

**CITY PLAN COMMISSION  
MARSHFIELD, WISCONSIN  
MINUTES OF JANUARY 19, 2016**

Meeting called to order by Vice Chairman Wagner at 7:00 PM in the Council Chambers of City Hall Plaza.

**PRESENT:** Ed Wagner, Bill Penker, Ken Wood, Joe Gustafson, Josh Witt & Laura Mazzini

**EXCUSED:** Mayor Meyer

**ABSENT:** None

**ALSO PRESENT:** Aldermen Earll and Jockheck; City Administrator Barg; Director of Public Works Knoeck; Planning & Economic Development Director Angell; City Planner Miller; Zoning Administrator Schroeder; City Engineer Turchi; Wastewater Superintendent Warp; the media and others.

**PC16-01** Motion by Penker, second by Wood to recommend approval of the minutes of the December 14, 2015 City Plan Commission meeting.

**Motion Carried**

**Citizen Comments: None**

Jim Lundberg, Point of Beginning, the civil engineer on the project presented on overview of the Marshfield Clinic's proposed hospital project, located to the northeast of the current East Wing building. Paul Rode, Planner for the Clinic, further defined the site improvements, including the parking ramp, ambulance entrance and site circulation. The building is approximately 600,000 square feet with one level below grade and 7 levels above grade. He also reviewed exterior renderings of the building and building floor plans. Steve Gentilini, Dunham Associates, reviewed the plans for the Central Utility Plant.

**PUBLIC HEARING** - Conditional Use Request by Marshfield Clinic to allow the construction of a new Large Scale Indoor Institutional Hospital building, a Central Utility Plant, and an on-site Parking Ramp all within property zoned "CD" Campus Development prior to the adoption of a Campus Master Plan, located to the northeast of the existing Marshfield Clinic East Wing building at 1001 North Oak Avenue (Parcel Nos. 33-03233, 33-03237, 33-03231C, 33-03239D, 33-03239A, 33-03239B, 33-03239C, 33-03241, and 33-03241AA).

**COMMENTS:**

- Tim Feeley, an attorney representing St Joseph Hospital and Ministry Health Care, asked Zoning Administrator Schroeder how far the new hospital would be from St Joseph Hospital and Schroeder responded about 1,000 feet. On behalf of his clients, he did submit a letter to the Plan Commission laying out their objection to the project. They have focused on the Plan Commission's obligation to promote the health and general welfare of the community. Their objections tie directly to the ordinance that says you have an obligation to make sure those two things are promoted with respect to approval or denial of a project. They have focused on the aspect of public need. Although Wisconsin is not a public need state with respect to hospitals, there is legislation that states that when you consider public need, health and safety, that one of the criteria you should consider is the close proximity of businesses and how that may affect public need. They propose that the community and this area is significantly growing and this community will not be able to support two hospitals in that close proximity with all of the services that a hospital has to provide to be a hospital. In addition, the issue of where are the employees going to come from? The hospital is already under capacity and has voluntarily lost a number of employees that have sought to relocate due to the uncertainty of what is going to happen. In light of the fact that this will be a

duplication of services that the community will not be able to support, that is an important consideration that this commission should consider with respect to the public need analysis. The only other issue he would speak to is the reference in the Clinic's application to expiring leases at the hospital as justification for this project. He stated that there are very few leases in place between St Joseph Hospital and the Clinic and none are in jeopardy of going away.

- Dan Kirschnik, attorney with Marshfield Clinic, wanted to mention that recent newspaper articles have indicated that Ministry's strategic initiatives have evolved to transitioning tertiary care from Marshfield to Weston. So to him when we talk about general welfare, we are talking about service being diminished here in Marshfield and the Clinic is stepping up with this plan. They are enhancing services and job creation to create a state of the art hospital providing exceptional care.

**PC16-02** Motion by Gustafson, second by Witt to recommend approval of the Conditional Use Request by Marshfield Clinic to allow the construction of a new Large Scale Indoor Institutional Hospital building, a Central Utility Plant, and an on-site Parking Ramp all within property zoned "CD" Campus Development prior to the adoption of a Campus Master Plan, located to the northeast of the existing Marshfield Clinic East Wing building at 1001 North Oak Avenue (Parcel Nos. 33-03233, 33-03237, 33-03231C, 33-03239D, 33-03239A, 33-03239B, 33-03239C, 33-03241, and 33-03241AA), subject to the following conditions:

1. The proposed developments may be constructed as presented. Minor site changes may be administratively approved provided the following are met:
  - a. All structures shall be setback a minimum of 35' from the northern property boundaries, 70' from North Walnut Avenue ROW, 50' from any southern property line, and 50' from North Oak Avenue ROW.
  - b. No pavement may be any closer than 10' to any property line excluding access points.
2. The proposed Hospital and any appurtenance to the Hospital may not exceed the maximum height elevation of 1,399' AMSL excluding a Mobile Aeronautical Vehicle temporarily parked on the Helipad.
3. All 9 properties including parcels 33-03233, 33-03237, 33-03231C, 33-03239D, 33-03239A, 33-03239B, 33-03239C, 33-03241, and 33-03241AA, must be combined prior to any building permits being issued.
4. All six residential homes along North Walnut Avenue must be removed within one year of a resolution being approved by the Common Council.
5. A draft of a Campus Master Plan for the Marshfield Clinic Medical Campus following Section 18-166 must be submitted to the City for review within one year of a resolution being approved by the Common Council. A final Campus Master Plan must be adopted prior to the City issuing a certificate of occupancy for the Hospital.
6. A complete Landscape and Lighting plan must be reviewed by the City within one year of a resolution being approved by the Common Council. Lighting and Landscaping must meet the minimum requirements of "CMU" Community Mixed Use district as stated in Article VIII and Section 18-104.
7. The Parking Ramp Structure is exempt from meeting the requirements for landscape islands under Section 18-33(3)(d).
8. The east entrance into the Parking Ramp Structure must be marked for Staff and emergency use only.
9. The Ambulance entry off of North Walnut Avenue must be marked for Ambulance, emergency and service use only.
10. The Service entry off of North Walnut Avenue must be marked for emergency and service use only.

11. The proposed future Hyperbaric Expansion may be approved administratively provided the footprint does not increase from what is shown on the site plan.
12. The conditional use permit is valid until June of 2019, one year after expected completion. At which time if the project is not complete the applicant must return to the Plan Commission for review of the project.

**Wagner, Penker, Gustafson, Witt & Mazzini voted ‘Aye’, Wood voted ‘No’ Motion Carried**

**PUBLIC HEARING** - Conditional Use Request by Marshfield Clinic to allow the construction of an off-site parking area and enclosed shelter, including exceptions to the landscape and proximity requirements, to accommodate the proposed expansions by the Marshfield Clinic within property zoned “CD” Campus Development prior to the adoption of a Campus Master Plan, located off of West McMillan Street to the East of Security Health (Parcel No. 33-03224).

**COMMENTS:** Attorney Feeley noted same objections as the previous public hearing.

**PC16-02** Motion by Mazzini, second by Gustafson to recommend approval of the Conditional Use Request by Marshfield Clinic to allow the construction of an off-site parking area and enclosed shelter, including exceptions to the landscape and proximity requirements, to accommodate the proposed expansions by the Marshfield Clinic within property zoned “CD” Campus Development prior to the adoption of a Campus Master Plan, located off of West McMillan Street to the East of Security Health (Parcel No. 33-03224), subject to the following conditions:

1. The proposed off-site parking lot and shelter structures, including landscaping and lighting, may be constructed as presented, subject to the conditions listed, with minor modifications to the setbacks, shelter location and size, lighting plan, and landscape plan that may be approved administratively.
2. A separate left and right-turn lane shall be constructed for the northbound traffic leaving the parking lot.
3. A left-turn lane for McMillan’s west bound traffic with 150-feet of storage (not including taper) shall be reviewed and implemented if the City Engineer determines it to be feasible.
4. The southernmost row of parking may not contain more than 12 parking stalls in a row without a landscape peninsula.
5. Exterior landscaped peninsulas shall include landscaping.
6. Any minimum required street frontage landscaping that is not allowed along McMillan Street due to an easement, must be dispersed along the perimeter of the parking area.
7. Any signage proposed for the site must match the Marshfield Clinic Master Sign Plan.
8. The project, including landscaping and traffic improvements, must be complete within two years of the approved resolution by the Common Council.

**Motion Carried**

Commissioners Wood and Penker both volunteered to serve on the CIP Administrative Committee. The chair called for a vote by written ballot and Wood was elected.

**Items for Future Agendas:** None

**Staff Updates:**

- Miller gave an update on the Comprehensive Plan Update process and the success recent kickoff meeting.

Motion by Wood, second Witt that the meeting be adjourned at 8:27 PM.

**Motion Carried**

**Daniel G. Knoeck, Secretary**  
**CITY PLAN COMMISSION**