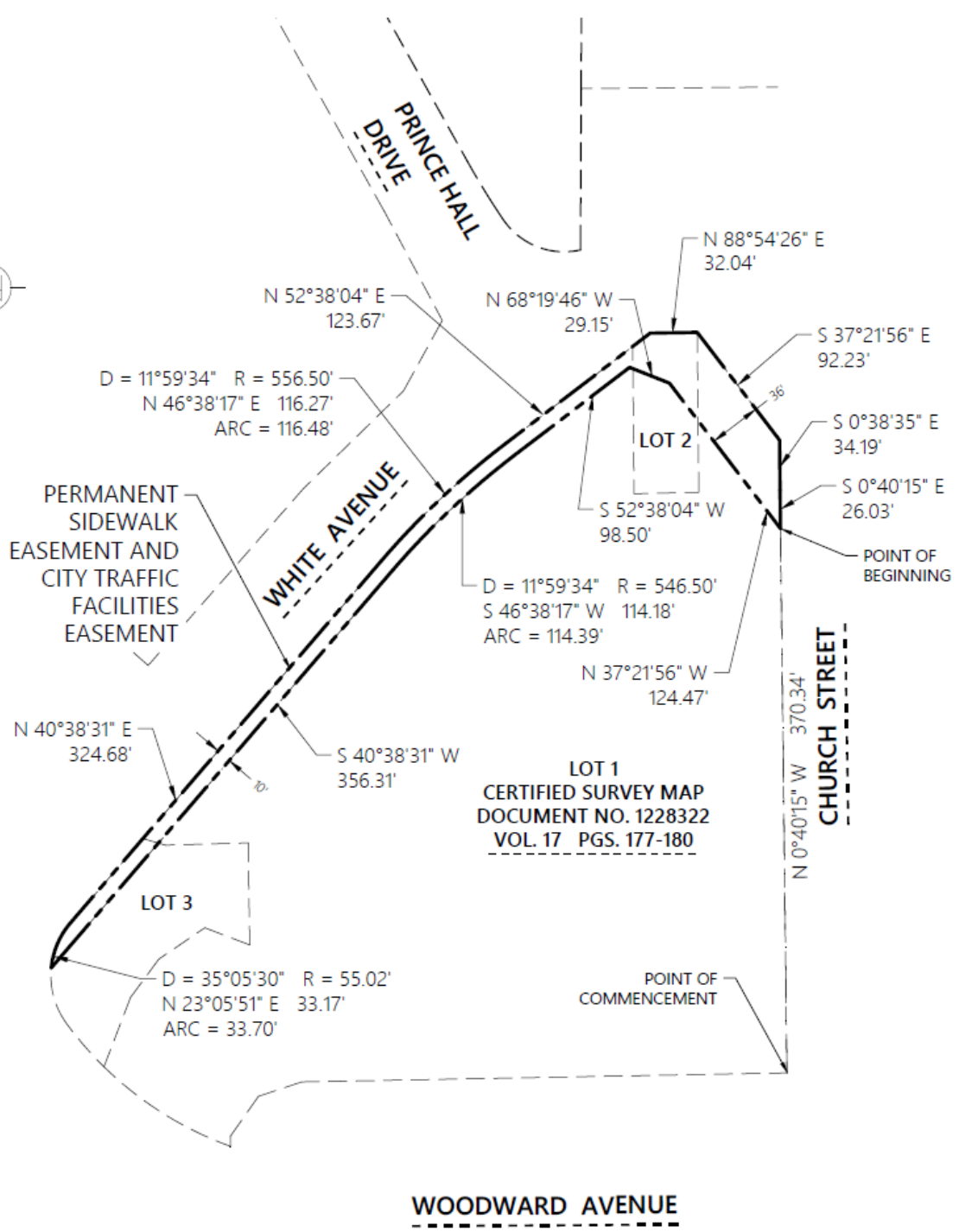
STATE OF _____)
) ss
 COUNTY OF _____)

Personally came before me this _____ day of _____, 2022, the above-named Lori Rhead – V.P. for Human Resources and Operations, to me known to be the person who executed the foregoing instrument, and acknowledged that she executed the foregoing instrument as V.P. for Human Resources and Operations of the College.

 Notary Public
 Print Name: _____
 My Commission is permanent.
 If not, state expiration date: _____

This document was drafted by
 Kristin Belongia

EXHIBIT A



THIS INSTRUMENT DRAFTED BY:
KRISTIN J. BELONGIA, PLS
R.H. BATTERMAN & CO., INC.
ORDER NO. 33222
DATED: June 18, 2021
SHEET 1 OF 2

EXHIBIT B

LEGAL DESCRIPTION:

PARTS OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1228322, RECORDED IN VOLUME 17 ON PAGES 177-180, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 1 NORTH, RANGE 12 EAST, OF THE 4th P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the Southeast corner of Lot 1 of aforesaid Certified Survey Map Document No. 1228322;
thence North 0°40'15" West along the West right of way of Church Street a distance of 370.34 feet to the Point of Beginning;
thence North 37°21'56" West a distance of 124.47 feet;
thence North 68°19'46" West a distance of 29.15 feet;
thence South 52°38'04" West a distance of 98.50 feet;
thence 114.39 feet along the arc of a curve to the left having a radius of 546.50 feet and a chord which bears South 46°38'17" West a distance of 114.18 feet;
thence South 40°38'31" West a distance of 356.31 feet to the Southeasterly right of way of White Avenue;
thence 33.70 feet along said Southeasterly right of way along the arc of a curve to the right having a radius of 55.02 feet and a chord which bears North 23°05'51" East a distance of 33.17;
thence North 40°38'31" East along said Southeasterly right of way a distance of 324.68 feet;
thence 116.48 feet along said Southeasterly right of way along the arc of a curve to the right having a radius of 556.50 feet and a chord which bears North 46°38'17" East a distance of 116.27 feet;
thence North 52°38'04" East along the Southeasterly right of way of White Avenue a distance of 123.67 feet to the Westerly right of way of Church Street;
thence North 88°54'26" East along said Westerly right of way a distance of 32.04 feet;
thence South 37°21'56" East along said Westerly right of way a distance of 92.23 feet;
thence South 0°38'35" East along said Westerly right of way a distance of 34.19 feet;
thence South 0°40'15" East along said Westerly right of way a distance of 26.03 feet to the Point of Beginning.

THIS INSTRUMENT DRAFTED BY:
KRISTIN J. BELONGIA, PLS
R.H. BATTERMAN & CO., INC.
ORDER NO. 33222
DATED: June 18, 2021
SHEET 2 OF 2



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: April 6, 2022

Agenda Item: 4.b.

Overview

On November 3, 2021, Plan Commission held a workshop to discuss the specific and future roles of the Plan Commission. On November 17, 2022, the Plan Commission invited the City Council President, Clinton Anderson, and the City Council Vice President, Brittany Keyes, to a workshop to discuss the roles and responsibilities of the Commission. After that meeting, Plan Commission Chairperson asked the Plan Commissioners to submit the initiatives they thought Plan Commission could/should undertake or be involved in to Julie Christensen, Community Development Director.

The summary of Plan Commission initiatives submitted by Commissioners was compiled and e-mailed to Commissioners on December 12, 2021. The list of all comments suggested by Commissioners is attached to this staff report.

On March 23, 2022, the Commission discussed the initiatives and asked that an item be added to formally take action on the initiatives presented. The items suggested to be added as initiatives for Plan Commission consideration included the following: Plan Commission approval of Conditional Use Permits, implementing initiatives contained in the Comprehensive Plan, and some level of Architectural Review for new buildings.

Staff reviewed the Comprehensive Plan, and one initiative the Commission could possibly pursue would be the following: to improve City-neighborhood relations and to promote neighborhood pride, identity, and connections, the City may start a pilot program to name or re-name existing neighborhoods. This may include supporting the creation of neighborhood associations and/or parent support groups.

Staff has prepared a resolution with a list of proposed initiatives for Commission action.

ATTACHMENTS: Resolution and Attachment A, Plan Commission Initiatives submitted by Commissioners

RESOLUTION

APPROVING PLAN COMMISSION INITIATIVES

WHEREAS, Plan Commission is a group of residents with a variety of skills that could be better utilized; and

WHEREAS, Plan Commissioners submitted possible ideas for additional duties and initiatives that could be completed by the Commissioners, and

WHEREAS, the Commission reviewed the initiatives at its March 23, 2022 meeting and discussed a number of possible initiatives that could be completed by the Commission.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby approve the initiatives identified in Attachment A and directs staff to share the approved Initiatives with the City Council President and City Manager for their consideration.

Adopted this 6th day of April, 2022.

Plan Commission

Timothy Weeden, Chairman

ATTEST:

Julie Christensen
Community Development Director

ATTACHMENT A
PLAN COMMISSION INITIATIVES

1. Amend the Zoning Ordinance to allow for the approval/denial of Conditional Use Permits by Plan Commission.
2. Appoint a subcommittee or have the full Commission work on implementing a portion of the City's adopted Comprehensive Plan. This could include assisting with the following recommendation in the Plan: to improve City-neighborhood relations and to promote neighborhood pride, identity, and connections, the City may start a pilot program to name or re-name existing neighborhoods. This may include supporting the creation of neighborhood associations and/or parent support groups.
3. Amend the Architectural Review and Landscape Code to require Plan Commission approval of all Architectural Review certificates for new construction projects.

Proposed Plan Commission Initiatives submitted by the Commission members

1. The Plan Commission should include at least one City Council member who would be a voting member. I've done a survey of similar size Wisconsin cities and all have at least 1 elected City Council member who is appointed by the Mayor or Council president as a voting member of the Plan Commission. This is not a personnel matter but a question of organizing to communicate most effectively. A city councilor who has taken an informed and considered vote at PC will be a more effective advocate for the PC's position at the council level without sacrificing the ability to change position should new information be presented to the council. We need a councilor with skin in the game, not an observer.
2. The Council should delegate issuance of Conditional Use Permits to the Commission.
3. At some level, the PC should have authority on architectural review. Maybe it's simply a passive process, but if we are responsible for the Plan we need to see what's being done - many cities call it design review. Signage packages should require Commission approval as part of this review.
4. We need to do a better job of focusing development and redevelopment on areas or neighborhoods or corridors, not on just a property. The riverfront project and even more recent projects have shown that big visions might take longer, but looking at one property without attention to a bigger vision doesn't move us ahead.
5. Commissioners are included and have a more active role in reviewing applications from a more holistic perspective that include but are not limited to architecture, type of signs and landscaping, ways to improve environmental protection, the impact on surrounding residential neighborhoods and public safety.
6. A formal process for commissioners to offer suggestions and recommendations to city council for zoning changes for site review and suggestions for amendments to the city ordinance
7. A formal process for commissioners to add items to the Commission agenda
8. Add a checklist with questions or information items to the current application form to streamline the application and review process. The items to be included in that checklist should be approved by all of us, but I am happy to take the lead and come up with a draft to get us started, should the commission and the city staff move in this direction.
9. A mission statement for the Plan Commission that spells out our goals, not just our mandate.
10. A vision statement that maps out how we intend to advance the mission in the coming five years. I see this as a short paragraph to be updated as the commission and the community change.
11. A role in devising or updating a strategic development plan for the city. I think of this as a 25-year plan that sets goals and potential pathways.
12. Perhaps the Commission has a role in researching if there are "clean energy" options that could be included for debate as part of the planning process. How that would make it onto the agenda I don't know. I get the sense that is part of what Pablo and Judy were advocating for at the workshop.