

PLAN COMMISSION

May 13, 2009

The Plan Commission convened and was called to order by Chairperson-Mayor Marsh.

Present at roll call were: Members Mayor Ron Marsh, Nate Klassy, Ronald Spielman, William Bethke, Keith Ingwell, Paul Sniff, & John Frantz. Also present were Zoning Administrator Rex Henke, Engineering Supervisor Alan Gerber, City Assessor Barb Berget, Werner Rast with Rast Apartments, Steve Borowski and Julie Wilke with the Monroe Clinic, Jeff Kenley with CG Schmidt, Ryan Wilson with Fehr-Graham & Associates, Attorney Charles Wellington, Chris Oddo and Douglas Pahl with Kahler Slater, and Tere Dunlap with the Monroe Times.

Purpose of Meeting:

1. Elect Vice Chairperson and Secretary
2. Discuss and possibly recommend to Council to approve modifications and improvement location changes to proposed Northeast Park Condominium PUD
3. Discuss and take action on paving of WW Dairy parking area
4. Updates on Monroe Clinic Hospital Project

1. Elect Vice Chairperson and Secretary

Motion made by Ronald Spielman and seconded by John Frantz to elect Nate Klassy as Vice Chairperson. Motion carried.

Motion made by Keith Ingwell and seconded by Nate Klassy to elect Darci Dammen as Secretary. Motion carried.

2. Discuss and possibly recommend to Council to approve modifications and improvement location changes to proposed Northeast Park Condominium PUD

Rex Ewald informed members that Attorney Charles Wellington hand delivered a letter regarding changes to the Northeast Park Condominium PUD and Fehr-Graham & Associates sent changes to the plat design that afternoon.

Attorney Wellington and Werner Rast moved garage S-7-G to the northeast side of the property next to the east facing garages. After the last meeting, Mr. Rast met with Mr. Oostdik to find a better placement of garage S-7-G. With the new changes, there would be 18'9" between the building and the lot line. Garage S-7-G will also be 14 feet rather than 12 feet due to inconvenience for the tenant.

Attorney Wellington spoke with Mr. Calcant from the Monroe Manor and he did not have any problems with the plans. In the future, Mr. Rast would like to assign garages. Attorney Wellington reminded members that the Riddle family did not want to sell any land and they were fine with having the garage next to the property line.

Motion made by John Frantz and seconded by Nate Klassy to recommend to Council to approve the modifications and improvement location changes for garage S-7-G in the proposed Northeast Park Condominium PUD after the public hearing takes place. Motion carried.

3. Discuss and take action on paving of WW Dairy parking area

Engineering Supervisor Alan Gerber informed members that WW Dairy would like a one year extension to the paving requirement for their parking area due to economic conditions. The parking area currently has gravel. Nate Klassy is surprised they do not have it paved because they make cheese.

Motion made by William Bethke and seconded by Ronald Spielman to extend the paving requirement of the parking area to no later than June 30, 2010 or earlier. Motion carried.

4. Updates on Monroe Clinic Hospital Project

Julie Wilke, CFO of the Monroe Clinic, informed members that Jeff Kenley from CG Schmidt was present to report on the timing of the construction. This was the same presentation given to neighbors a few weeks earlier.

Ms. Wilke spoke about project drivers, commitment to sustainability, and a preview of the exterior concepts, interior design, and landscaping design. Jeff Kenley with CG Schmidt then gave a construction overview.

The project drivers include the following: relationships with patients, everything about project should support healing process, support staff (i.e. provide education), engage new customers, integration of technology, promote stewardship of environmental resources, and provide an exceptional place to practice medicine.

Steve Borowski with the Monroe Clinic spoke on sustainability. The Monroe Clinic had installed an energy efficient chiller, started a new recycling program, and used little or no volatile chemicals in cleaning. Last year, they recycled over 60% of materials from the parking lot and site work. Also, they reduced parking stalls to lessen storm water runoff. In the new project, the Monroe Clinic will evaluate utilities, green roofs, renewable materials, divert 70% of waste away from landfills, low or no VOC materials, and are looking at more energy efficient windows.

Chris Oddo with Kahler Slater explained the architectural process at this time. They went around Monroe and took pictures of parks, churches, and industry and studied the area around the site. Changes to the parking lots were made. There is going to be a new entry on the east side.

Douglas Pahl with Kahler Slater presented the updated design at this time. He described the new changes (connect east entry to main entry, canopy for three cars in front, deep overhangs on the south side, etc.) Also, he informed members about building materials and a new ED entry on the northeast side. In addition there is a rooftop garden, which will be accessible. There will also be a sculptural water feature.

A site rendering was presented. The architects tried to copy a natural Wisconsin landscape. The possible space for the helipad was limited.

Jeff Kenley with CG Schmidt informed members on the construction process at this time. He discussed the traffic flow and parking changes that have been made, as well as the erosion control plan. He informed members that CG Schmidt will recycle the materials torn out and put them back into the building. The project from start to finish should take twenty-six months to complete.

According to Julie Wilke from the Monroe Clinic, they were going to the financial market for financing, but they have not finished that process yet.

5. Business by Members

Nate Klassy spoke about maintaining Alpine Slicing's parking lot, which is located where Pick N' Save used to be. Members requested Rex Henke speak to Alpine Slicing about maintaining that surface.

Nate Klassy informed members that in the December 10, 2008 it was recommended that Fastenal install curb stops and have a Buffer Yard D present and nothing has been done up to this point.

Motion made by Keith Ingwell and seconded by Nate Klassy to adjourn. Motion carried.

Darci J. Dammen - Secretary