

PLANNING COMMISSION  
WEDNESDAY FEBRUARY 15, 2017  
COUNCIL ROOM, CITY HALL  
6:00 P.M.

Mayor Mabie called the meeting to order.

Present Mayor Mabie, Chuck Glassbrenner, Greg Glisczinski, and Joe Weiers. Absent Jose Neville, Alan Hoesly, Randy Anderson Also present DPW Flynn

Minutes from previous meeting were approved and filed with the clerk.

Appearances: Ryan Neville, Russel Ratsch and Gary Weirauch from Memorial Medical Center

Discussion and Action on a Conditional Use Permit for Clark County Rehab and Living Center, for an Adult Day Care. DPW Flynn stated this Adult Day Care is relocating from W. 4<sup>th</sup> Street and would like to move to this new location at 237 W. 6<sup>th</sup> Street.

**Motion** Glassbrenner to recommend to Common Council to approve this conditional use permit second Glisczinski. All Aye

Discussion on Memorial Medical Centers plans for a new Hospital. Ryan Neville started off this discussion on why MMC picked the location west of the Black River. The primary reason is the amount of acreage they need, which is approximately 40 acres, and it's access to Highway 10. Mayor Mabie stated that the land is in Pine Valley and it would require the City to Annex that land if they were to hook up to the City's Sanitary Sewer System. They understood this. They have investigated the idea of boring under the black river and connecting the sewer line somewhere on Ferguson Street. Russel Ratsch said he had a figure of approximately \$150,000.00 for the boring and 6 inch line installation, and an additional \$200,000.00 for a Sanitary lift station. The Mayor also stated in some cases like this, where MMC is a non profit, we may need to look at service fees, for snow removal, road maintenance etc. Glassbrenner asked if all the funding was secure, Neville stated that the USDA has committed to 35 million and they need to borrow 5 million from a private bank so not all the money is from the government.

Ratsch stated that currently they are working on the facility footprint and layout of the property, then comes the permitting process from the DNR and Army Corp of Engineers etc.

Weirauch asked if this could be a TIFF district, DPW Flynn stated that he didn't think it could cash flow since they were non profit and the selling of 15 acres to assisted living would not be enough to make it cash flow. But he is not the expert on TIFF districts.

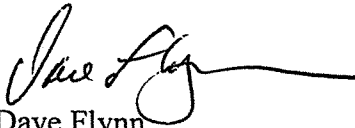
DPW Flynn stated he had a call from WISDOT asking to be kept in the loop on the project as they will require that River Road be constructed to state specifications etc.

Ryan Neville stated as the project moves forward we will be having more meetings with the City and Pine Valley as well as public informational meetings.

Discussion and Action of Flood damaged properties and the Hazard Mitigation Grant Program he is working on. DPW Flynn stated that 3 properties along O'Neil Creek were heavily damaged in last Septembers flooding, and he was working on this Grant application. In this program The City would purchase the properties then demolish all structures and restore the ground back to green space, that could not be built on in the future. The Federal Government pays 75% the State and City each pay 12.5%, with the City's share coming from a community development grant.

Motion Gliszinski second Weiers to Adjourn. All Aye.

Steve Mabie, Mayor  
Chair Planning Commission

  
Dave Flynn  
Secretary