

## REPORT OF THE PLANNING COMMISSION

Date of Meeting: February 7, 2022

Report #1

The Planning Commission met at 4:00 p.m. on February 7, 2022 in the City Hall Council Chambers and via remote audioconferencing. Members present included acting Chairperson Ryan Austin, Lee Thao, Eric Daven, and Ben Goodreau. Shane Burkart and Susan Feith attended via Zoom. Absent was Shane Blaser. Also at the meeting were Carrie Edmondson, Kyle Kearns, Tom Rayome, Alex Mayou, Tracey Traut, Ryan Neville, Dave O, Dean Veneman, Jennifer Klund, Justin Frahm, and Jim Lynn.

The meeting was called to order at 4:03 p.m.

1. Approval of the reports from the December 6, 2021 and January 3, 2022 Plan Commission meetings.

Motion by Thao to approve the staff reports from the December 6, 2021 and January 3, 2022 Plan Commission meetings; second by Goodreau.

Motion carried (6 – 0)

2. Vandewalle & Associates – Wisconsin Rapids Recovery & Redevelopment Plan Update

Kyle Kearns provided information on the continued status and progress of the Wisconsin Rapids Recovery and Redevelopment Plan.

3. **PLAN-22-0044; RC Rapids East LLC** – request for Certified Survey Map approval to combine and create four lots south of Poplar Street, between Third Street North and Fourth Street North (Parcel ID's 3405243, 3405242, 3405225, 3405226, 3405241, 3405227, 3405240, 3405228, 3405239, & 3405229)

Motion by Daven to approve the request for Certified Survey Map approval to combine and create four lots south of Poplar Street, between Third Street North and Fourth Street North (Parcel ID's 3405243, 3405242, 3405225, 3405226, 3405241, 3405227, 3405240, 3405228, 3405239, & 3405229); second by Austin.

Motion carried (6 – 0)

4. **PLAN-22-0060; RC Rapids East LLC** – request for Certified Survey Map approval to combine and create two lots north of Spring Street, between Second Street North and Third Street North, which includes the dedication of right-of-way along Spring Street (Parcel ID's 3405351, 3405223, 3405222 & 3405221)

Motion by Goodreau to approve the request for Certified Survey Map approval to combine and create two lots north of Spring Street, between Second Street North and Third Street North, which includes the dedication of right-of-way along Spring Street (Parcel ID's 3405351, 3405223, 3405222 & 3405221); second by Thao.

Motion carried (6 – 0)

5. **PLAN-22-0039; Marshfield Clinic Health System** – Site Plan Review and Architectural Review to construct a Health Care Center and other site improvements at 220 24th St. S. (Parcel ID 3410784)

City staff provide hardcopies of updated plans to Commissioners (attached).

Carrie Edmondson provided a synopsis of the Marshfield Healthcare Clinic project. The Community Development Department recommends approval with the conditions outlined in the staff report.

Commissioners asked for clarification about the patient drop-off area, the relationship between the two buildings, the logistics for the transport of patients to and from each building and if it were to occur, traffic routes in the parking lot, and the quantity and use of patient rooms. Marshfield Clinic staff, Dave O and Jim Lynn responded to the concerns.

Motion Feith to approve the Site Plan Review and Architectural Review to construct a Health Care Center and other site improvements at 220 24th St. S. (Parcel ID 3410784), subject to the following conditions:

- a) An updated landscape plan should be submitted to the Community Development Department for review and approval.
- b) Trees within the setbacks, as outlined in the covenants, should be preserved where possible.
- c) Light from the business shall not exceed 0.2 foot-candles at the neighboring commercial property lines.
- d) Applicable permits through the City shall be obtained.
- e) Community development staff shall have the authority to approve minor modifications to the plans.

Second by Austin.

Motion carried (6 – 0)

## **6. Adjourn**

Motion by Austin to adjourn; second by Goodreau.

Motion carried (6 – 0)

Meeting adjourned at 4:28 p.m.

Respectfully Submitted by Erika Esser, Secretary



## Memorandum

To: Kyle Kearns, City of Wisconsin Rapids  
From: Justin Frahm, JSD  
Re: Marshfield Clinic Health System – 220 24<sup>th</sup> St. S. Hospital Development  
JSD Project #: 21-10413  
Date: February 2, 2022  
cc: Tracey Traut, Marshfield Clinic Health System; James Lynn, MCHS; Joe Eichsteadt, City of Wisconsin Rapids; Carrie Edmondson, City of Wisconsin Rapids

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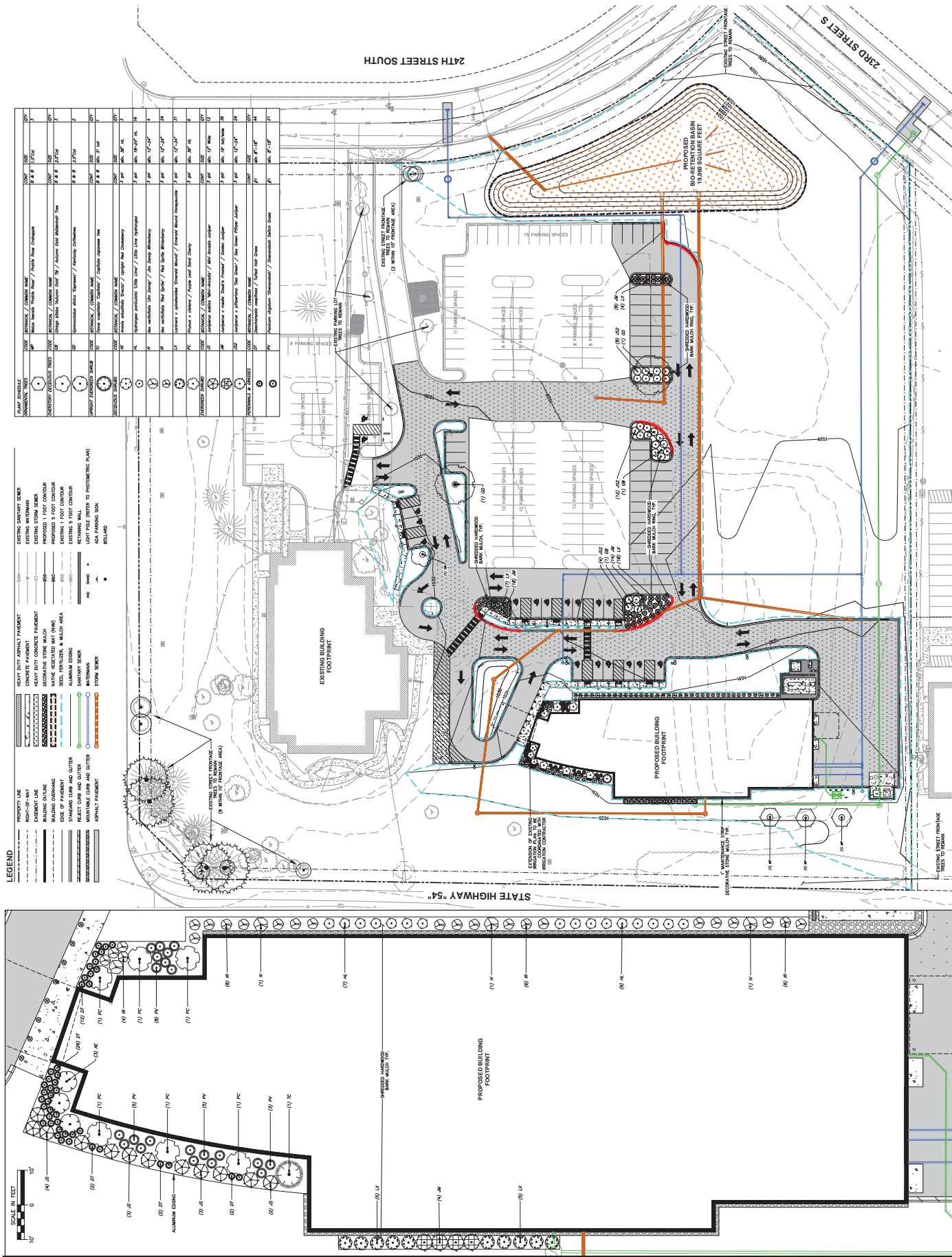
JSD has further analyzed the City of Wisconsin Rapids zoning code landscape requirements sections per the following:

**Street Frontage:** By utilizing all existing trees and the credit conversion table specified in the zoning code, 1,200 landscape points are provided to fulfill the required 1,109 landscape points. (See Landscape Plan sheet L1.0 for callouts of street frontage trees to remain and sheet L2.0 for points breakdown).

**Building Foundation:** Utilizing newly proposed plantings and the appropriate credits for each tall, medium and low plant material, 261 landscape points are provided to fulfill the 261 required landscape points. (Based on the proposed building's linear feet of foundation. See Landscape Plan sheet L2.0 for points breakdown).

**Parking Lot:** Utilizing both existing and newly proposed trees and shrubs, 741 landscape points are provided to fulfill the 577 landscape points required. The appropriate ratio of at least 60% tall trees and at least 20% is fulfilled. 1,888 square feet of interior parking lot landscaping is provided to fulfill the 1,875 square feet of required interior parking lot landscaping. (See Landscape Plan sheet L1.0 for proposed planting locations and existing tree callouts. See sheet L2.0 for points breakdown).

**Woodlands Business Center Protective Covenants:** Tree protection zones created by 50' setbacks along Highway 54 to the west, Peach Street to the north, and Apple Street/23<sup>rd</sup> Streets to the east have been considered along with the rear setback along the south property line to create a 30' setback protection zone. All trees within the north and west protection zones are preserved. A portion of trees within the south and east protection zones are requested for removal by special permission as a necessity to accommodate the bio-retention basin east of the parking lot. (See Demolition Plan).





## MUNICIPAL LANDSCAPE REQUIREMENTS

[illegible]

## GENERAL NOTES

[illegible]

## LANDSCAPE MATERIAL NOTES

- [illegible]

## SEEDING &amp; POND VEGETATION NOTES

1. MATERIALS - TURBINES SHALL BE DELIVERED WITH ANNUAL RECORDS ON PLANS, SUCH AS SHALL RECORDS OF TOPSOIL AND EARTH REMOVALS, "NO DISBURSEMENTS" CONSIDERED, AND ANNUAL RECORDS BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURBINES SHALL, ANNUAL RITE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 TON PER ACRE, TO BE APPLIED TO ALL DISTURBED AREAS PER MANUFACTURER'S RECOMMENDATIONS. MAINT SHALL BE CERTIFIED NOODIOUS WEED-FREE.
2. MATERIALS - TURBINES SHALL BE DELIVERED WITH ANNUAL RECORDS ON PLANS, SUCH AS SHALL RECORDS OF TOPSOIL AND EARTH REMOVALS, "NO DISBURSEMENTS" CONSIDERED, AND ANNUAL RECORDS BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURBINES SHALL, ANNUAL RITE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 TON PER ACRE, TO BE APPLIED TO ALL DISTURBED AREAS PER MANUFACTURER'S RECOMMENDATIONS. MAINT SHALL BE CERTIFIED NOODIOUS WEED-FREE.

## GENERAL NOTES

4. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
5. THE WORK IN THIS SHEET SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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**CIVIL ENGINEER/LANDSCAPE**

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MEDFORD, & LAKE  
HALLIE LOCATIONS**

NOT FOR  
CONSTRUCTION

[illegible]

HGA NO: 2879-010-00

LANDSCAPE  
DETAILS  
& NOTES

DATE: DECEMBER 22, 2021

CONSTRUCTION DRAWINGS

 L200.WR











