

**AGENDA
PLAN COMMISSION
MONDAY, OCTOBER 5, 2026
4:30 P.M.
JEFFERSON CITY HALL
MEETING ROOMS**

1. Roll Call.
2. Presentation & Overview by Mercy Health Care
3. **Adjourn to Public Hearing** to hear the following request to Amend the Official Zoning Map for Section 300-10.31 of the Municipal Code of the City of Jefferson Related to the Rezoning of parcel number 241-0614-0343-000 and 241-0614-0342-000.
 - A. Call to Order.
 - B. Read Notice of Public Hearing.
 - C. Explanation of Request.
 - D. Persons wishing to be heard; please state name, address, and reason for appearance.
 - E. Closing of Public Hearing.
4. **Review and Approval:** Certified Survey Map (CSM) Combs & Associates on behalf of Spangler.
5. **Review and Recommendation:** Amend the Official Zoning Map for Section 300-10.31 of the Municipal Code of the City of Jefferson Related to the Rezoning of parcel number 241-0614-0343-000 and 241-0614-0342-000.
6. **Review and Approval, Pending Council Approval of Rezone:** Site Plan – Submitted by Randy Benish, on behalf of Mercy Health.
7. Minutes: September 8, 2026
8. Adjourn.

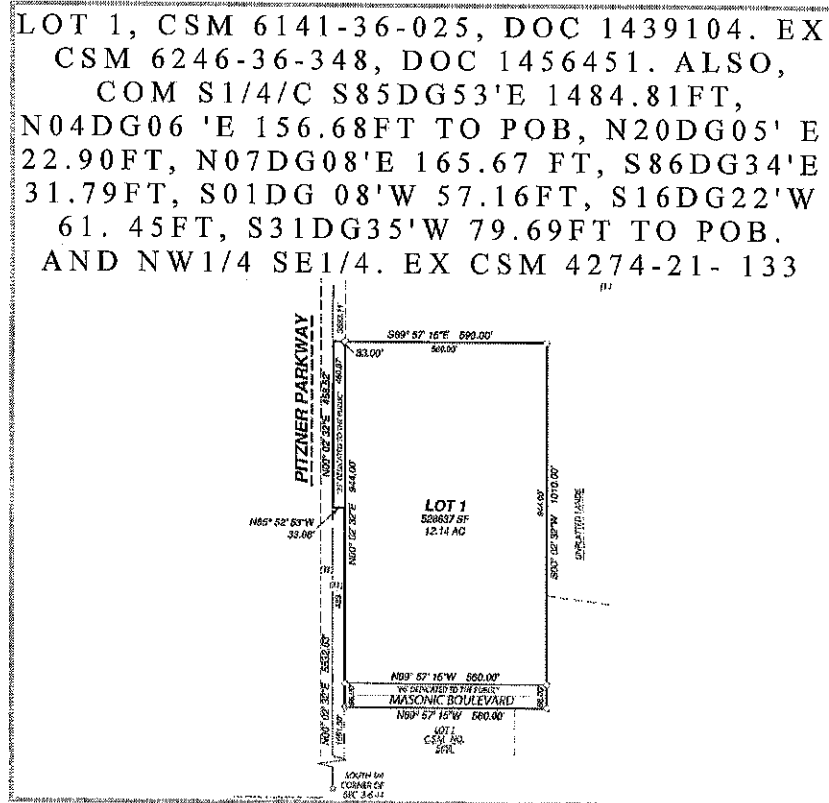
NOTE: If you are not able to attend this Plan Commission meeting, please call City Hall as soon as possible at 920-674-7727.

If you require special accommodation to fully participate, please notify our office by phone 920-674-7727 or in writing, 24 hours prior to the meeting time.

**NOTICE OF PUBLIC HEARING
CITY OF JEFFERSON
PROPOSED AMENDMENT TO ZONING MAP**

Notice is hereby given that the Plan Commission of the City of Jefferson will hold a Public Hearing in the Council Chambers of Jefferson City Hall, 317 South Main Street, Jefferson, Wisconsin, on October 5, 2026, at 4:30 p.m. to hear the following rezoning request for zoning change of 241-0614-0343-000 and 241-0614-0342-000 from RH-35 Rural Holdings to the zoning designation of Institutional (I).

Description:



Parcel #: 241-0614-0343-000/241-0614-0342-000

Address: Land East of Pitzner Boulevard, South of Gravel Road & North of Masonic Boulevard.

Proposed Permanent Zoning Designation: Institutional (I).

All interested persons are encouraged to attend the hearing.

PUBLISH: September 24th and September 28, 2026.

AFFIDAVIT REQUESTED

G:\BUILDING INSPECTION & ZONING\PLAN COMMISSION\2026\10-5-26
Mercy\Mercy\MercyHealth for Paper 2026-2.doc

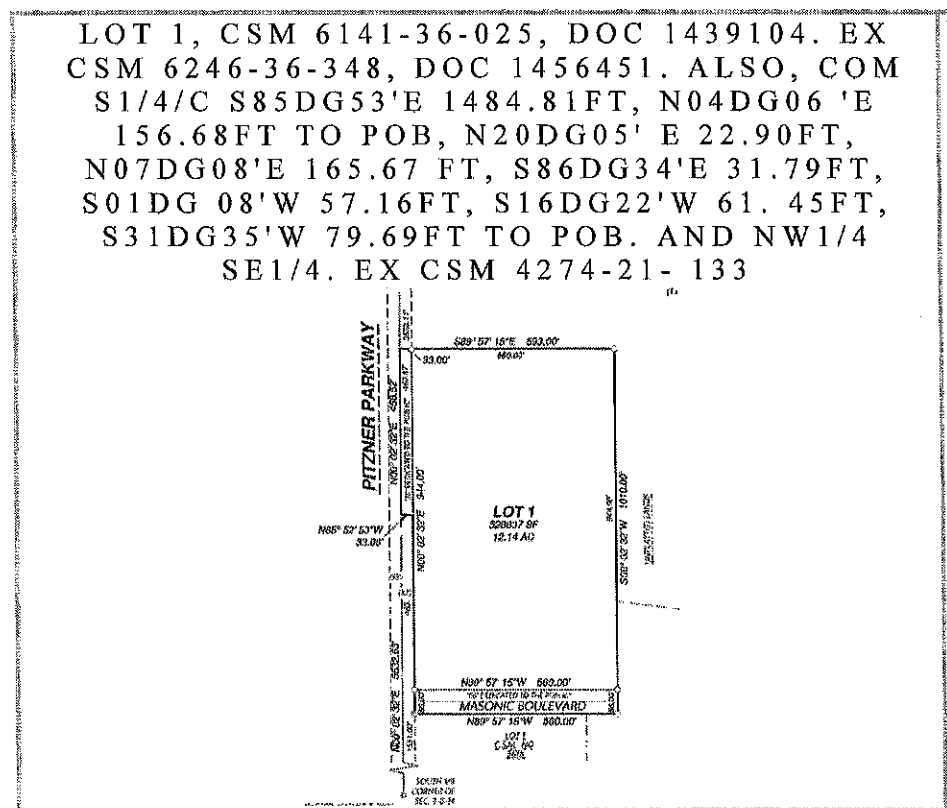
**CITY OF JEFFERSON
PROPOSED ORDINANCE # 12-26**

An Ordinance to Amend the Official Zoning Map for Section 300-10.31 of the Municipal Code of the City of Jefferson Related to the Rezoning.

The Common Council of the City of Jefferson, Wisconsin, do ordain as follows:

Section 1. Section 300-10.31 of the Zoning map, City of Jefferson, Wisconsin, which is herein made a part, is amended to change district boundaries of parcel number 241-0614-0343-000 and 241-0614-0342-000 from RH-35 Rural Holdings to the zoning designation of Institutional (I).

Description:



Parcel#: 241-0614-0343-000/241-0614-0342-000

Address: Land East of Pitzner Boulevard, South of Gravel Road & North of Masonic Boulevard.

Proposed Permanent Zoning Designation: Institutional (I).

Section 2. This ordinance shall take effect and be in full force after passage and publication as provided by law and notification and attestation of the district boundary changes incorporated herein the zoning map, City of Jefferson.

Mercyhealth Zoning Request Narrative

Mercyhealth has acquired a 12.8-acre parcel of land located east of Pitzner Boulevard, south of Gravel Road (which provides access to the Fairgrounds), and northwest of Masonic Boulevard. The property was previously owned by the Spangler property, legally referenced as 126-343 on county records within county records.

The applicant proposes to develop this site with a 30,000 square foot single-story medical facility designed to serve the healthcare needs of the surrounding region Jefferson community and surrounding region. The planned facility will incorporate multiple clinical spaces for outpatient services as well as a dedicated small freestanding emergency and urgent care center. The facility is intended to expand access to convenient, high-quality healthcare services for area residents.

The subject property is currently zoned RH-35 (Rural Holding District). To accommodate the proposed medical facility development, Mercyhealth has formally requesting that the City reclassify the site to I (Institutional District) classification, which would be more appropriate for healthcare and medical service uses.

Mercyhealth asserts that this proposed development represents a significant investment in healthcare services for the Jefferson community and surrounding areas. Mercyhealth further contends that the project is consistent with the goals and objectives outlined in the City's Comprehensive Plan.

Additionally, Mercyhealth has proactively agreed to dedicate a 66-foot easement along the southern boundary of the property. This easement will facilitate the future extension of Masonic Boulevard westward, ultimately connecting it to Pitzner Boulevard and improving regional traffic circulation and connectivity.

The proposed medical facility is expected to provide substantial benefits to the community through increased access to healthcare services, new employment opportunities, and continued investment in the region's healthcare infrastructure. For these reasons, Mercyhealth respectfully requests approval of the proposed rezoning from RH-35 (Rural Holding District) to I (Institutional District).



We're going outside.

City of Jefferson Procedural Checklist for Zoning Map Amendments (Rezoning) Requirements per Section 300.10.31

This form is designed to be used by the Applicant as a guide to submitting a complete application to amend the Official Zoning Map and by the City to process the application.

SUBMITTED 9/1/2026

Name, company, and client (if applicable): Mercyhealth , represented by Randy Benish,
Director of Construction Management

Phone number: 608-295-3522 Email: rbenish@mhsjvl.org

Property address of requested zoning change: Mercyhealth has acquired a parcel of land east of
Pitzner Boulevard, south of gravel road & north of Masonic Boulevard - 126-343 Spangler

Zoning change request from RH-35 Rural Holding to I - Institutional

I Application Packet Requirements

The Applicant shall submit 1 electronic pdf or 3 paper copies (11 x 17) of the application.

- ☐ A map of the subject property to scale, depicting the following:
 - ☐ All lands for which the zoning is proposed to be amended and all other lands within 100 feet of the boundaries of the subject property.
 - ☐ All parcel numbers for the subject property.
 - ☐ Current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control.
 - ☐ All lot dimensions of the subject property.
 - ☐ A graphic scale and north arrow.
- ☐ Legal description of the property.
- ☐ Written justification for the proposed Official Zoning Map amendment, including evidence that the application is consistent with the Comprehensive Plan. **Reference Mercyhealth Zoning Request Narrative on following pages**
- ☐ Any further information needed by the Plan Commission to facilitate the making of a comprehensive report to the Plan Commission and City Council.

II Criteria Used to Evaluate the Proposed Zoning Map Amendment

The Zoning Administrator shall review the complete application and evaluate whether the proposed amendment:

1. Advances the purposes of this Chapter as outlined in Section 300.01.03 and the applicable rules of Wisconsin Department of Administration and the Federal Emergency Management Agency.
2. Is in harmony with the Comprehensive Plan.
3. Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.
4. Addresses any of the following factors that are not properly addressed on the current Official Zoning Map:
 - a. The designations of the Official Zoning Map are not in conformance with the Comprehensive Plan.
 - b. A mapping mistake was made, including the omission on the Official Zoning Map of an approved zoning map amendment.
 - c. Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
 - d. Growth patterns or rates have changed, creating the need for an amendment to the Official Zoning Map.

III Process Checklist

- | | |
|--|-------------|
| ☐ Staff-Applicant meeting (if applicable) | Date: _____ |
| ☐ Application fee of \$500 payable to City of Jefferson | Date: _____ |
| ☐ Reimbursement of professional consultant costs agreement executed. | Date: _____ |
| ☐ Receipt of complete application packet by Zoning Administrator | Date: _____ |
| ☐ City Staff input | Date: _____ |
| ☐ Class 2 legal notice sent to official newspaper by City Clerk | Date: _____ |
| ☐ Class 2 legal notice published on _____ and _____ | Date: _____ |
| ☐ Notification of neighboring property owners within 100 feet of the petition | Date: _____ |
| ☐ Notification of clerks of municipalities within 1,000 feet of the petition | Date: _____ |
| ☐ Notification of airports within 1 mile of the petition | Date: _____ |
| ☐ Plan Commission Public Hearing, review and recommendation | Date: _____ |
| ☐ City Council review and action | Date: _____ |

City of Jefferson Zoning Map

EXISTING "RH-35 RURAL
HOLDING"
PROPOSED
"I-INSTITUTIONAL"

Zoning Districts

- SR-2 Single-Family Residential
- SR-3 Single-Family Residential
- SR-5 Single-Family Residential
- SR-7 Single-Family Residential
- MH-7 Mobile Home Residential
- TF-10 Two-Flat Residential
- DR-8 Duplex Residential
- MRL-8 Multi-Family Residential
- MRM-12 Multi-Family Residential
- BP Business Park
- HI Heavy Industrial
- IOS Intensive Outdoor Storage
- IOC Intensive Outdoor Commercial
- AO Adult-Oriented Entertainment

- NMU Neighborhood Mixed-Use
- SMU Suburban Mixed-Use
- UMU Urban Mixed-Use
- DHMU Downtown Historic MU
- I Institutional
- LI Light Industrial
- MI Medium Industrial
- RH-35 Rural Holding
- FAR Fairgrounds
- EX Extraction/Disposal

Adopted: July 20, 2021

VANDEWALLE &
ASSOCIATES INC.
Shaping places. Shaping change.



0 0.25 0.5 Miles



CERTIFIED SURVEY MAP AND ZONING MAP AMENDMENT REVIEW REPORT TO THE PLAN COMMISSION

DATE: September 22, 2026

APPLICANT: Randy Benish, on behalf of Mercy Health

PROPERTY ADDRESSES: New Parcel (number yet to be assigned)

EXISTING ZONING: RH-35, Rural Holding

PARCEL NUMBER: 241-0614-0342-000 and 241-0614-0343-000, New Parcel (number yet to be assigned)

PROPOSED ZONING: I, Institutional

EXISTING LAND USE: Vacant (Agriculture)

OWNER: Current: Spangler Leasing, LLC Future: Mercy Health System Corp

REQUESTED USES: Indoor Institutional and Heliport

BACKGROUND ON CERTIFIED SURVEY MAP AND REZONING REVIEW:

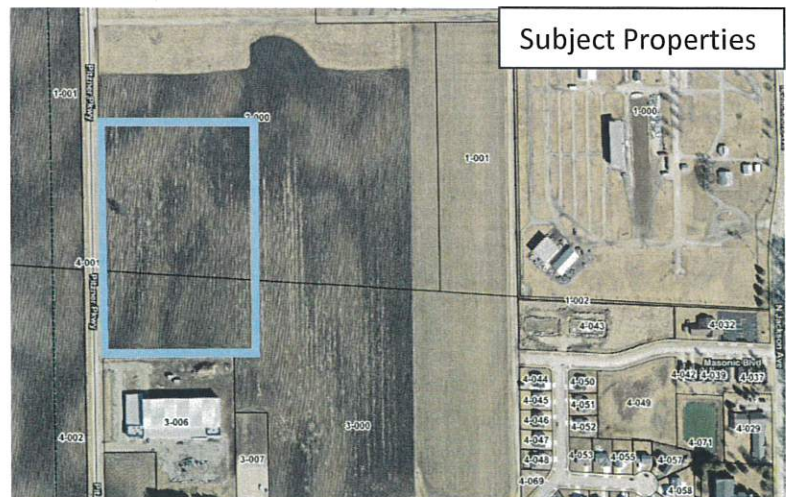
Section 294-9 of the City of Jefferson Subdivision Ordinance outlines the process for completing a land division other than subdivisions. This requires review and action by the Plan Commission. It also requires meeting the ordinance's design standards and conformance with the Zoning Ordinance related to the creation of new parcels.

Section 300.10.31 of the City of Jefferson Zoning Ordinance outlines the requirements for a Zoning Map Amendment. This requires review and action by both the Plan Commission and the Common Council, including consideration of the rezoning's location, the existing zoning, and the justification for the requested change to the Zoning Map.

REQUEST OVERVIEW:

The proposed land division would reconfigure two existing lots to create a new 12.14-acre parcel. The new lot would be comprised of approximately 9 acres from the existing northern lot and approximately 3 acres from the existing southern lot.

- Existing Parcels (approximate size):
 - 241-0614-0342-000: 36 Acres
 - 241-0614-0343-000: 32 Acres
- Proposed Parcels (approximate size):
 - 241-0614-0342-000: 27 Acres
 - 241-0614-0343-000: 28 Acres
 - New Lot 1: 12 Acres



The applicant is proposing to construct a new 30,000-square-foot, single-story medical facility with a heliport that will provide a range of outpatient clinical services and emergency and urgent care center. The proposed development would be classified as indoor institutional and heliport land uses within the zoning code.

The two existing parcels are currently zoned RH-35, which does not permit indoor institutional uses. To accommodate the project, the proposed new parcel is being created and the applicant is seeking a rezoning

from RH-35 to Institutional. The Institutional zoning district permits indoor institutional land uses by right, the heliport land use by conditional use, and is therefore an appropriate zoning designation for the proposed development.

CERTIFIED SURVEY MAP REVIEW:

A CSM is required when a property owner seeks to divide land in a manner that does not meet the definition of a subdivision, typically involving four or fewer lots. The Subdivision Ordinance requires that land divisions be reviewed by the Plan Commission for consistency with all other ordinances, laws, rules, regulations, and plans. The Zoning Ordinance has minimum and maximum density, intensity, and bulk regulations for all properties in the City. As further described below, the proposed CSM subdivides the land from two lots to three lots that must meet the Zoning Ordinance's minimum requirements.

This process, in combination with the proposed rezoning, provides the opportunity for the proposed project to meet the Zoning Ordinance's bulk dimensional standards. To note, the Zoning Ordinance does not have bulk dimensional standards for right-of-way, outlots, or utility easements. These standards are provided within the Subdivision Ordinance.

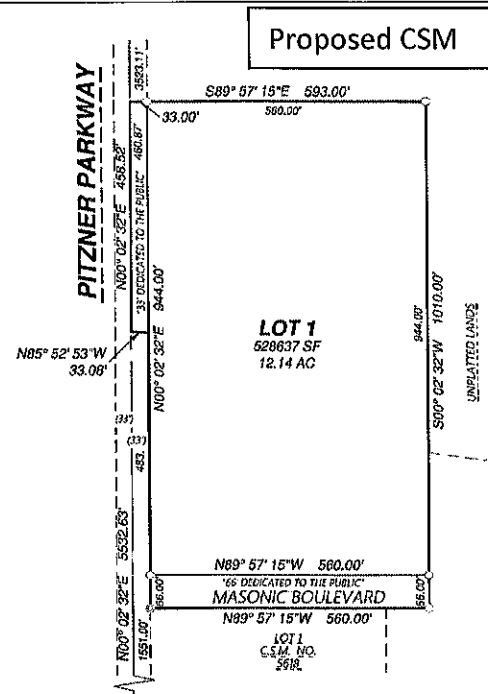
The newly created Lot 1 will have nearly 1,000 feet of frontage along Pitzner Parkway and will satisfy the City's street frontage requirements. A 33-foot by 458.52-foot area along the west side of the lot, adjacent to Pitzner Parkway, will be dedicated as public right-of-way. This is intended to clean up the parcel boundaries to reflect areas that are currently overlapping with the Pitzner Parkway right-of-way. Additionally, a 66-foot by 560-foot area along the south property line will be dedicated for the future extension of Masonic Boulevard. The existing western terminus of Masonic Boulevard is located approximately 1,000 feet from the proposed parcel, but the City has long planned for this road to eventually connect North Jackson Avenue with Pitzner Parkway. The proposed CSM enables that extension to happen in the future.

The City Engineer has reviewed the proposed land division and all comments have been incorporated into this document. No conflicts with the City's land division ordinance have been identified, and the resulting parcels reflect the zoning ordinance's minimum lot area, lot width, lot depth, and street frontage requirements.

ZONING MAP AMENDMENT REVIEW:

The existing parcels are currently zoned RH-35. This zoning district acts as an "agricultural holding zone" until the land is proposed for development. The applicant is seeking the proposed new Lot 1 to be rezoned to Institutional to enable the intended land uses. The two remanent parcels are not proposed to change (remain RH-35).

The City's Comprehensive Plan Future Land Use shows proposed Lot 1 as Planned Commercial and Planned Mixed Use. See below for the Comprehensive Plan review.



Certified Survey Map and Zoning Map Amendment
September 22, 2026

The proposed project's land uses and lot standards meet the minimum requirements for the Institutional zoning district. If the proposed CSM is approved, the minimum lot dimensions will be met by the proposed development, as shown below:

Proposed Lot 1

Bulk Regulation	Institutional Standards	Lot 1
Maximum Lot Area	10,000 square feet	12.48 Acres, 528,637 square feet
Minimum Lot Width	60 feet	944 feet
Minimum Lot Depth	120 feet	560 feet
Minimum Lot Frontage at ROW	30 feet	944 feet

FINDINGS:

Section 300.10.31 of the City of Jefferson Zoning Ordinance outlines the required findings for approval of a Zoning Map Amendment. These include determining that the proposed amendment: (Zoning Administrator comments underlined below)

- a) Advances the purposes of this chapter as outlined in § 300-1.03 and the applicable rules of Wisconsin Department of Administration and the Federal Emergency Management Agency. Met. The proposed zoning advances the health, safety, and general welfare of the public, in addition to several other purpose criteria in the Zoning Ordinance and the goals and objectives of the City of Jefferson Comprehensive Plan.
- b) Is in harmony with the Comprehensive Plan. Met. The proposed zoning is consistent with the Comprehensive Plan as further described on page 4.
- c) Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts. Met. The proposed zoning district accommodates indoor institutional and heliport uses. The proposed development is one of the first in the area; however, the proposed medical facility is consistent with the scale and character of planned and anticipated development in this future growth area of Jefferson. The proposed use is not expected to result in land use impacts that are incompatible with the surrounding area and will provide new medical services for the community. To note, the proposed heliport land use will be subject to all applicable requirements and processes associated a Conditional Use.
- d) Addresses any of the following factors that are not properly addressed on the current Official Zoning Map:
 - 1) The designations of the Official Zoning Map are not in conformance with the Comprehensive Plan. N/A
 - 2) A mapping mistake was made, including the omission on the Official Zoning Map of an approved zoning map amendment. N/A
 - 3) Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district. Met. The subject property is located within the City of Jefferson's existing corporate boundaries and planned growth area near STH 26, making it well suited for urban development. The subject properties and many of the surrounding properties are currently zoned RH-35 in anticipation of future development occurring within this area. Additionally, the City of Jefferson and Jefferson County as-a-whole have experienced significant new employment and housing growth over the past several years. The proposed project expands access to healthcare to support this growth, in addition to creating new employment opportunities and tax base within the City of Jefferson.

- 4) Growth patterns or rates have changed, creating the need for an amendment to the Official Zoning Map. Met. See (3) above.

PUBLIC NOTICE:

Public notice is not required for review and action on a CSM. A public hearing is required for review and action on a Zoning Map Amendment. All notice requirements have been met associated with the Zoning Map Amendment.

COMPREHENSIVE LAND USE PLAN (2020):

The proposed new parcel encompasses two Future Land Use designations: Planned Commercial and Planned Mixed Use. The proposed project is compatible with both designations and provides a community-serving use that is supported by the Comprehensive Plan.

The Planned Commercial designation is intended to support commercial and office uses that serve the entire community and people from nearby communities on public sewer, water, and other urban services and infrastructure.

The Planned Mixed-Use designation is intended to support a carefully controlled mix of commercial, light industrial, mixed residential, parks and open space, and community facilities.

The Future Land Use Map attempted to provide a potential future development scenario within the subject properties. This includes the future extension of Masonic Boulevard and two different future land use designations crossing existing property lines. The Comprehensive Plan recognizes that the Future Land Use Map is intended to establish a framework for future development patterns that may be further refined through precise boundaries established via land division and zoning processes.

The proposed CSM and Zoning Map Amendment are consistent with a wide variety of elements of the Comprehensive Plan:

- **Land Use: Community Facilities** within the Comprehensive Plan include medical facilities. Within the Planned Mixed-Use designation, Community Facilities are called out specifically as a potential land use to be included. Within the Community Facilities designation, it references that institutional uses may be appropriate in planned residential, commercial, office, and industrial areas, dependent on scale. Thus, Community Facilities land uses are also consistent with the Planned Commercial designation.
- **Goals, Objectives, and Policies:** The proposed CSM, Zoning Map Amendment, and proposed project are consistent with several of the Land Use Chapter's goals, objectives, and policies. This includes directing new development adjacent to existing utilities and development, following the land use recommendations, utilizing high-quality standards for building, site, landscaping, signage, and lighting design within new development, among several others.
- **Roadways:** The Future Land Use Map shows an extension of Masonic Blvd. to the west through the subject property. The proposed CSM includes 66 feet of dedicated right-of-way on the southern portion of the proposed new parcel to accommodate a future extension of this roadway. Additionally, the Comprehensive Plan shows the potential for this roadway to split in two, providing two new access points to Pitzner Parkway. The proposed CSM enables this potential second northern roadway to potentially be accommodated in the future (east and north).

Finally, the proposed rezoning and land division provide an appropriate mechanism to establish a zoning and development pattern that accommodates the proposed medical use while remaining consistent with the Comprehensive Plan. City staff believe that the proposed project is consistent with the Comprehensive Plan.

DISCUSSION:

The proposed CSM and Zoning Map Amendment meet the requirements of the City's ordinances and align with the Comprehensive Plan. City staff have reviewed the application regarding both items, and all comments have been included in this document.

In addition to the CSM and Zoning Map Amendment processes, the applicant will be seeking consideration of a Site Plan for the overall development and a Conditional Use Permit for the heliport component of the project. Both must be approved by the City prior to obtaining Building Permits.

Overall, the proposed project aims to provide additional healthcare services within the community. This location comprises a mix of different land uses, but is mostly undeveloped awaiting future planned community growth. The proposed use reflects the planned character and appropriate scale of development within the surrounding area and provides a high-quality standard for all future development that may locate on the far west side of Jefferson.

RECOMMENDATION:

City staff recommends Plan Commission approval of the Certified Survey Map, subject to the following conditions:

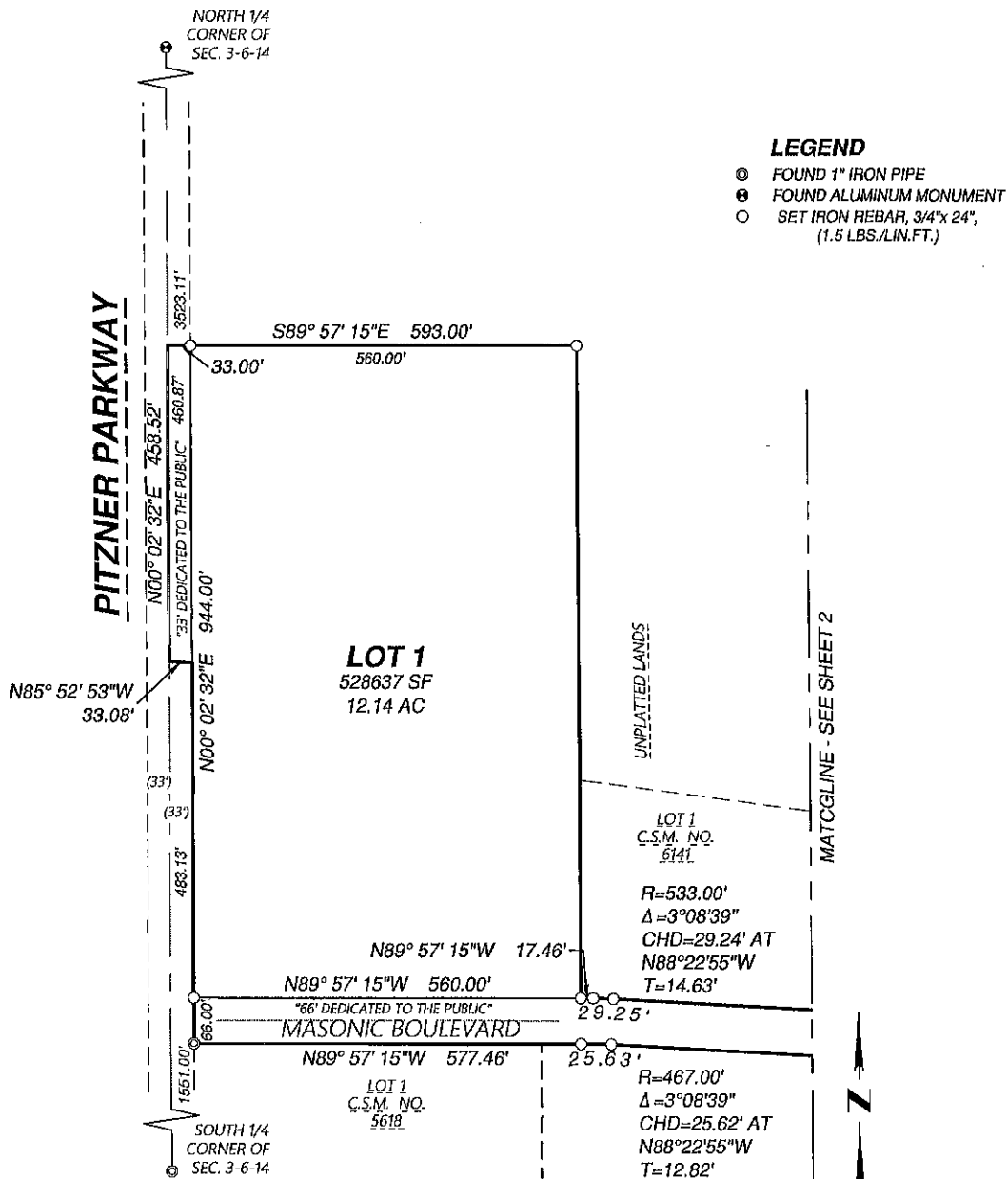
- Plan Commission approval of the CSM be contingent upon the approval of the Zoning Map Amendment by the City Council.
- Any other recommendations of City staff and the Plan Commission.

City staff recommends that the Plan Commission recommend to the City Council the approval of the Zoning Map Amendment from RH-35, Rural Holding, to I, Institutional for proposed Lot 1, subject to the following conditions:

- Any other recommendations of City staff and the Plan Commission.
-

CERTIFIED SURVEY MAP NO. _____

OF PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 6141
RECORDED AS DOCUMENT NUMBER 1439104 AND PART
OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 2724 AS DOCUMENT
NUMBER 901989 AND PART OF THE NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER SECTION 3, T.6N., R.14E., OF THE 4TH PM,
CITY OF JEFFERSON, JEFFERSON COUNTY, WISCONSIN.

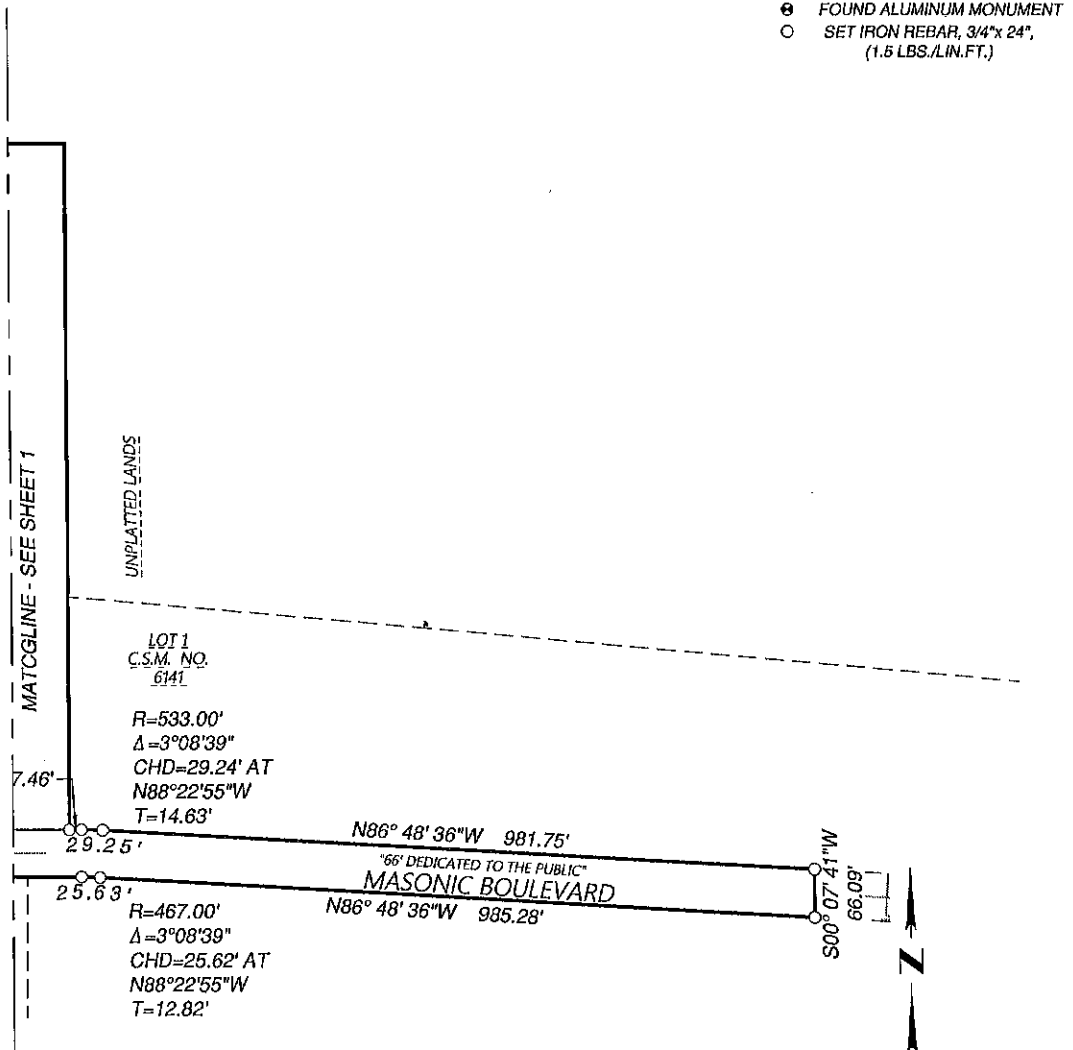


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RECORDED AS DOCUMENT NUMBER 1439104 AND PART
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NUMBER 901989 AND PART OF THE NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER SECTION 3, T.6N., R.14E., OF THE 4TH PM,
CITY OF JEFFERSON, JEFFERSON COUNTY, WISCONSIN.

LEGEND

- ⊙ FOUND 1" IRON PIPE
- ⊗ FOUND ALUMINUM MONUMENT
- SET IRON REBAR, 3/4"x 24",
(1.5 LBS./LIN.FT.)



NOTES:

FIELDWORK COMPLETED AUGUST 7, 2026.

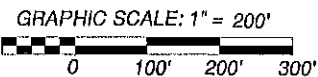
THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND
AGREEMENTS, RECORDED AND UNRECORDED.

BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE
SYSTEM, JEFFERSON COUNTY, THE NORTH-SOUTH CENTERLINE
OF SEC. 3-6-14 BEARS N00°02'32\"E.

DISTANCE UNITS BASED ON THE US SURVEY FOOT.

Project No. 126 - 343

For: SPANGLER



**Combs
& ASSOCIATES**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. MILWAUKEE ST
JANESVILLE, WI 53548
www.combsurvey.com

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

CERTIFIED SURVEY MAP NO. _____

OF PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 6141 RECORDED AS
DOCUMENT NUMBER 1439104 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP
NUMBER 2724 AS DOCUMENT NUMBER 901989 AND PART OF THE NORTHWEST
QUARTER OF THE SOUTHEAST QUARTER SECTION 3, T.6N., R.14E., OF THE 4TH
PM, CITY OF JEFFERSON, JEFFERSON COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

SPANGLER LEASING, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE
STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS
MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. IN WITNESS WHEREOF, THE SAID SPANGLER
LEASING, LLC

HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____, ITS _____
(PRINT NAME) (TITLE)

X _____
(SIGNATURE)

STATE OF WISCONSIN)
COUNTY OF ROCK) SS. PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____.

_____, ITS _____ AND
(PRINT NAME) (TITLE)

OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT
AND TO ME KNOWN TO BE SUCH OFFICERS OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE
FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION BY ITS AUTHORITY.

NOTARY PUBLIC, ROCK COUNTY, WISCONSIN X _____

MY COMMISSION EXPIRES _____

CITY OF JEFFERSON APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF JEFFERSON PLAN COMMISSION DATED THIS _____ DAY
OF _____, 20____.

X _____
DALE OPPERMANN, MAYOR

Project No. 126 - 343
For: SPANGLER

SHEET 3 OF 4



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. MILWAUKEE ST.
JANESVILLE, WI 53548
www.combsurvey.com

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

CERTIFIED SURVEY MAP NO. _____

OF PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 6141 RECORDED AS DOCUMENT NUMBER 1439104 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 2724 AS DOCUMENT NUMBER 901989 AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 3, T.6N., R.14E., OF THE 4TH PM, CITY OF JEFFERSON, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)

COUNTY OF ROCK) SS. I, RYAN M. COMBS, PROFESSIONAL LAND SURVEYOR NO.2677, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED MAPPED AND DEDICATED:

OF PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 6141 RECORDED AS DOCUMENT NUMBER 1439104 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 2724 AS DOCUMENT NUMBER 901989 AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 3, T.6N., R.14E., OF THE 4TH PM, CITY OF JEFFERSON, JEFFERSON COUNTY, WISCONSIN.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE N00°02'32"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1551.00 FEET TO THE POINT OF BEGINNING FOR THE LANDS TO BE HEREIN DESCRIBED; THENCE CONTINUING N00°02'32"E ALONG THE CENTERLINE OF PITZNER PARKWAY 458.52 FEET; THENCE S89°57'15"E 593.00 FEET TO AN IRON REBAR MONUMENT; THENCE S00°02'32"W 944.00 FEET TO AN IRON REBAR MONUMENT; THENCE S87°57'15"E 17.46 FEET TO AN IRON REBAR MONUMENT; THENCE ALONG A CURVE TO THE RIGHT 29.25 FEET WITH A RADIUS OF 533.00 FEET AND A CHORD BEARING S88°22'55"E 29.24 FEET TO AN IRON REBAR MONUMENT; THENCE S86°48'36"E 981.75 FEET TO AN IRON REBAR MONUMENT; THENCE S00°07'41"W 66.09 FEET TO AN IRON REBAR MONUMENT; THENCE N86°48'36"W 985.28 FEET TO AN IRON REBAR MONUMENT; THENCE ALONG A CURVE TO THE LEFT 25.63 FEET WITH A RADIUS OF 467.00 FEET AND A CHORD BEARING N88°22'55"W 25.62 FEET TO AN IRON REBAR MONUMENT; THENCE N89°57'15"W 577.46 FEET TO A FOUND IRON PIPE MONUMENT; THENCE N00°02'32"E ALONG THE WEST MOST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 6141 RECORDED AS DOCUMENT NUMBER 1439104 A DISTANCE OF 549.13 FEET; THENCE N85°52'53"W 33.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 648628 SQUARE FEET, MORE OR LESS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND. THAT I HAVE MADE SUCH SURVEY, DIVISION AND MAP BY THE DIRECTION OF _____ AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, DIVIDING AND MAPPING THE SAME.

GIVEN UNDER MY HAND AND SEAL THIS 24TH DAY OF AUGUST, 2026 AT JANESVILLE, WISCONSIN.

Project No. 126 - 343
For: SPANGLER

SHEET 4 OF 4

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We're going outside.

City of Jefferson Procedural Checklist for Site Plans Requirements per Section 300.10.43

SUBMITTED 9/8/2026 - RESPONSE TO CITY QUESTIONS 8/16/2026

This form is designed to be used by the Applicant as a guide to submitting a complete application for a site plan and by the City to process the application.

Name, company, and client (if applicable): Mercyhealth , represented by Randy Benish,
Director of Construction Management

Phone number: 608-295-3522 Email: rbenish@mhsjvl.org

Property address for site plan: Mercyhealth has acquired a parcel of land east of
Pitzner Boulevard, south of gravel road & north of Masonic Boulevard - 126-343 Spangler

I Applicability

Site plan review and approval shall be required for changes to site characteristics (listed in Section 300.10.43).

II Application Requirements

The Applicant shall submit 1 electronic pdf or 3 paper copies (11 x 17) of the application. Applications for site plans shall contain all of the following, unless specific application requirements are waived in writing by the Zoning Administrator.

- ☐ Written description of the intended use describing in reasonable detail the following:
 - ☐ Name and complete contact information for the applicant, landowner, developer, and project engineer or planner.
 - ☐ Development title.
 - ☐ Legal description and tax key number of the subject property.
 - ☐ Existing zoning district(s) and proposed zoning district(s), if different.
 - ☐ Existing and proposed land uses.
 - ☐ Projected number of residents, employees, and/or daily customers.
 - ☐ Proposed number of dwelling units and density.
 - ☐ Demonstration of compliance with the applicable standards and requirements of the City of Jefferson Zoning and Municipal Code.
 - ☐ Demonstration of consistency with the Comprehensive Plan.
 - ☐ Fencing materials (Section 300.06.40).

- ☐ Indicate distance and information pertaining to the nearest private or public well.
- ☐ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.
- ☐ A small location map showing the subject property and illustrating its relationship to the nearest street intersection.
- ☐ Pre-Development Site Information.
 - ☐ The signature of the surveyor, engineer, or architect responsible for site plan preparation along with revision dates.
 - ☐ Location of all existing structures within 50 feet of the property boundaries.
 - ☐ Existing property lines and setback lines.
 - ☐ Existing structures and paved areas.
 - ☐ Existing right-of-way lines with bearings and dimensions clearly labeled, including names of adjacent or surrounding streets.
 - ☐ Existing easements and utilities.
 - ☐ Existing and proposed topography with a maximum contour interval of 2 feet, except where existing ground is on a slope of less than 2 percent where 1 foot contours shall be shown.
 - ☐ Existing on-site soil classification.
 - ☐ The outer edges of all natural resource areas (i.e. floodplains, shorelands, wetlands, drainageways, woodlands, steep slopes).
- ☐ Proposed Post-Development Site Information.
 - ☐ Property lines and setback lines.
 - ☐ Location of all proposed structures and use areas, including paved areas, building entrances, walks, drives, decks, patios, fences, utility poles, and drainage facilities.
 - ☐ Proposed right of way lines with bearings and dimensions clearly labeled.
 - ☐ Proposed access points onto public streets and access drives on the subject property.
 - ☐ Location and dimension of all on-site parking (and off-site provisions if they are to be employed), including a summary of the number of parking stalls provided.
 - ☐ Location of all proposed parking and traffic circulation areas.
 - ☐ Location and configuration of all visibility triangles proposed on the subject property.
 - ☐ Location and dimension of all loading and service areas on the subject property.
 - ☐ Location of all outdoor storage areas and the design of all screening devices.
 - ☐ Location of all rooftop, wall-mounted, and ground-mounted mechanical equipment, and the design of all screening devices.
 - ☐ Location and type of all stormwater facilities and management approach to be employed and a copy of the proposed maintenance agreement.
 - ☐ Location of snow storage areas, except for single family and two family residential.
 - ☐ Proposed easement lines and dimensions with a key provided and explanation of ownership and purpose. Easement documents governing public access or cross access should be provided for review.
 - ☐ Location and size of all gas, electric, water, storm and sanitary utilities serving the parcel.
 - ☐ Location, type, height, size, and lighting of all signage on the subject property.
 - ☐ In the legend, include the following data for the subject property: lot area, flood area, floor area ratio, impervious surface area, impervious surface ratio, and building heights.

- ☐ Detailed Landscaping Plan. If required, a landscape plan depicting the location, type, and size at time of planting and maturity of all landscaping features as required in Article VIII.
- ☐ Grading and Erosion Control Plan. Scaled drawing depicting existing and proposed grades, including retention walls and related devices, and erosion control measures. Written erosion control plan indicating pre-site disturbance elements, maintenance and inspection timing of same during construction, provisions for temporary stabilization during construction and final stabilization plan.
- ☐ Elevation Drawings.
 - ☐ Elevations of proposed buildings or proposed remodeling of existing buildings showing finished exterior treatment and all rooftop, wall-mounted, and ground-mounted mechanical equipment.
 - ☐ Depict exterior materials, texture, color, and overall appearance.
 - ☐ Perspective renderings of the proposed project and/or photos of similar structures may also be submitted, but not in lieu of drawings showing the actual intended appearance of the building(s).
- ☐ Photometric Plan
 - ☐ Location, type, height, design, illumination power, and orientation of all exterior lighting on the subject property.
 - ☐ Impact of lighting across the entire property to the property lines rounding to the nearest 0.10 foot candles.
- ☐ Operational Plan.
 - ☐ Describe the proposed hours of operation and traffic generation.
 - ☐ Procedures for snow removal, except for single and two family residential.

III Process Checklist

- | | |
|---|-------------|
| ☐ Pre-Application conference with Staff (recommended) | Date: _____ |
| ☐ Application fee of \$200 payable to City of Jefferson | Date: _____ |
| ☐ Reimbursement of professional consultant costs agreement executed. | Date: _____ |
| ☐ Receipt of final application packet by Zoning Administrator | Date: _____ |
| ☐ City Staff Input | Date: _____ |
| ☐ Review and action by Zoning Administrator | Date: _____ |

Drawing Index:

Site Plan Application

Response Letter

Mercyhealth Site Plan & Conditional Use

Narrative

200.0EX – Existing Conditions Plan West

200.1EX – Existing Conditions Plan East

210.0SD – Site Demolition West

210.1SD – Site Demolition East

220.0CS – Site Plan West

220.1CS – Site Plan East

230.0CG – Grading Plan West

230.1CG – Grading Plan East

231.1SW – SWPP Plan West

232.1SW – SWPP Plan East

240.0CU – Utility Plan West

240.1CU – Utility Plan East

250.0CU – Civil Details

250.1CU – Civil Details

250.2CU – Civil Details

250.3CU – Civil Details

260.0LP – Landscape Plan

270.0LD – Landscape Details

EXHIBIT – Helipad Flight Path

EXHIBIT – Helipad Residential Zoning Proximity

901 – Site Photometric Plan

100 – Proposed Architectural Floor Plan

510 – Exterior Elevations

510M – Building Material Classification

511 – Rendering

512 – Rendering

513 – Rendering

514 – Rendering

Mercyhealth Site Plan & Conditional Use Narrative

Mercyhealth has acquired a 12.8-acre parcel of land located east of Pitzner Boulevard, south of Gravel Road (which provides access to the Fairgrounds), and northwest of Masonic Boulevard. The property was previously owned by the Spangler property, legally referenced as 126-343 on county records within county records.

The applicant proposes to develop this site with a 30,000 square foot single-story medical facility designed to serve the healthcare needs of the surrounding region Jefferson community and surrounding region. The planned facility will incorporate multiple clinical spaces for outpatient services as well as a dedicated freestanding emergency and urgent care center. The facility is intended to expand access to convenient, high-quality healthcare services for area residents.

Mercyhealth asserts that this proposed development represents a significant investment in healthcare services for the Jefferson community and surrounding areas. Mercyhealth further contends that the project is consistent with the goals and objectives outlined in the City's Comprehensive Plan.

This application covers the required Site Plan Submittal, as well as Conditional Use Permit Criteria (Section 300.10.32) information for the proposed helipad. All flight patterns are on Mercyhealth property and will meet all FAA requirements.

The proposed site plan has the 66-foot easement along the southern boundary of the property. This easement will facilitate the future extension of Masonic Boulevard westward, ultimately connecting it to Pitzner Boulevard and improving regional traffic circulation and connectivity.

All the criteria outlined in the City of Jefferson Site Plan Criteria has been submitted, unless noted otherwise.

Requested City Actions:

1. Conditional Use Permit

Request:

A Conditional Use Permit is requested to allow the operation of a helipad on the proposed property.

Reason for Request:

The proposed zoning for the property is I (Institutional) which requires a Conditional Use Permit to operate a helipad.

Mercyhealth will operate a 24-hour, 7-day-a-week Emergency Center and Urgent Care facility on the proposed site. One requirement for a licensed Emergency Center is maintaining a helipad for patient transport via helicopter. The majority of flights will be outgoing transfers, moving patients requiring higher-level care to appropriate facilities.

Mercyhealth has built similar facilities in Beloit and North Janesville, and both currently see between 2 and 10 flights monthly. Minimal flight activity is anticipated. The facility is located more than 3–4 blocks from any residential areas, so noise impact is expected to be minimal.

Conditional Use Permit Criteria (Section 300.10.32)

- *Is in harmony with the recommendations of the Comprehensive Plan.*

Approving a conditional use for Mercyhealth to operate a helipad meets the goal of promoting public health by providing expedited care to patients in need.

- *Would result in substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.*

The helipad does not result in a substantial adverse impact to adjacent properties or the character of the area as the majority of the flight paths are located on the project's own property. The helipad will be reviewed and permitted through the FAA to ensure compliance with all regulations.

- *Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.*
- *The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.*

Maintaining adjacency between the helipad and the proposed facility is critical in providing care to the surrounding area. The helipad itself does not impose a burden on surrounding improvements provided by public agencies serving the property.

- *The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.*

2. Site Plan Review

The applicant is requesting Site Plan approval for the above mentioned project. Plans have been included in support of the application and its consistency with Zoning requirements as summarized below:

Architectural:

The building is positioned in the center-lower third of the 12.8 acres the organization has acquired. Two entrances provide separate access: one for visitors and one dedicated to emergency vehicles, including ambulances. Visitor parking is located on the west side, while staff parking on the east side is primarily for employees. Storm/water management recessed areas surround the parking and are designed to blend seamlessly with native landscaping.

The main drop-off features a canopy covering 3 to 4 vehicles for visitor convenience. The main lobby is flanked by visitor parking and green space in front of the building. A singular entrance with a vestibule directs visitors to either the Emergency Center or Clinic spaces. The east elevation is dedicated to staff access and building services, including a designated location for a mobile technology trailer to accommodate additional imaging and treatment modalities.

The architecture is consistent with Mercyhealth's brand identity. The public area features a taller glass space that maximizes natural light. Natural stone and dark brick complement the region's native materials. A mechanical roof screen wall conceals rooftop units and provides a prominent location for key wayfinding signage. Architectural renderings of the proposed building design are included with this submittal.

Zoning:

Existing Zoning = RH-35 Rural Holding
Proposed Zoning = I-Institutional (see previously submitted Zoning Map Amendment)

Building Setbacks Requirements:

Front Minimum Building Setback = 10'
Interior Side Minimum Building Setback = 8'
Street Side Minimum Building Setback = 10'
Rear Minimum Building Setback = 10'

Building Setbacks Provided

The following setbacks (from property/right-of-way line) are provided between property lines and the start of the building.

Front Minimum Building Setback (west) = 200'
Interior Side Minimum Building Setback (north) = 450'
Interior Side Minimum Building Setback (east) = 215'
Street Side Minimum Building Setback (south) = 200'

Building Coverage and Lot Coverage:

Total Property Area = 13.33 Acres
Right of Way Area = 1.19 Acres
Net Buildable Area = 12.14 Acres

Existing Impervious Coverage = 0.00 Acres (0%)*
Proposed Impervious Coverage = 3.38 Acres (28%)*

Disturbed Area = 12.30 Acres**

*Lot coverage percentages are based on the net buildable area.

**Disturbed area includes offsite areas for utility extensions and connections.

Landscape:

Landscaping will be provided in accordance with the City of Jefferson's landscape requirements. The conceptual landscape plan identifies the anticipated locations, quantities, and types of plant material to be installed throughout the site. Landscape calculations are included to demonstrate that the proposed trees, shrubs, and other qualifying plant materials provide the required number of points for building foundation areas, yard areas, street frontage, and paved parking and circulation areas. Final plant selections and placement will be refined during final design, but the overall plant quantities and point totals will meet or exceed the City's requirements. Mercyhealth is proposing the following landscaping as part of this project:

Provided trees = 60
Provided shrubs = 634
Required Street Frontage trees = 20

Lighting:

A lighting and photometric plan has been submitted as part of this application. The proposed lighting consists of pole mounted fixtures which comply with the requirements of cut-off fixtures and for light cast on adjacent property and roads.

Street and Access:

The project is proposing to utilize the two access points from Pitzner Parkway. A central access is anticipated to handle a majority of patient and staff traffic into the site. A secondary access is proposed on the north side of the site to be utilized by ambulance and emergency department traffic.

The facility is sited to allow for a connection to the south if Masonic Boulevard extends along the south side of the property.

Parking:

Parking will be provided with a surface lot surrounding the building. Patient parking will be focused along the front of the building with staff parking in the rear. Mercyhealth and the design team have vast experience with various types of healthcare facilities. Right-sizing the parking will be a key consideration to the site plan. As a rule of thumb, the targeted number of parking stalls for similar facilities is 1 stall per 200 square-feet of gross building area.

Required Parking = 1 stall per 200 sf gross floor area
= 27,600 sf / 200 sf
= 138 stalls

Parking Provided

Common Parking Stalls	= 134 stalls
<u>Accessible Parking Stalls</u>	<u>= 10 stalls</u>
Total Parking Provided	= 144 stalls

Drainage/Stormwater Management:

A detailed Hydrology Report with supporting calculations to show that the project meets the City of Jefferson stormwater management requirements will be submitted when geotechnical information is available for the site.

We anticipate utilizing a series of perimeter drainage swales and basins for conveyance and treatment of stormwater prior to discharging offsite. Infiltration basins will be implemented if soil conditions allow.

Utilities:

An existing watermain is located in Pitzner Parkway and Masonic Boulevard which is proposed to be connected as part of this project. Right-of-way has been provided on the CSM to allow for public watermain along the southern portion of the site. Easements will be required for the connection to Masonic Boulevard. Two tee sections will be extend north to provide a loop around the proposed facility. Services will be extended off this loop to serve the proposed building. Hydrants and gate valves will be installed around the proposed facility to complete the watermain loop. A domestic water and a fire service would be stubbed into the proposed building on the east side of the building.

An existing sanitary sewer line is located in Masonic Boulevard that is being proposed to be extended westerly to serve the proposed clinic. Public sanitary sewer infrastructure is proposed to be extended to the southern portion of the site. Right-of-way has been provided on the CSM to allow for extension of public sanitary sewer on the site. A private service will be provided to the southeast portion of the building from the newly constructed public infrastructure.

Storm sewer will be utilized throughout the site to convey a majority of runoff to perimeter surface swales and stormwater basins for treatment prior to discharging off site.

There are no known wells on the property. The nearest municipal well is approximately 3,600 feet from the proposed facility per information provided by City Staff.

EXISTING CONDITIONS GENERAL NOTES

1. THE INFORMATION SHOWN ON THIS EXISTING CONDITIONS PLAN WAS PREPARED FROM A VISUAL SURVEY OF THE PROJECT AREA. THE CONSULTANT HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT AREA. THE CONSULTANT HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT AREA. THE CONSULTANT HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT AREA.

Mercyhealth

MERCYHEALTH
JEFFERSON
EMERGENCY
DEPARTMENT &
CLINIC

BWB

200 S. Pearl Street, Ste. 600
Jefferson, MO 64154
314.222.1000
bwb.com

LOUCKS

ARCHITECTS
200 S. Pearl Street, Ste. 600
Jefferson, MO 64154
314.222.1000
loucks.com

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DATE: 03.03.2020
DRAWN BY: J. LOUCKS
CHECKED BY: J. LOUCKS
APPROVED BY: J. LOUCKS

NO.	DESCRIPTION	DATE
1	EXISTING CONDITIONS	03/03/2020
2	REVISIONS	
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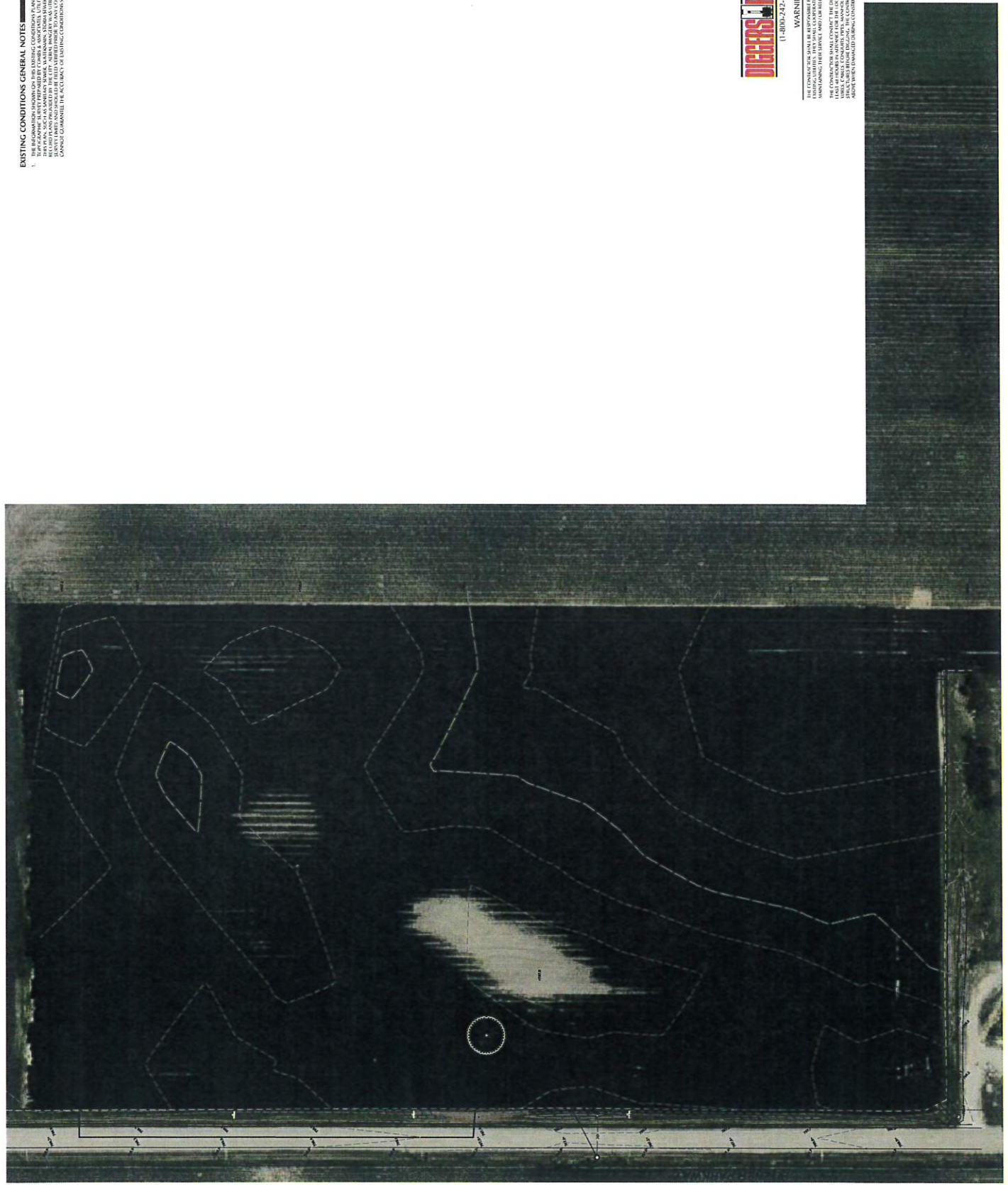
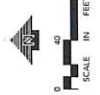
DIGGERS HOTLINE
(1-800-242-8511)

WARNING:
THE CONSULTANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES. THE CONSULTANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES. THE CONSULTANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES.

PROJECT NO. 200.0EX
DATE: 03/03/2020
DRAWN BY: J. LOUCKS
CHECKED BY: J. LOUCKS
APPROVED BY: J. LOUCKS

**EXISTING
CONDITIONS
PLAN WEST**

200.0EX



EXISTING CONDITIONS GENERAL NOTES

- THE INFORMATION SHOWN ON THIS EXISTING CONDITIONS PLAN WAS PREPARED FROM AN AERIAL PHOTOGRAPHIC SURVEY PREPARED BY FORD & ASSOCIATES, UTILITY INFORMATION DIVISION OF THIS PLAN, SUCH AS SANITARY SEWER, WASTEWATER, STORM SEWER, TELEPHONE, ETC. IS PER THE SECOND PLAN. PHASED BY THE CITY. AERIAL IMAGES WERE UTILIZED FOR AREAS OUTSIDE THE SURVEY LIMITS AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION. LOCUS DOES NOT GUARANTEE THE ACCURACY OF EXISTING CONDITIONS SHOWN.



(1-800-242-8511)

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT THE DIGGERS HOTLINE AT 800-242-8511 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND UTILITIES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE ABOVE-GROUND DAMAGED UTILITY CONSTRUCTION AT NO COST TO THE OWNER.



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SITE DEMOLITION NOTES

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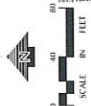
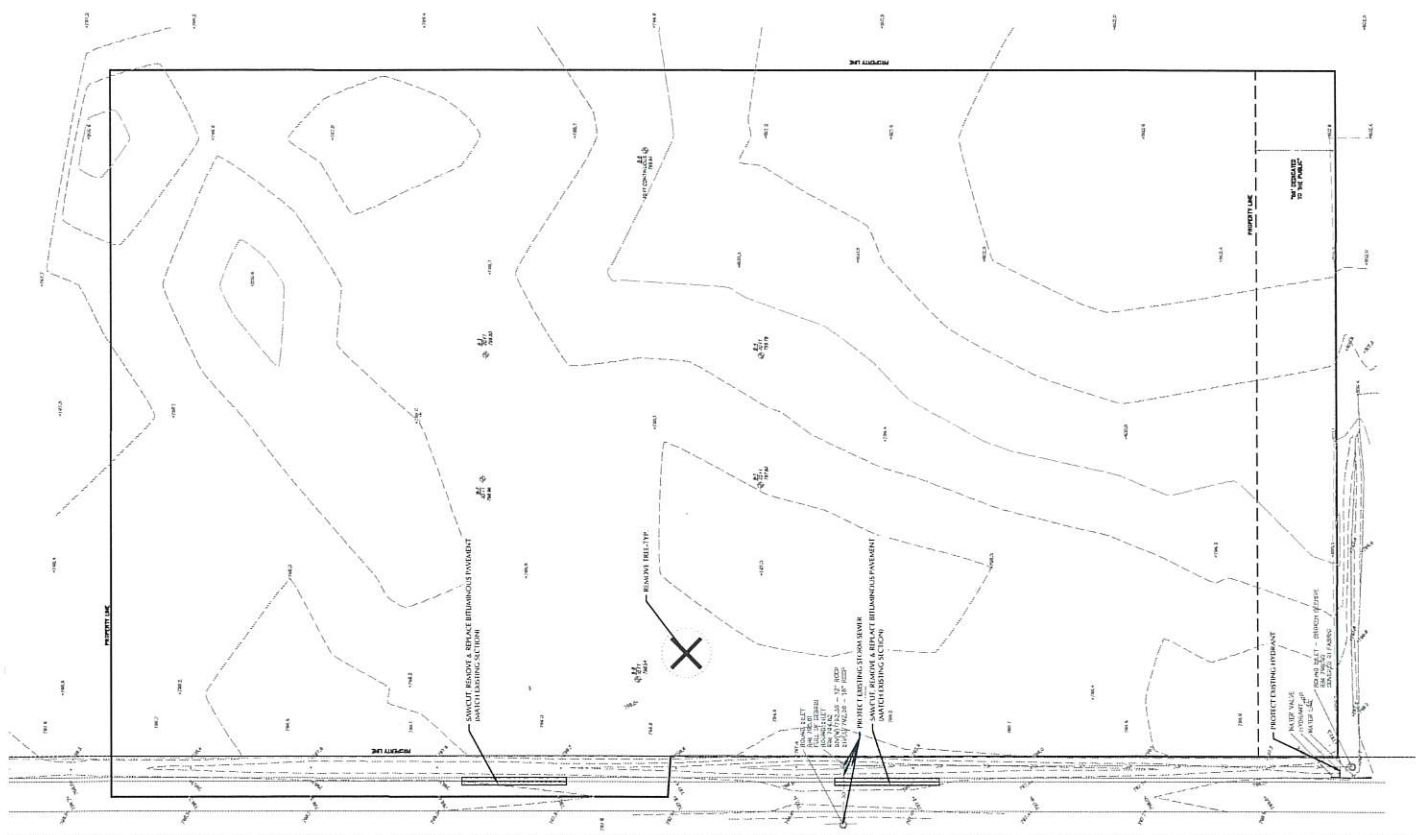
DEMOLITION LEGEND

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|  | SHARP EXISTING JOINTING |
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|  | SHARP EXISTING UNDERPAVING |
|  | SHARP EXISTING UNDERPAVING, SIDEWALKS, ETC. |
|  | JOINT AND OVERLAY EXISTING PARALLEL TO |
|  | JOINT AND OVERLAY EXISTING PERPENDICULAR TO |
|  | SHARP EXISTING GRAVEL |
|  | SHARP EXISTING FILL OVERLAY |
|  | SHARP EXISTING FACE, GUTTER, RETAINING WALLS, ETC. (1:1) |
|  | SHARP EXISTING TUBES |
|  | SHARP EXISTING MANHOLES, POWER POLES, LIGHT POLES, ETC. (1:1) |
|  | SHARP EXISTING TRENCHES, DRAINAGE, ETC. |
|  | SHARP EXISTING FACE |



WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COORDINATE WITH ALL UTILITY COMPANIES IN OBTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.



SITE DEMOLITION NOTES

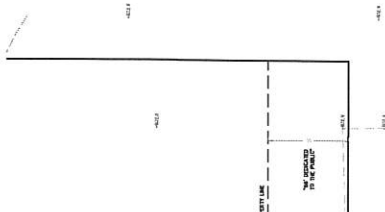
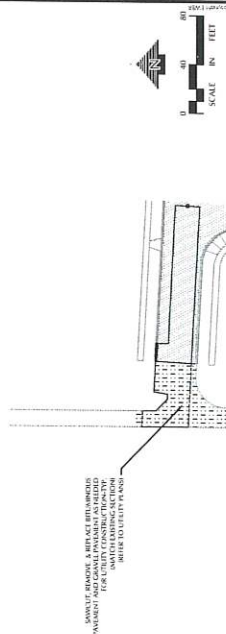
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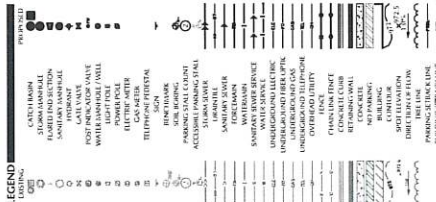
DEMOLITION LEGEND

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|  | REMOVE EXISTING BUILDING |
|  | REMOVE EXISTING EXTERIOR BUS PAVING |
|  | REMOVE EXISTING EXTERIOR BUS PAVING, SIDEWALKS, ETC. |
|  | REMOVE EXISTING EXTERIOR PAVING (OFF-SITE AND FORECAST EXISTING PAVING (OFF-SITE)) |
|  | REMOVE EXISTING GRAVEL |
|  | REMOVE EXISTING EXTERIOR SIDEWALKS |
|  | REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, ETC., ETC. |
|  | REMOVE EXISTING CURBURES |
|  | REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PAVING METERS, JUNCTION BOXES, ETC. |
|  | REMOVE EXISTING TREES |

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES BEING ADJACENT TO THE PROJECT AND/OR BEING RELOCATED FOR THE PROJECT.



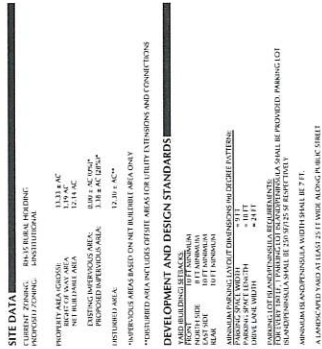


GENERAL NOTES

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WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOGS/ATTEMPTS OF ALL WASTING OFF THIS. THEY SHALL COMPLY WITH ALL UTILITY COMPANIES IN THE AREA, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: 800-451-1234.



OFF-STREET PARKING CALCULATIONS

PROPOSED FACILITY:	27 stalls	= 130 stalls
TOTAL:	27,000 SF @ 1 stall per 200 SF	= 144 stalls
TOTAL PARKING PROVIDED		

ACCESSIBLE PARKING

ACCESSIBLE PARKING

ACCESSIBLE PARKING: PICNICED: 10 STALLS

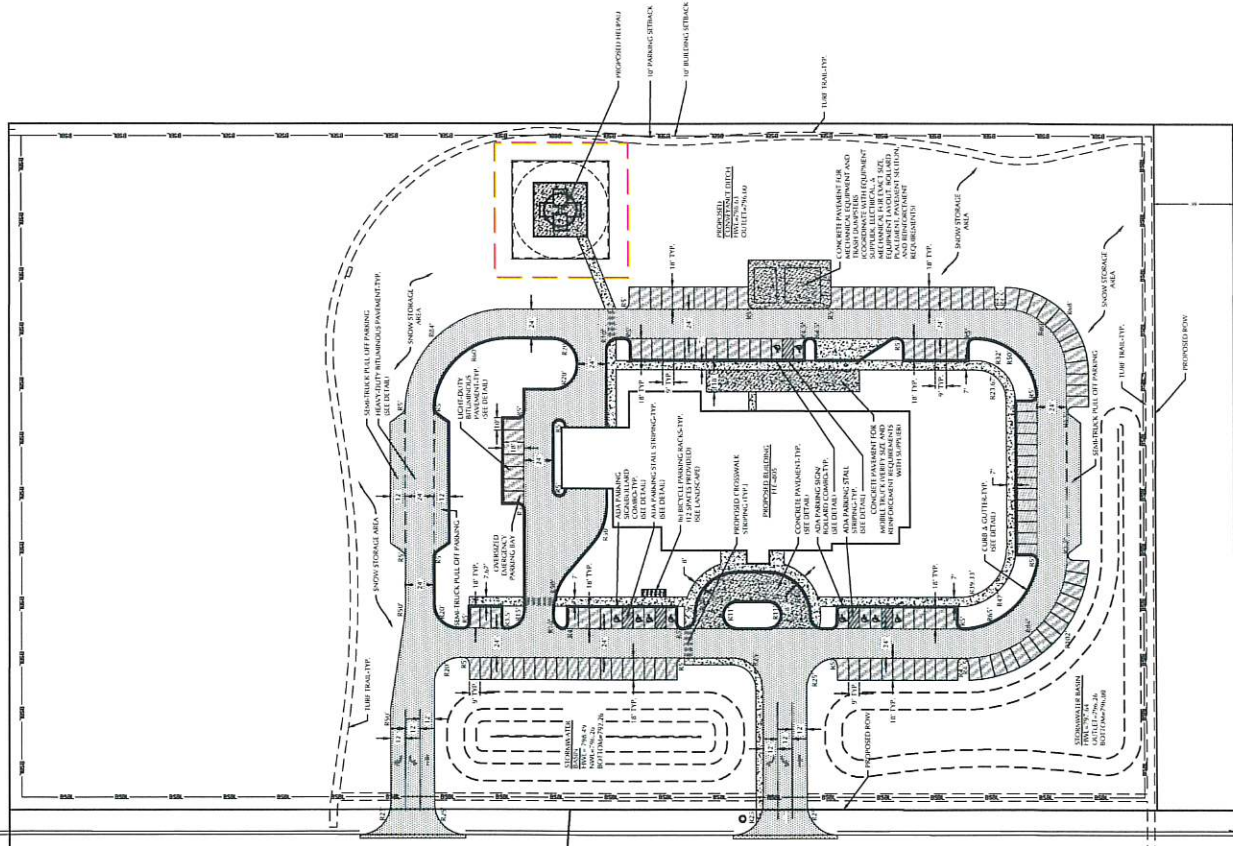
**REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 101 TO 150 STALLS

SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALKS SHALL BE CURBED AND INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
2. ALL CURB, GUTTER AND SIDEWALKS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
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8. ALL CURB, GUTTER AND SIDEWALKS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
9. ALL CURB, GUTTER AND SIDEWALKS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
10. ALL CURB, GUTTER AND SIDEWALKS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.

SIGNAGE AND STRIPING NOTES: _____

- [illegible]



GRADING, DRAINAGE & EROSION CONTROL NOTES

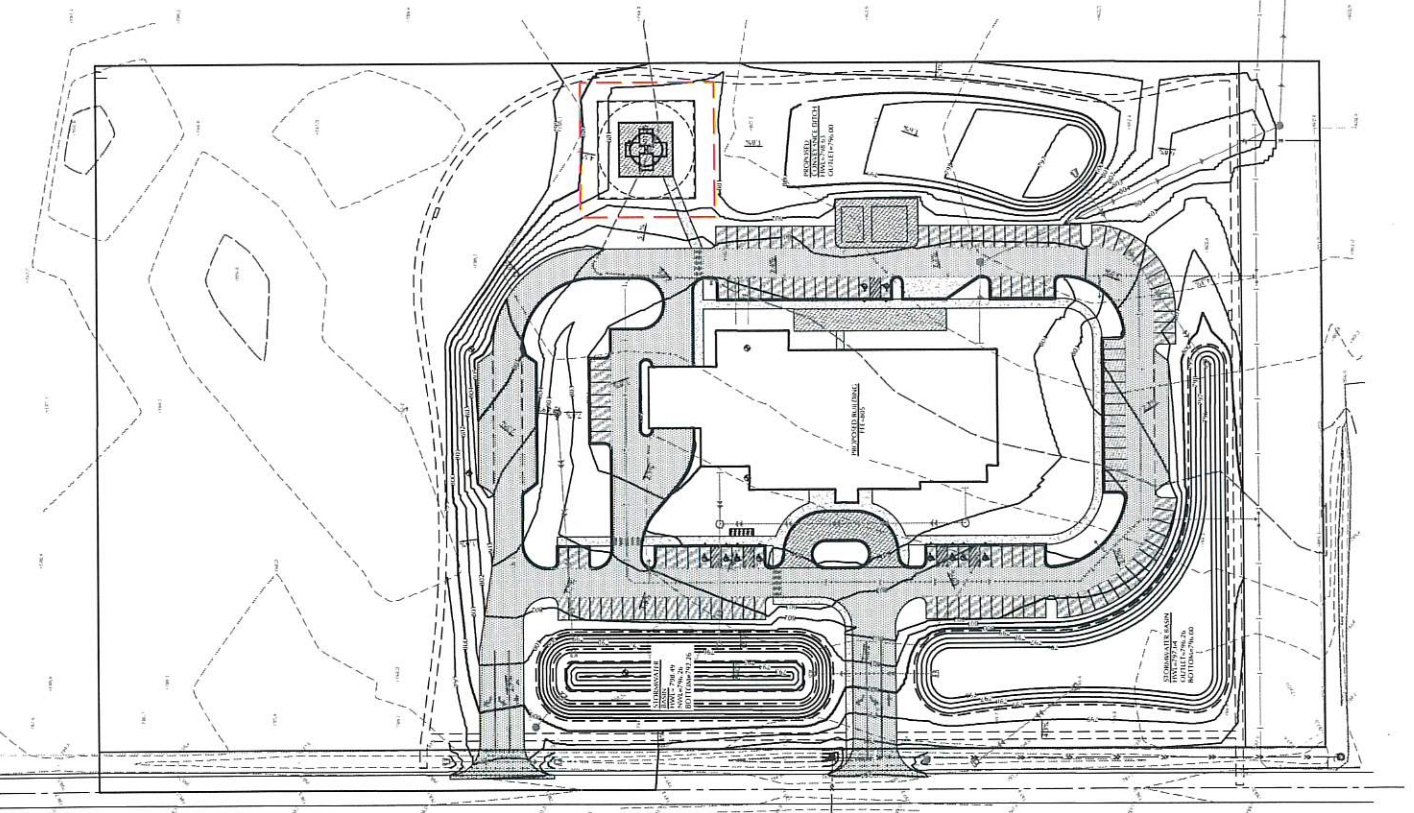
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DIGGERS HOTLINE

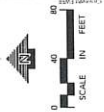
(1-800-242-8511)

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LOCATIONS OF ALL EXISTING UTILITIES. THE SHALL COORDINATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.



PITZNER PARKWAY



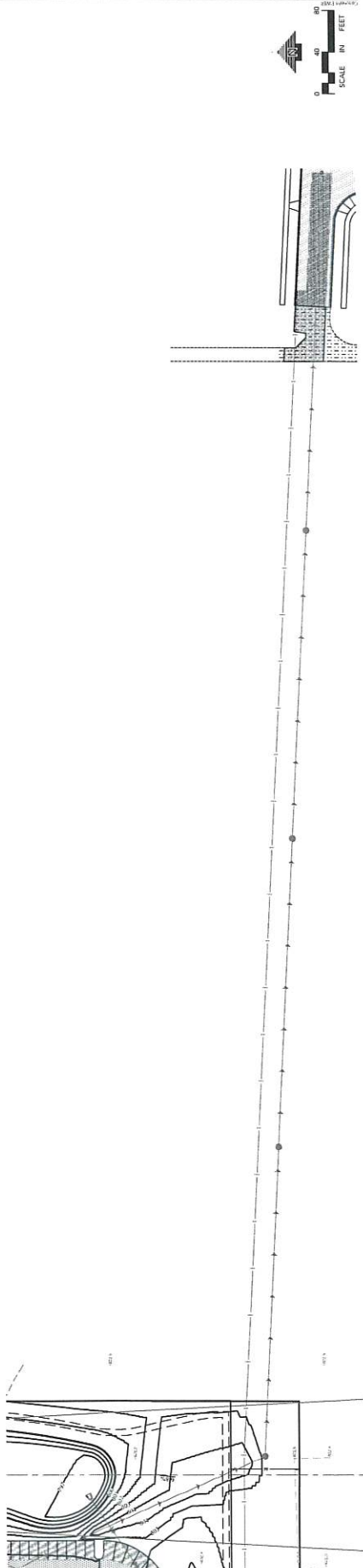
GRADING, DRAINAGE & EROSION CONTROL NOTES

- [illegible]



WARNING:

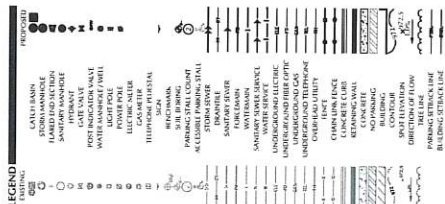
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UTILITY PLAN NOTES

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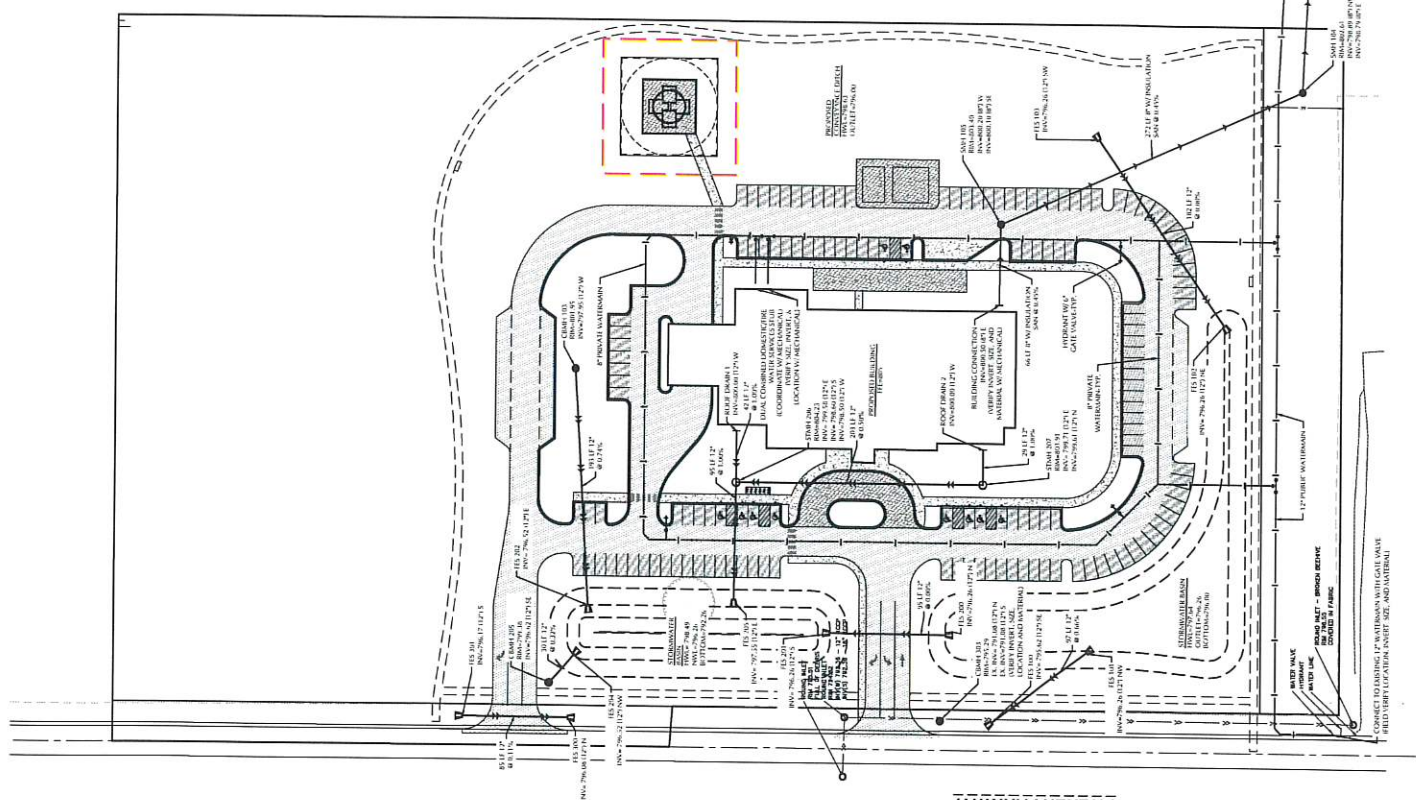
LEGEND



WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL UTILITIES. THIS IS BEING CONTRACTED WITH ALL UTILITY COMPANIES IN ORDER TO AVOID ANY SERVICE AREA OR A REDUCTION OF THIS.

THE CONTRACTOR SHALL CONTACT THE UTILITIES BEFORE AT 800-242-6811 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES DURING THE CONSTRUCTION OF THIS LOT TO THE OWNER. ANY UTILITIES DAMAGED DURING CONSTRUCTION AT THIS LOT TO THE OWNER, SHALL BE REPAIRED BY THE CONTRACTOR.



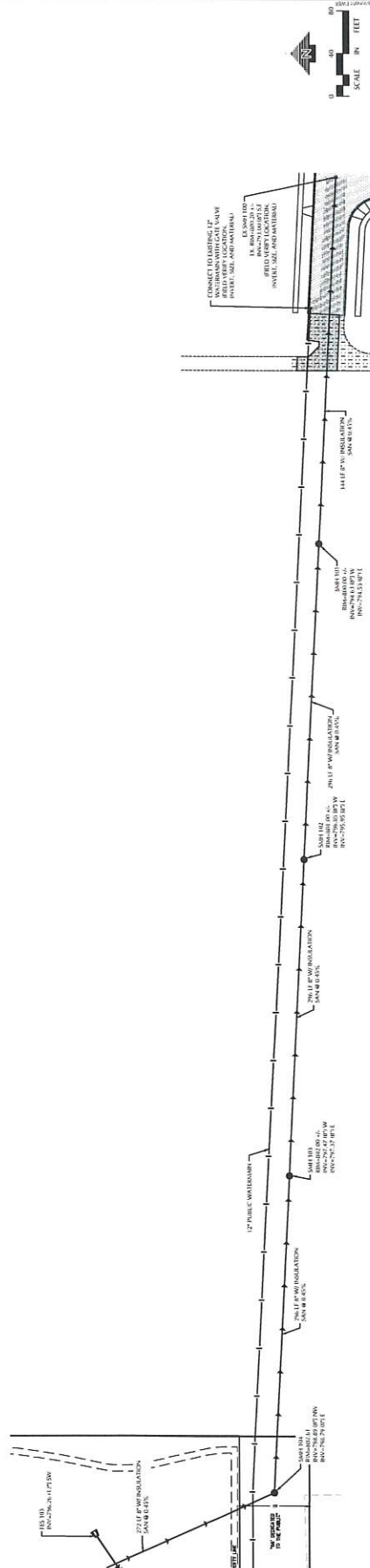
UTILITY PLAN NOTES

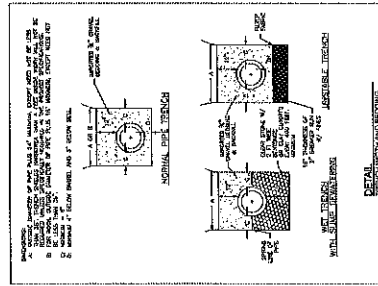
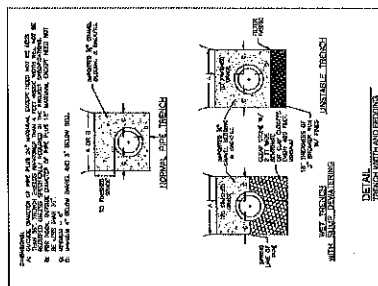
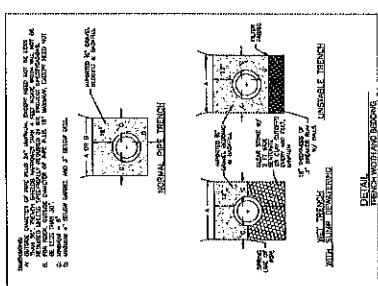
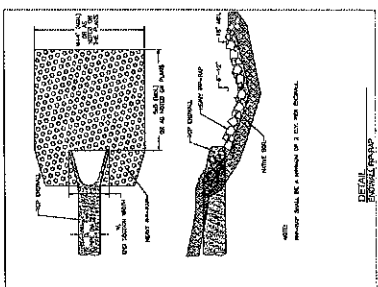
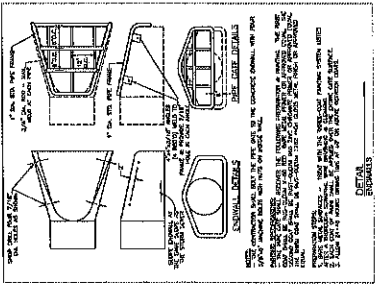
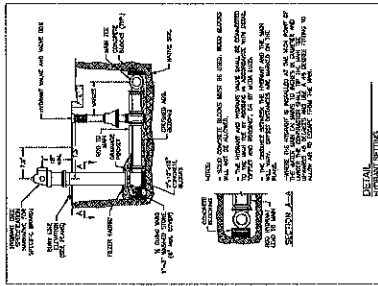
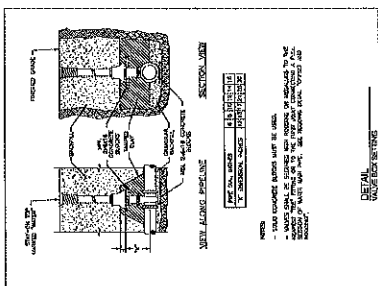
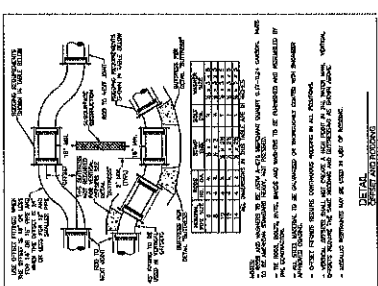
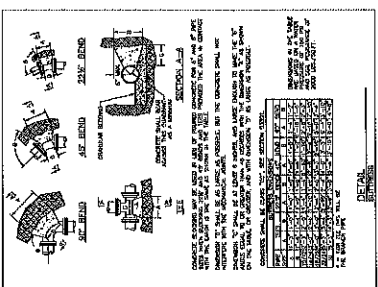
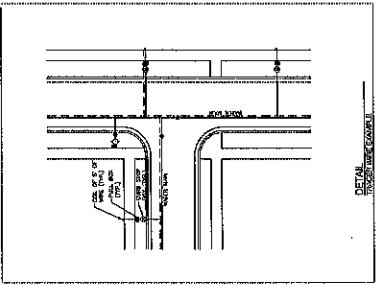
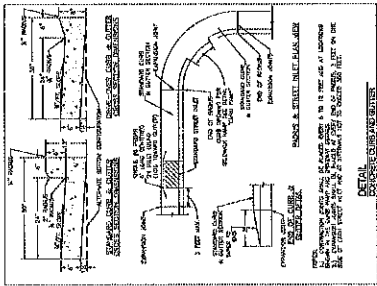
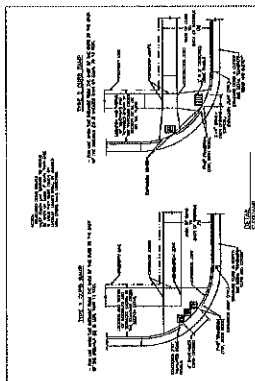
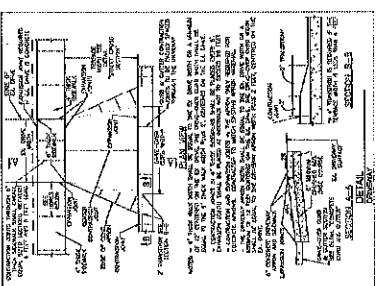
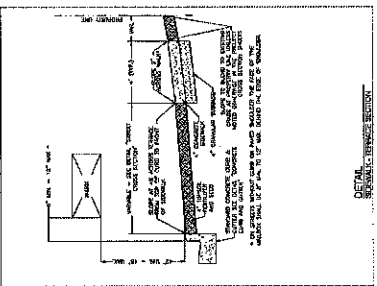
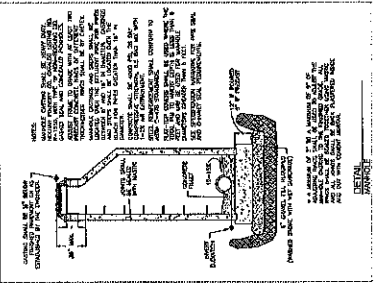
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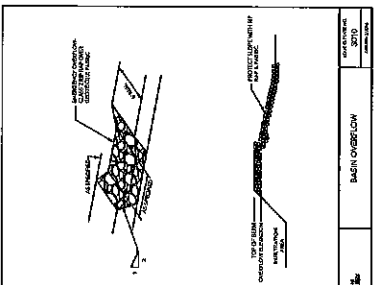
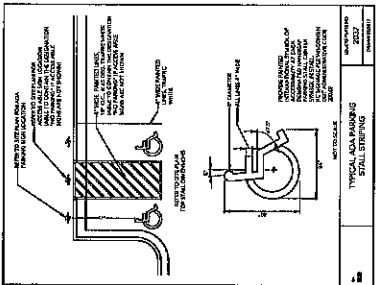
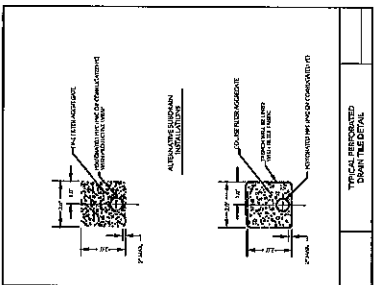
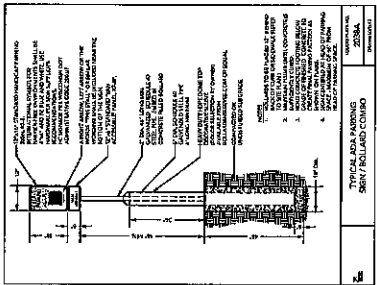
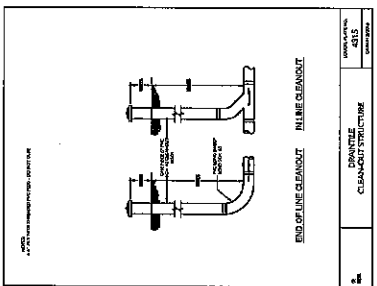
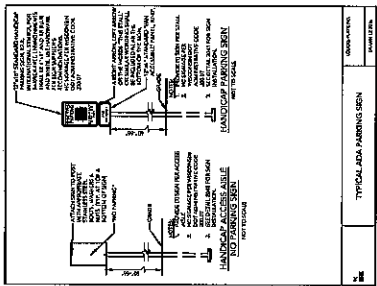
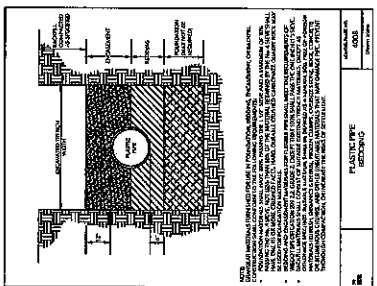
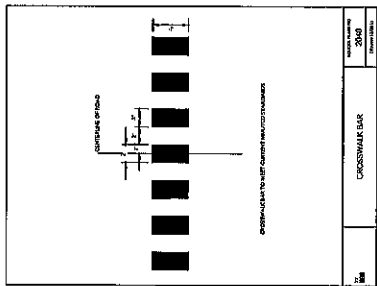
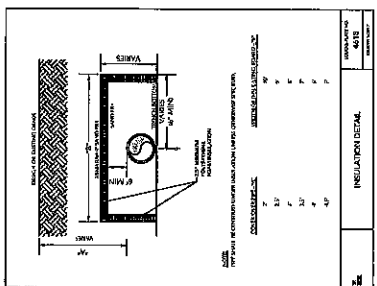
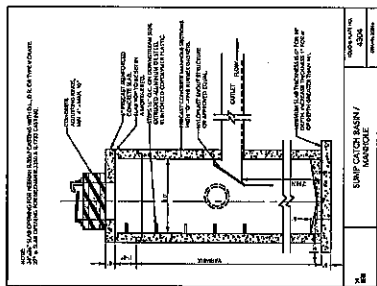
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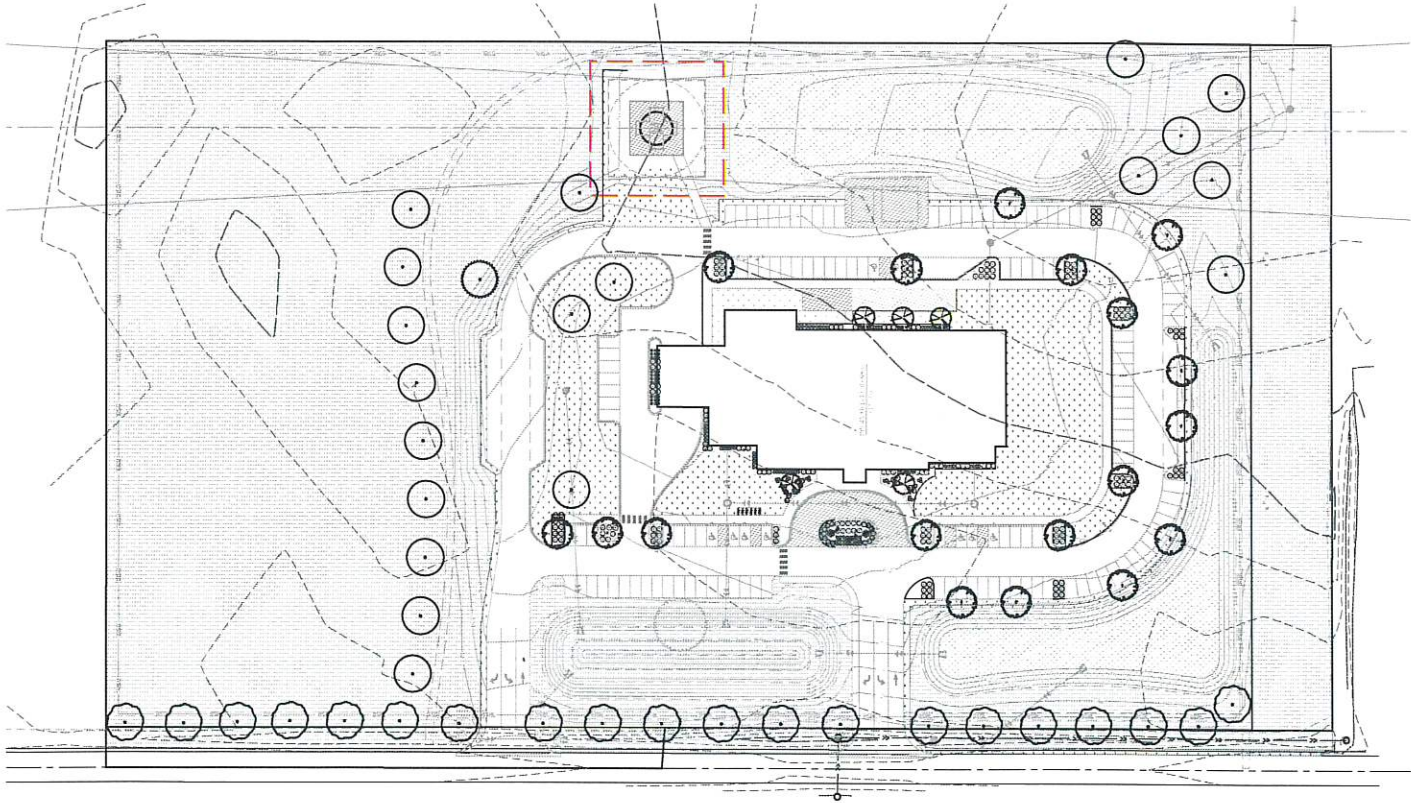
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REQUIRED LANDSCAPING SUMMARY

1. BUILDING FOUNDATION LANDSCAPING
REQUIREMENT: 40 POINTS PER 100 LF OF BUILDING FOUNDATION.
PLANTINGS SHALL BE LOCATED WITHIN 10 FEET OF THE FOUNDATION.
854 LF / 100 LF = 8.54 POINTS = 341.6 POINTS REQUIRED
487 POINTS PROVIDED
REQUIREMENT MET

2. PAVED AREA LANDSCAPING
REQUIREMENT: 80 POINTS PER 10 PARKING STALLS.
PLANTINGS SHALL BE LOCATED WITHIN THE PAVED AREA OR
WITHIN 10 FEET OF THE PAVED AREA.
148 STALLS / 10 = 14.8 POINTS = 745 POINTS REQUIRED
909 POINTS PROVIDED
REQUIREMENT MET

3. STREET FRONTAGE LANDSCAPING
REQUIREMENT: 100 POINTS PER 100 LF OF STREET FRONTAGE.
1,000 LF / 100 LF = 10 POINTS = 1,000 POINTS REQUIRED
1,000 POINTS PROVIDED
REQUIREMENT MET

4. YARD LANDSCAPING
REQUIREMENT: 20 POINTS PER 1,000 SF OF BUILDING AREA.
79,500 SF / 1,000 SF = 79.5 POINTS = 590 POINTS REQUIRED
510 POINTS PROVIDED
REQUIREMENT MET

5. ZONING BUFFER YARD
REQUIREMENTS TO BE DETERMINED.

LANDSCAPE POINT TOTALS
TOTAL POINTS REQUIRED 2,676.6 POINTS
TOTAL POINTS PROVIDED 2,676.6 POINTS
SURPLUS PROVIDED 0.0 POINTS

ALL CALCULATED LANDSCAPING REQUIREMENTS ARE MET.
EXCLUDING ZONING BUFFER YARD REQUIREMENT IS.

CONCEPT PLANT SCHEDULE

SYMBOL	PLANT SPECIES	QUANTITY	POINTS
	BUILDING FOUNDATION - ORNAMENTAL TREE	5	50
	PAVED AREA - TALL DECIDUOUS TREE	18	540
	YARD - TALL DECIDUOUS TREE	19	570
	YARD - EVERGREEN TREE	1	40
	STREET FRONTAGE - SHADE TREE	20	1,000
	BUILDING FOUNDATION - MEDIUM DECIDUOUS SHrub	55	165
	BUILDING FOUNDATION - MEDIUM EVERGREEN	26	130
	BUILDING FOUNDATION - PERENNIAL	122	122
	PAVED AREA - MEDIUM DECIDUOUS SHrub	113	339
	PAVED AREA - PERENNIAL	30	30
	500	90	270
	NATIVE SEED MIX	319	638
	STONEWATER PLANT MIX	52,017	52,017
	MULCH	3,465	3,465
	TOTAL POINTS		2,686

LIMITS OF DISTURBANCE SHOWN ARE APPROXIMATE.
RESTORE ALL AREAS DISTURBED BY UTILITY LOCATIONS,
INCLUDING PAVEMENT CURBS, TURF PLANTING AND
OTHER SITE IMPROVEMENTS.



MERCYHEALTH
JEFFERSON
EMERGENCY
DEPARTMENT &
CLINIC

BWBIR

3800 N. Maple Street, Ste. 400
Jefferson, KY 40302
Phone: 502.253.1234
Fax: 502.253.1235

LOUCKS

LANDSCAPE ARCHITECTURE
P.L.L.C.
1777 N. 1st Street, Suite 100
Jefferson, KY 40302
Phone: 502.253.1234
Fax: 502.253.1235

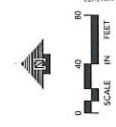
THIS PLAN IS THE PROPERTY OF LOUCKS LANDSCAPE ARCHITECTURE P.L.L.C. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF LOUCKS LANDSCAPE ARCHITECTURE P.L.L.C.

Date: 06.06.2024

NO.	DATE	DESCRIPTION
1	06.06.2024	ISSUED FOR PERMIT

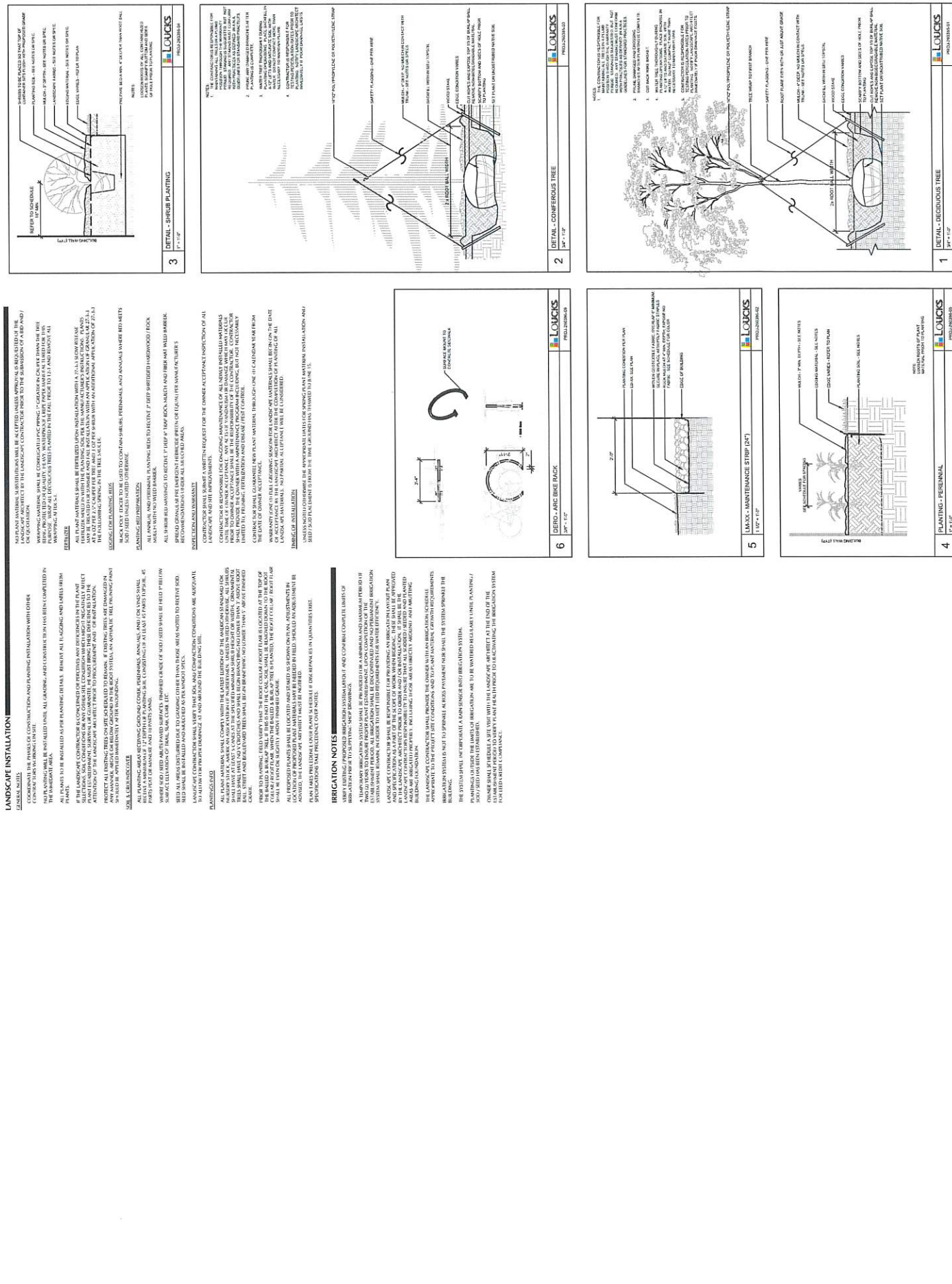
Project No.:
P: 260.01LP
Sheet No.:
260.01LP

LANDSCAPE
PLAN
260.01LP



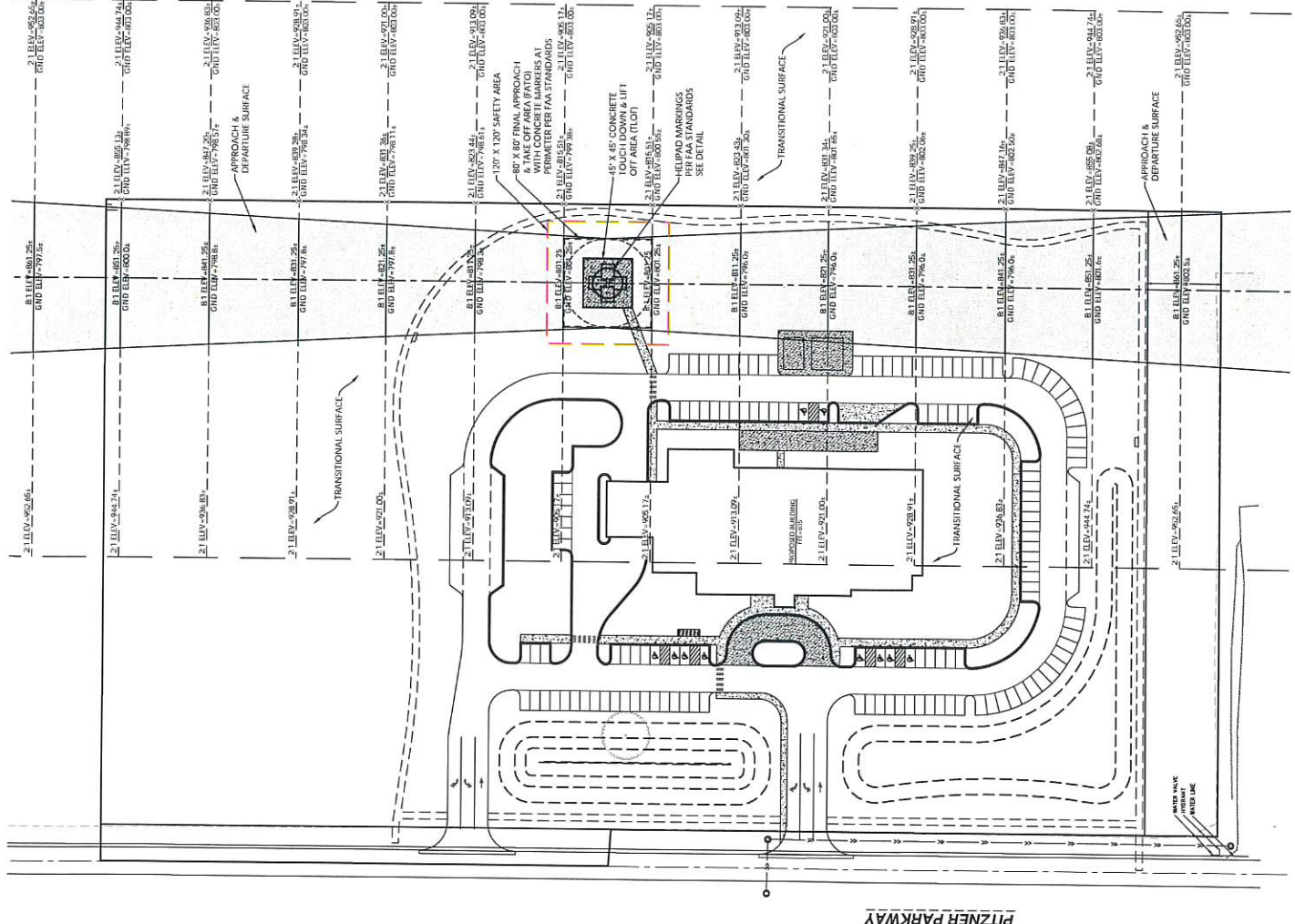
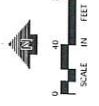
WARNING:
(1-800-242-8511)

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL DISTURBANCES TO EXISTING UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES. THE CONTRACTOR SHALL CONTACT THE ENGINEERING AT 260.01LP AT 48 HOURS IN ADVANCE OF THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL DISTURBANCES TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL DISTURBANCES TO EXISTING UTILITIES.



NO.	DESCRIPTION	DATE
1	PRELIMINARY DESIGN	10/10/2024
2	REVISION	10/10/2024
3	REVISION	10/10/2024
4	REVISION	10/10/2024
5	REVISION	10/10/2024
6	REVISION	10/10/2024
7	REVISION	10/10/2024
8	REVISION	10/10/2024
9	REVISION	10/10/2024
10	REVISION	10/10/2024

NO.	DESCRIPTION	DATE
1	PRELIMINARY DESIGN	10/10/2024
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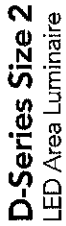
R
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Figure 1

This chapter will map how we abstract the world by pointing out all the ways the physical world may be the same independently of the way someone has the world and quality. Consider it as the nature and quality of the original document with on the left page.

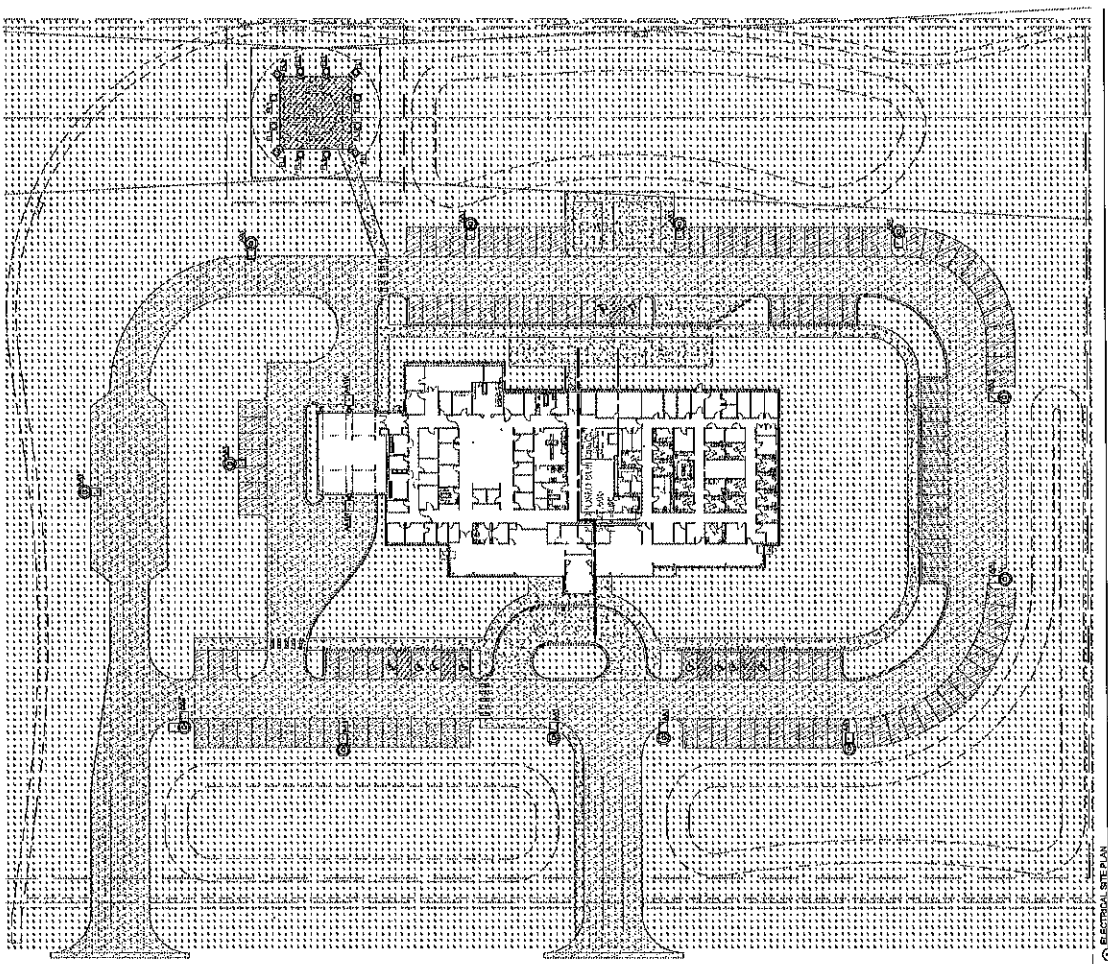
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NOT FOR
CONSTRUCTION
FOR REFERENCE ONLY



**SITE PHOTOMETRIC
PLAN**

901



① ELECTRICAL SITE PLAN
1" = 30'-0"

[illegible]

LIGHT FIXTURE SCHEDULE - SITE

[illegible][illegible]

REFERENCE DEPARTMENT PLAN - LEVEL 1



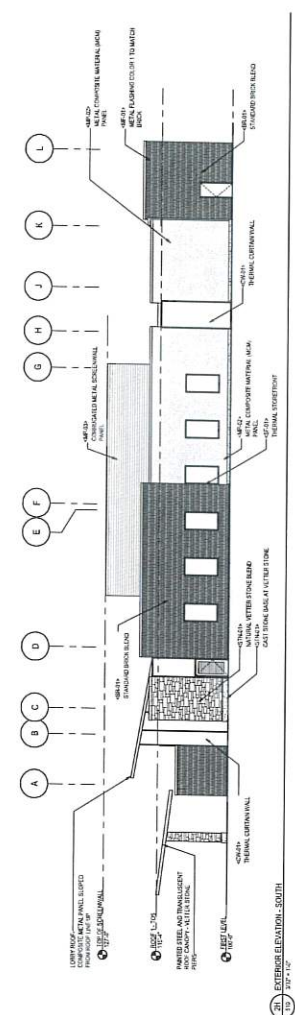
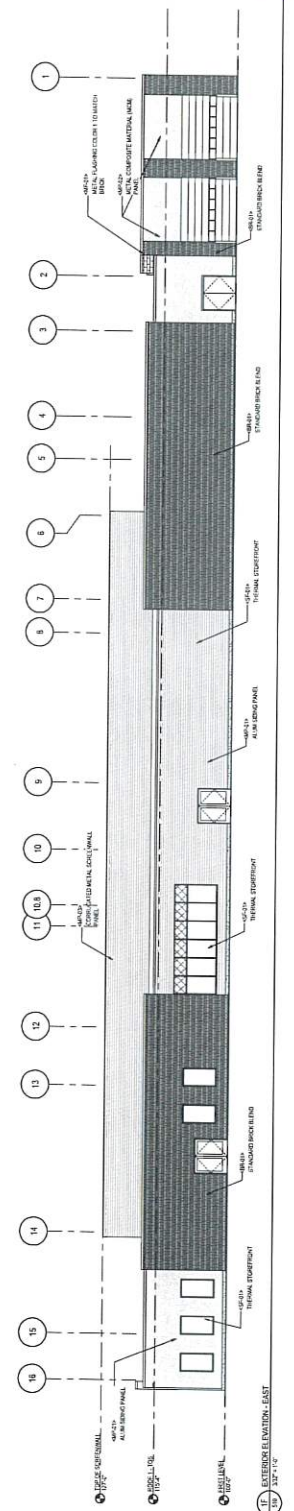
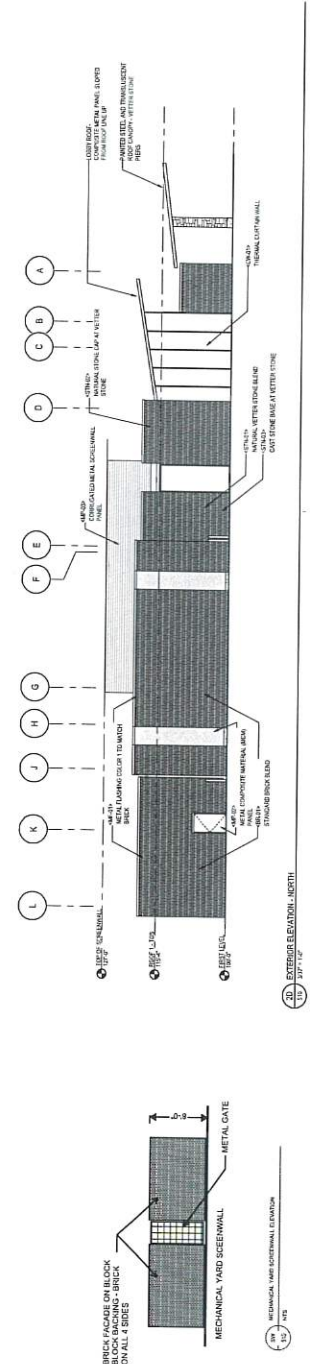
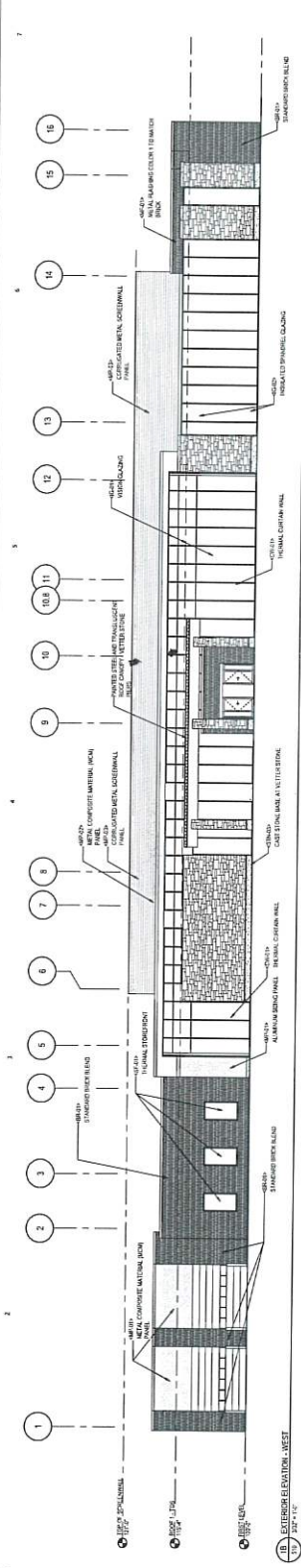
100 - PROPOSED ARCHITECTURAL FLOOR PLAN - NOT FOR CONSTRUCTION



Mercyhealth Jefferson Emergency and Clinic
PROJECT # P2600171.00
09/02/26

DRAWING SCALE: 3/32" = 1'-0"

PROPOSED BUILDING ELEVATIONS - NOT FOR CONSTRUCTION





511 - Rendering/View from Highway



512 - Rendering/Facility Entrance Drive View



513 - Rendering/View from Clinic Parking



514 - Rendering/Ambulance Garage & Entrance

MercyHealth Jefferson Clinic

Basis of Calculations

Plymouth Code	Square Feet	Parking Stalls Required	Total Stalls Required	Total Existing Stalls	Approximate Stalls Lost	New Stalls Needed
1 Stall Per 200 SF	27,600	138	138			138
Rule of Thumb for Planning						
1 Stall Per 360 SF Rule of Thumb Option						
1 Stall Per 200 SF Proposed Clinic Space	27,600	0	138			138
Edina Code						
1 Space Per 1 Hospital Bed						
1 Space Per 1 Employee						
1 Stall Per 200 SF Proposed Clinic Space	27,600	138	138			138
Shakopee Code						
1 Space Per 2 Hospital Bed						
1 Stall Per 225 SF Proposed Clinic Space	27,600	123	123			123
Burnsville Code						
2 Spaces Per 3 Hospital Bed						
6 Stall Per 1000 SF Proposed Clinic Space	27,600	166	166			166
Madison						
Hospital (By Zoning Admin)						
1 Stall Per 200 SF Proposed Clinic	27,600	138	138			138
Onalaska						
1 Space Per 5 Hospital Bed plus 1 space per 3 Employees						
1 Stall Per 250 SF Proposed Clinic Space	27,600	110	110			110
Robinsdale						
1.9 Space Per 1 Hospital Bed						
1 Stall Per 110 SF Proposed Clinic Space	27,600	251	251			251
Buffalo						
1 Stall Per 300 SF		0				
1 Stall Per 300 SF Proposed Clinic	27,600	92	92			92

Average of Listed Codes

SF Per Stall Proposed

144
144

Jefferson Planner Comments 9.11.26

MH Responses 9.16.26 – See Below

1. Parking

The required number of parking spaces is to be determined by the Zoning Administrator and/or supported by a parking study, as applicable. Please provide additional information supporting the proposed parking supply, including parking data from comparable facilities in other communities. The applicant is requested to provide, to the extent available:

- The type and size of comparable facilities

The number of parking stalls for this proposed facility has been thoughtfully planned from our Design Team's past project experience and specific code requirements from other communities with Healthcare Facilities so that this facility isn't under or over parked. The spreadsheet provided reviews the code required parking stalls from 8 different municipalities and a "Rule of Thumb" planning number that has been effective in master planning other medical clinic campuses. These representative city codes range from 1 parking stall per 300 square feet on the low end, and 1 parking stall per 110 square feet on the high end of required parking. The majority of communities have a 1 parking stall for 200 square feet required for medical clinic uses.

For this project the design team has provided 144 stalls to meet the facilities' parking needs. The submitted parking analysis comparing other communities shows an average number of stalls required to be 144 which aligns with the number of stalls proposed.

- Number of employees

The facility will have approximately average of 20 employees on site. The facility will have 10-30 employees on site, depending on day of week and time of day. Mornings earlier in the week are busy times for the clinic and afternoon evenings are busy for Emergency.

- Location/community of each comparable facility

See provided parking calculations - attached

- Any available parking utilization data

Mercyhealth does not have a prescribed parking standard, it is based on type of facility and use. MercyNorth in Janesville, WI is a very similar facility in size and the program being provided. The building is 28,000sf, with a Free Standing Emergency/Urgent Care and Clinic facility. There are 120 parking spaces to accommodate staff and patients/visitors.

This information will assist the City in determining whether the proposed parking supply is appropriate for the proposed use.

2. Driveway Width

The maximum permitted driveway width is 24 feet. The two proposed driveways are each shown at approximately 36 feet in width and therefore do not comply with the maximum driveway-width requirement. Please revise the site plan to comply with the 24-foot maximum or provide information and justification for any requested modification or exception. To note, the only way the City can waive this requirement is due to the need for fire/public safety access.

The driveway width is 36' primarily for vehicle circulation and safety as it provides a dedicated left and right turn lane out of the site. The site will also be served by a mobile MRI truck. The additional driveway width allows the truck to safely maneuver into and out of the site.

3. Parking Lot Curbing

It appears that only curbing is proposed around the interior side of the parking lot, but it should be included around the entire parking lot area. Please revise and add curbing around all parking areas and landscaped islands.

Section 300-6.06(N)(5)(a) allows alternatives to the installation of curbing for stormwater management facilities. Curbing was not included around the perimeter of the parking lot as it allows uniform sheet flow out of the parking lot into adjacent stormwater management facilities. Pretreatment is provided by the vegetated area between the parking lot and stormwater management basins. The pretreatment is part of the stormwater management treatment train. It appears that other nearby facilities in the City follow a similar approach by not including perimeter curb and gutter.

4. Bicycle Parking

Please provide off-street bicycle parking in accordance with applicable zoning requirements. The revised site plan should identify the location, number, and type of proposed bicycle parking spaces. To note, 12 bicycle parking spaces are required and could be 6 inverted U-shaped racks to accommodate 12 total bicycles.

12 bicycle parking spaces have been provided as shown on the site plan.

5. Trash and Refuse Containment

Please submit elevations and exterior material details for all proposed trash and refuse containment structures. The submitted information shall demonstrate compliance

with Section 300.06.21 of the Zoning Ordinance, including applicable screening, construction, materials, and appearance requirements.

Screen Wall Elevation has been provided on sheet 510. The design team is still in the process of determining the contents. Mercyhealth has similar Mechanical Yards, which are screened by a mostly brick wall to match and complement the building. The goal is aesthetically to be consistent on the campus and secure mechanical equipment. The garbage/recycling will be housed in this enclosure.

6. Building Mechanical Screening

We noticed the metal façade portion on the upper level of the building. Is this the mechanical screening provided?

You are correct. The building is served by two Air Handling Units on the roof. The screen wall composed of a metal façade screens the mechanical units and also provides a means to mount signage to guide a patient/visitor to the facility.

7. Exterior Lighting

We will need a few additional elements of information from you to be added to the lighting plan. These include:

- Average on-site lighting is 50,000 lumens per acres or less
- Average on-site lighting is 3.0 footcandles or less

We will comply by these requirements and recommended Lumen per acres and site lighting footcandles. This is one aspect of the design that has yet to be completed, since the project construction documents won't be issued for construction for a few months.

We will also need you to revise a few items on the lighting plan. These include:

- The maximum height of freestanding light poles in this zoning district is 20 feet. Please reduce the height of those proposed.
- Wall or roof-mounted lighting shall be located at each public entrance with a minimum illumination of 1.0 footcandles, downward facing and fully shielded, and matching the exterior building design. Please add lighting to the front of the building (west side) on the photometrics plan and provide the fixture information/image.

Lighting Engineer will update the site lighting plan to address these comments. Building mounted lighting at man doors will be added to the photometrics. Canopy lighting at front entry will also be included. We will comply by these requirements and recommended

fixture locations. We will reduce the height of the freestanding light poles to not exceed 20 feet. This is one aspect of the design that has yet to be completed, since the project construction documents won't be issued for construction for a few months.

8. Chain-Link Fencing

A chain-link fencing detail is included in the submitted plans; however, the location of the proposed chain-link fencing cannot be identified on the site plan. Please clearly identify all proposed chain-link fencing on the site plan. What is surrounding the helipad (thick dashed line)? Is that the fence?

Chain link fencing is no longer needed. No chain link fencing proposed. The dashed lines around the helipad graphically show the safety area and FATO (Final Approach & Take Off Area) as it relates to the flight paths. No fencing is proposed around the helipad.

9. Exterior Building Materials

Please confirm the percentage of each proposed exterior building material. The applicant shall demonstrate compliance with the requirement that no more than 50 percent of the exterior materials may consist of Class II and Class III materials (see Section 300-7.30). Please provide an exterior materials calculation identifying the percentage of each material classification based on the applicable measurement methodology in the ordinance. It appears that the standard is met on the north and west elevations, but we aren't sure about the south and east elevations with greater use of metal.

Sheet 510M has been added and identifies Class I, II & III material locations and percentages per elevation. All elevations meet or exceed the requirement. The East Façade does not face a street and is the service side of the building. It is exempt from meeting the Class I material percentage requirement. Sheet 510 is color coded with square footage for each surface.

- C. Exterior materials. Commercial buildings shall be predominately clad in Class I materials. Class II and Class III materials may be used as accents and trim not to exceed 50% of the total building facade. Class IV materials are prohibited.
- (1) Rear building elevations not facing a public street or public parking lot shall be exempt from this requirement.
 - (2) Materials of comparable quality may be substituted for any class of material or be used as a decorative element if the material can be removed or replaced with a permitted exterior material, as determined by the Building/Zoning Inspector.

Additionally, are there any proposed exterior wall drainage pipes, air intakes, exhaust vents, or electrical meters planned? Air intakes, exhaust vents, and electrical meters are not

permitted on the façade facing the street. Drainage pipes must match the building design. If this is a level of detail that you don't have right now, we could make it a condition of approval that you meet this standard. If you have this information, please identify these elements on the elevations.

Intake and louvers are behind the screen wall on the roof. The design has not progressed far enough to be able to illustrate location of drain pipes etc.

Trail Loise trail loop proposed to be grass, gravel, paved, or something else? To note, we have a minimum pavement setback of 5' from the side/rear lot line and 10' from the street facing lot line. Could you please add a label on the site plan that indicates the dashed line area is a trail and what type of trail it will be made of?

The proposed trail loop will be a mowed path.

10. Snow Storage

No designated snow-storage areas are identified on the site plan. Given the proposed site configuration, please provide a snow-storage plan identifying where snow will be placed following plowing operations.

Snow storage area has been identified on the site plan. There is adequate snow storage around the perimeter of the site.

11. Heliport

The application shall demonstrate compliance with the applicable heliport setback requirement. The Zoning Ordinance requires: The heliport shall be located at least 100 feet from any residentially used or zoned property, measured in a straight line from the closest point of the takeoff and landing area to the property line of the closest residentially used or zoned property. Please provide an exhibit showing the proposed heliport takeoff and landing area and the nearest residentially used and/or residentially zoned property. The exhibit should identify the 100-foot measurement and clearly demonstrate compliance.

“Exhibit – Helipad Residential Zoning Proximity” has been included to show a distance of approximately 1180' between the helipad safety zone and nearest residentially zoned property. Mercyhealth estimates there will be fewer than 5 flights a month. The majority of patient transport is done by ambulance, the helipad is for extreme emergencies.

- What level of noise is associated with takeoff and landing?

This is a very difficult thing to determine, since it is subject to environmental conditions, engineer performance and type of aircraft. This information is from online sources, not

Mercyhealth, but during takeoff, the decibel (dB) level of a helicopter typically ranges between 100 and 110 dB when measured close to the helipad. At 500 feet overhead (Flyover): Drops to 85 to 90 dB, which is comparable to heavy city traffic or a lawnmower.

- What impacts does the flight path have on surrounding properties? Are there helipad height limit restrictions on neighboring properties after the helipad goes in?

“Exhibit – Helipad Flight Path Plan” has been included to show two separate approach and departure paths & transitional zones. This plan indicates corresponding elevations for those surfaces. The approach and departure path has an elevation approximately 52’ and 53’ above the ground plane as it crosses the north and south property lines, respectively.

The transitional surface extends laterally from the approach and departure surface. The transitional zone extends 250’ in each direction from flight path centerline. The transitional elevation and correlating ground surface elevations are shown on the exhibit. The most restrictive elevations are directly adjacent to the helipad as it relates to the eastern adjacent property. The transition surface is approximately 15’ above the ground elevation at the property line, and 102’ above the ground plan at approximately 180’ east of the property line. The adjacent property is zoned RH-35 Rural Holding which has a maximum building height of 35’ and an interior side building setback of 15’. The difference between the transitional surface and ground elevation at this point is 20’; however, our experience has been that the FAA will allow obstructions into the transitional surfaces with obstruction lights.

Based on the proposed elevations for the helipad and proposed approach and departure paths, we don’t believe there are height impacts for neighboring properties.

- Are there setback requirements that apply for helipads related to other structures (on-site or on adjacent sites)?

No permanent structures are allowed in the FAA safety area. The safety zone is located entirely on the Mercyhealth property as shown on the plan.

- Can you explain some of the federal requirements or regulations you’ll have to meet?

The current version of the FAA Advisory Circular has been included in the submittal package. Below is also a web link to the document.

https://www.faa.gov/documentLibrary/media/Advisory_Circular/AC_150_5390_2D_Heliports.pdf

SITE PLAN REVIEW REPORT TO THE PLAN COMMISSION

DATE: September 22, 2026

APPLICANT: Randy Benish, on behalf of Mercyhealth

PROPERTY ADDRESS: New Parcel (number yet to be assigned) Pitzner Parkway

EXISTING ZONING: RH-35, Rural Holding

PARCEL NUMBER: 241-0614-0342-000 and 241-0614-0343-000, New Parcel (number yet to be assigned)

PROPOSED ZONING: I, Institutional

EXISTING LAND USE: Vacant (Agriculture)

OWNER: Current: Spangler Leasing, LLC Future: Mercy Health System Corp

REQUESTED USES: Indoor Institutional and Heliport

BACKGROUND ON SITE PLAN AND CUP REVIEW:

Section 300.10.43 of the City of Jefferson Zoning Ordinance outlines the requirements for the Site Plan application. This requires review of the proposed development's building configuration, site layout and access, parking, exterior building design, landscaping, grading and erosion, stormwater, exterior lighting, signage, and operational plan.

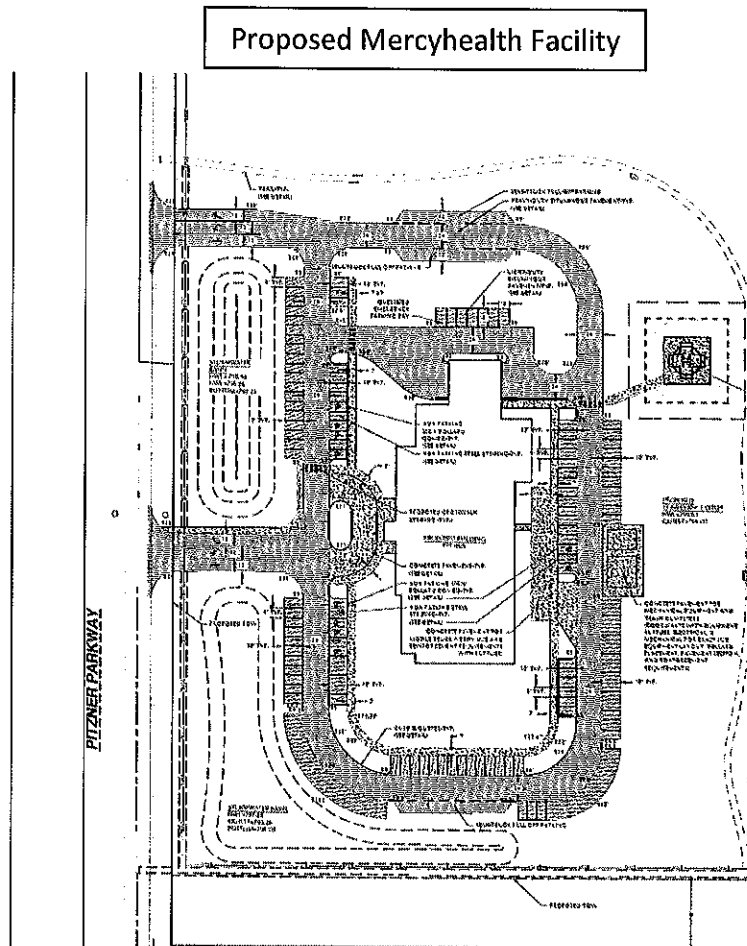
REQUEST OVERVIEW:

The applicant proposes constructing a new 30,000-square-foot, single-story medical facility on a proposed new 12.14-acre parcel. The facility will incorporate multiple clinical spaces for outpatient services as well as an emergency and urgent care center along with a heliport. The proposed land uses would be categorized as indoor institutional and heliport within the zoning code.

The proposed site plan includes two access points from Pitzner Parkway. One entrance will provide access for patients, visitors, and staff, while the second will be dedicated to emergency vehicle access, including ambulances. A pedestrian trail is also proposed around the development site. Additionally, a heliport is proposed near the northeast corner of the building, intended to transfer patients to higher-level care facilities.

The development will connect to existing public water and sanitary sewer infrastructure in the vicinity of Pitzner Parkway and Masonic Boulevard. Utility connections are proposed from the east side of the property and will require access through adjacent private property. A utility easement will need to be established and recorded before construction begins. The proposed watermain will be extended into the site and configured as a loop around the medical facility. Sanitary sewer will be extended west from the existing system along Masonic Boulevard to serve the proposed facility. A private sanitary sewer service will connect the building to the new public infrastructure. Right-of-way has been identified on the CSM to accommodate future public watermain and sanitary sewer extensions along the southern portion of the property.

A stormwater management report has been submitted and is under staff review. The proposed design utilizes perimeter drainage swales and stormwater management basins to collect and treat runoff prior to its discharge from the site. Stormwater facilities are generally located along the west and south sides of the property.



SITE PLAN REVIEW:

The proposed improvements to the property are required to meet the minimum dimensional standards of the zoning district. These requirements are met, as shown below.

Requirement	Size	Proposed Development
Minimum Lot Area	10,000 sq ft	12.48 Acres, 528,637 square feet
Minimum Lot Width	60 feet	944 feet
Minimum Lot Depth	120 feet	560 feet
Minimum Lot Frontage at Right-Of-Way	30 feet	944 feet
Minimum Front Setback	10 feet	200 feet
Minimum Street Side Setback	10 feet	200 feet
Minimum Side Setback	8 feet	450 feet
Minimum Rear Setback	10 feet	215 feet
Maximum Principal Building Height	50 feet	27 feet
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)*	Side/Rear: 8 feet ROW: 10 feet	+/- 650 feet North +/-200 feet West +/- 260 feet East +/-111 feet South
Maximum Impervious Surface Ratio	80%	28%

Minimum Green Space	20%	72%
Maximum Building Coverage	50%	5.67%

*To note, the proposed trail loop around the property will be a mowed grass path and does not include impervious surface.

The Indoor Institutional land use is a permitted by-right land use in the Institutional zoning district. Land use requirements include:

- An off-street passenger loading area shall be provided if the majority of the users will be children or senior citizens = met (passenger loading area provided)

Indoor Institutional uses similar to hospitals require the zoning administrator or a parking study to determine the minimum number of parking spaces. The applicant has provided parking at a ratio of 1 stall per 200 square feet of gross building area, stating 138 would be required, and they have provided 144 off-street parking stalls. The facility is proposed to have approximately an average of 20 employees on-site with ranges of 10-30 employees depending on the day and time. There are also 16 proposed exam rooms, 6 urgent care rooms, two patient in-take lobbies with approximately 40 seats, and a blood draw lab which could yield on the high-end up to 80-100 patients/visitors.

An analysis performed by the applicant identifies multiple other communities and their minimum parking requirements for this type of land use. Their research points to a required range of between 1 stall per 300 square feet to 1 stall per 110 square feet. Additionally, the applicant owns and operates a very similar sized facility in Janesville (28,000 square feet) and provides 120 parking spaces to accommodate staff, patients, and visitors.

In total, a 1 stall per 200 square foot ratio can appropriately accommodate the minimum parking needed in many other communities, Mercy's other similar facility in Janesville, and the anticipated number of employees, visitors, and patients associated with this facility = met

To note, the proposed Heliport land use and its applicable standards will be reviewed as part of the Conditional Use Permit process, which is planned to occur at a subsequent Plan Commission meeting in October.

The proposed project has submitted some elements of the Site Plan review that are included within the attachment. Below is a review of the various other zoning standards that are required with the proposed development:

Access and Visibility Standards (Section 300.06.03, 300.06.04, and 300.06.05)

- Multiple access points from one street can be approved through the Site Plan process on lots greater than 200 feet long = met (2 access points off Pitzner Parkway)
- No access is permitted within 50 feet of an intersection = met (> 1,000 feet to Pitzner Parkway/Racine Street intersection)
- Angle of intersection with public right-of-way shall be 90 degrees wherever possible = met (both driveways are 90 degrees at intersection)
- Traffic generated shall be channelized and controlled to avoid congestion and no parking stalls allowed to back up into the roadway for parking lots greater than six stalls = met (both throat lengths are >100 feet providing sufficient space for vehicle queuing beyond the throat length without interfering with adjacent parking stalls or traffic movements)

- Minimum driveway setback is 10 feet from side or rear lot line = met (>300 feet from north and >60 feet to the south internal driveway setback provided)
- Maximum driveway size is 24 feet wide = not met (both driveways are 36 feet wide to accommodate left and right turns out of the site and the turning movements needed to accommodate the mobile MRI truck that will be coming to and from the site)
- At least one ped/bicycle access point to at least one street frontage is required = met (paved sidewalk provided from Pitzner Parkway to front entry)
- All structures must be located outside of vision triangles at the right-of-way intersections = met (vision triangle requirement is 30 feet on Pitzner Parkway)

Parking and Loading Standards (Section 300.06.06 and 300.06.07)

- All access points, drive aisles, driveways, and parking areas must be constructed of a hard surface = met (asphalt)
- Site shall be designed to provide for safe and efficient movement of traffic = met (complies with the applicable off-street parking and circulation requirements by depicting all required parking and traffic circulation areas, including parking layout and dimensions, traffic patterns, ingress and egress, landscaping, lighting, grading, snow storage, stormwater management facilities, and other proposed site improvements.)
- Curbs are required around all parking areas and internal landscape islands, unless an alternative approach is needed to accommodate stormwater management = met (curbing is included on the interior portion of the parking lot facing the building, but not on the outside edge of the parking lot. The applicant has designed the stormwater management system to utilize sheet flow off of the parking lot into adjacent vegetative areas to provide pretreatment of stormwater prior to arriving at the detention basins)
- All parking stalls must provide pavement markings = met (all off-street parking and traffic circulation areas are marked, striped, and indicate where parking spaces, pedestrian walkways, and other designated areas are located)
- Throat depth (distance between street access and traffic circulation area/parking area) must be a minimum of 25 feet = met (Both proposed access points provide a throat depth of >100 feet)
- Minimum parking stall dimensions are required to be 9 feet wide and 18 feet long = met (stalls are shown at 9' x 18')
- Minimum parking aisle widths are required to be 24 feet wide = met (24 feet)
- Minimum and maximum off-street parking stalls = met (see above)
- A minimum of 12 on-site bicycle stalls are required = met (12 bicycle parking stalls provided)
- Provide 10-foot landscaped green area along all street frontages = met (>100 feet)
- Loading areas shall be located on the private lot, on the same lot as the use served, and shall meet the required setbacks from residential districts, street right-of-way intersections, and required front yards = met (both loading areas are located on site and exceed all setback requirements)
- Loading areas shall meet the minimum dimensional requirements based on the gross floor area of the structure (10' x 50') = met (>10' x 50')
- Loading areas shall provide adequate access to a public street or alley without interfering with vehicular or pedestrian circulation, parking areas, or requiring backing into a public right-of-way. = met (both loading areas have designated space set aside from parking and site access)
- Loading areas shall comply with the applicable surfacing requirements = met (asphalt)
- Required loading areas shall be used exclusively for loading and unloading and shall not be counted toward required parking spaces = met (both are not counted toward site parking)

- Loading areas shall be adequately illuminated for safe and efficient evening use; illumination level between 0.4 and 1.0 footcandles = not met (exceeds 1.0 footcandles at ambulance bay)
- Loading areas shall have associated signage = unknown (TBD)

Exterior Lighting Standards (Section 300.06.20)

- At the property line, a maximum of 0.5 footcandles is required = met (max 0.2-foot candles)
- The average lighting on-site is required to be a maximum of 50,000 lumens per acre = unknown
- The average lighting on-site is required to be a maximum average of 3.0 footcandles = unknown
- The maximum height of all freestanding light fixtures is 20 feet = not met (>20' shown)
- All exterior lighting elements must be shielded and downward-facing = met (pole-mounted area light)
- All areas for vehicle parking, loading, or circulation are required to have a minimum intensity of 0.4 footcandles = somewhat met (to note, at both driveway entrances there is less than 0.4 footcandles provided, but within less than 50' from the right-of-line, 0.4 footcandles is provided to accommodate and provide adequate night lighting for safety purposes)

Outdoor Storage and Screening Standards (Section 300.06.21)

- All trash containment structures are required to be enclosed and a minimum of 6 feet in height with an access gate = met (enclosure plans on sheet 510)
- All building mechanicals on the exterior of the building are required to be screened = met (enclosure plans on sheet 510)
- Outdoor storage areas must be screened = N/A (none proposed)

Fencing Standards (Section 300.06.40)

- Fencing materials can be wood, brick, stone, wrought iron, vinyl, or chain link = N/A (none proposed)
- Any fence located in the front yard shall be a maximum of 50% opaque = N/A (none proposed)
- Fencing may be located within or on any property line = N/A (none proposed)

Landscaping Standards (Section 300.08.30)

Point values are provided for each type of plant and the amount required in each portion of the site is listed within the Zoning Ordinance. This provides the applicant with options in customizing the planting selection and location to best fit the project and site.

- 342 landscaping points are required for the building foundation = met (467 provided)
- 745 landscaping points are required for the paved surface areas = met (909 provided)
- 1,000 landscaping points are required for the street frontage = met (1,000 provided)
- 590 landscaping points are required for the yards = met (610 provided)

There is a total of 2,677 landscaping points required, and 2,986 landscaping points proposed.

Exterior Building Design Standards (Section 300.07.40)

There are defined exterior building design standards for different types of uses in the Zoning Code. This project is a commercial use in the Institutional Zoning District. Additionally, the design standards classify the following materials by type: Class I (brick, stone, glass), II (block, EIFS, stucco), or III (siding).

- Buildings are encouraged to be oriented so that the front facade faces the road with the highest traffic volumes = met (front entry oriented toward Pitzner Parkway)

- Facades facing the road with the highest traffic volumes shall be designed to have the appearance of a front facade and shall include windows, doors and/or other architectural components typically associated with front facades, as approved by the Building/Zoning Inspector = met (front façade includes windows, doors, and architectural components associated with the appearance of a front façade)
- Service or loading areas shall not be permitted between the building and the public street = met (to note, loading in this context refers to vehicle loading, passenger loading is permitted within this area)
- Façade lengths should be no greater than 70 feet without articulation = met (less than 70-foot sections without articulation)
- Buildings shall be predominantly clad in Class 1 materials (50% or greater) and 50% or less Class II or III materials = met (to note, rear building elevations not facing a public street are exempt from this requirement)
- Building entrances shall be clearly defined through the use of detailing, distinctive materials and/or colors, projections, recesses, etc. = met (front entrance provides projections, detailing, and distinctive materials)
- Drainage pipes on exterior walls shall match or be complementary to roofs and walls = unknown
- Air intakes and exhaust vents and meters are not permitted on facades facing a public street = met (screened with metal roof panel)
- Building-mounted equipment visible from the street shall be screened = met (none shown on elevations)
- Roof-mounted equipment shall be screened = met (metal screening wall used to screen rooftop mechanicals)
- Wall or roof-mounted lighting shall be at each public entrance with a minimum illumination of 1.0 footcandles and shall match the design of the principal structure = not met (none shown)

Signage Standards (Section 300.09.05 and 300.09.11)

- All requirements for permanent business signs shall be met as shown in Figure 300.09.11a. = unknown

PUBLIC NOTICE:

No public notice is required for Site Plan review and action.

COMPREHENSIVE LAND USE PLAN (2020):

The proposed new parcel encompasses two Future Land Use designations: Planned Commercial and Planned Mixed Use. The proposed project is compatible with both designations and provides a community-serving use that is supported by the Comprehensive Plan.

The Planned Commercial designation is intended to support commercial and office uses that serve the entire community and people from nearby communities on public sewer, water, and other urban services and infrastructure.

The Planned Mixed-Use designation is intended to support a carefully controlled mix of commercial, light industrial, mixed residential, parks and open space, and community facilities.

The Future Land Use Map attempted to provide a potential future development scenario within the subject properties. This includes the future extension of Masonic Boulevard and two different future land use designations crossing existing property lines. The Comprehensive Plan recognizes that the Future Land Use Map is intended to establish a framework for future development patterns that may be further refined through precise boundaries established via land division and zoning processes.

The proposed CSM and Zoning Map Amendment are consistent with a wide variety of elements of the Comprehensive Plan:

- **Land Use:** Community Facilities within the Comprehensive Plan include medical facilities. Within the Planned Mixed-Use designation, Community Facilities are called out specifically as a potential land use to be included. Within the Community Facilities designation, it references that institutional uses may be appropriate in planned residential, commercial, office, and industrial areas, dependent on scale. Thus, Community Facilities land uses are also consistent with the Planned Commercial designation.
- **Goals, Objectives, and Policies:** The proposed project is consistent with several of the Land Use Chapter's goals, objectives, and policies. This includes directing new development adjacent to existing utilities and development, following the land use recommendations, utilizing high-quality standards for building, site, landscaping, signage, and lighting design within new development, among several others.
- **Roadways:** The Future Land Use Map shows an extension of Masonic Blvd. to the west through the subject property. The CSM includes 66 feet of dedicated right-of-way on the southern portion of the proposed new parcel to accommodate a future extension of this roadway. Additionally, the Comprehensive Plan shows the potential for this roadway to split in two, providing two new access points to Pitzner Parkway. The CSM enables this potential second northern roadway to potentially be accommodated in the future (east and north).

City staff believe that the proposed project is consistent with the Comprehensive Plan.

DISCUSSION:

The applicant has proposed a project that represents a substantial investment in the community, supports the City's long-term economic development objectives, and is of high-quality design. The project will create new employment opportunities and provide greater healthcare access to residents and visitors.

Overall, the proposed development is consistent with applicable City ordinances and the goals and objectives of the City's adopted plans. There are a limited number of outstanding items that still need to be addressed, and most are directly linked to the project's next steps associated with creation of construction plans. City staff does not believe these outstanding items detract from the overall merits of the proposal or warrant delaying approval of the site plan.

City staff has reviewed the application, and all applicable comments have been incorporated into this staff report.

While a wide variety of heliport information and details have been provided within the site plan package, the applicant is seeking consideration of the Conditional Use Permit for the heliport use at a subsequent Plan Commission meeting. The CUP process will include a public hearing, detailed review by staff, and consideration by the Plan Commission. Based on an initial review of the materials provided, the heliport land use standards look to be met, but this will be discussed and reviewed in more detail.

If all necessary land use approvals are secured by the applicant, they can then proceed to seeking building permits for construction.

RECOMMENDATION:

City staff recommends approval of the Site Plan, subject to the following conditions:

1. Plan Commission approval of the Site Plan is subject to Plan Commission approval of the CSM, Plan Commission recommendation of the Zoning Map Amendment, and City Council approval of the Zoning Map Amendment.
2. Plan Commission approval of the Site Plan is subject to Plan Commission approval of the Conditional Use Permit for the proposed Heliport land use.
3. An easement is established east of the property between the new dedicated right-of-way and the western terminus of the Masonic Bouvard right-of-way to adequately accommodate the proposed utility plans.
4. Allow the maximum driveway width to be 36 feet as proposed to accommodate dedicated left and right turning movements out of the site onto Pitzner Parkway and the turning movements required for the mobile MRI truck.
5. Allow the lighting levels within the ambulance bay loading area to exceed 1.0 footcandles to provide adequate safety and meet medical facility requirements, while still requiring the applicant to meet the maximum total site illumination levels (see item 7).
6. Allow the minimum lighting levels to be less than 0.4 footcandles within each driveway's first 50 feet from the right-of-way because all adequate on-site lighting for safety purposes is provided throughout the site.
7. Require the applicant to update the Lighting Plan to include all required metrics and meet all standards outside of those specifically noted above (see item 5 and 6).
 - Average lighting on-site is required to be a maximum of 50,000 lumens per acre.
 - Average lighting on-site is required to be a maximum average of 3.0 footcandles.
 - The maximum height of all freestanding light fixtures shall be 20 feet.
 - Wall or roof-mounted lighting shall be at each public entrance at a minimum illumination of 1.0 footcandles and shall match the design of the principal structure
8. Require the applicant to provide updated building elevations that include identification of all drainage pipes on exterior walls or roofs to ensure they are a complementary design to the roof and walls.
9. Prior to any signage installation, plans shall be provided and approved by City staff that comply with Section 300.09.05 and 300.09.11 for Permanent Business Signage.
10. Any other recommendations of City staff and the Plan Commission

**MINUTES
CITY OF JEFFERSON
PLAN COMMISSION
TUESDAY, SEPTEMBER 8, 2026**

The meeting was called to order by Mayor Oppermann at 4:30pm. Members present; Alderman Stallman, Commissioners Adams, Bare, Vandenberg, Schroeder, and Radtke. Absent; Commissioner Leeder. Also present: Administrator Freitag and Attorney Rogers.

PUBLIC PARTICIPATION.

None

REVIEW AND APPROVAL: Extraterritorial Certified Survey Map (CSM) Holland & Thomas LLC on behalf of Chris and Barb Gang for Vogel Rd.

Commissioner Bare, seconded by Alderman Stallman, moved to approve Extraterritorial Certified Survey Map (CSM) for Chris and Barb Gang. On the call of the roll, motion carried unanimously.

MINUTES

Commissioner Adams, seconded by Commissioner Radtke, moved to approve the minutes of August 25, 2026, Plan Commission Meeting as presented. On call of the roll, motioned carried unanimously.

ADJOURN

Commissioner Bare, seconded by Alderman Stallman, moved to adjourn. The motion carried unanimously on a voice vote.

These minutes are not official until voted on by the Plan Commission.