

PLAN COMMISSION PUBLIC HEARING & MEETING

SEPTEMBER 22, 2014

The Plan Commission meeting and public hearing was called to order on Monday, September 22nd at 6:30 p.m. All Plan Commission members were in attendance. Others in attendance were the Village of Biron Board of Trustees, Biron's Attorney Dean Dietrich, representatives from Aspirus, the Tribune and several interested people. The meeting was properly posted according to Wisconsin State Statutes including the class 2 notice.

INFORMATION PRESENTATION:

Aspirus Hospital Association presented a slide show of their plans to construct a 25 – 30 million dollar super clinic. The clinic would provide for 225 – 275 new jobs as well as construction jobs. This project would be 2 stories about 75,000 to 110,000 sq. ft. There would be room for rotating specialists. They would need one year for completion of their plans and 18 months for construction. The project could start in the fall of 2015 and be completed by the fall of 2017. This project would be a green building with good air quality, lighting and be environmental friendly.

PUBLIC HEARING

The Public Hearing was held immediately following the information presentation from Aspirus - Plan Commission members considered the request from Keith Helmrick, Biron Business Park LLC to rezone part of the land in the current tax parcel #24-00076 and part of the land in parcel 24-00081B from the current zoning of A-1 (agriculture district) to G-1 (institutional district) – A question was asked if Aspirus does not build in Biron would the zoning need to be changed again. According to the Village attorney the zoning could stay at G1 unless some other use that was not covered under G-1 would want to come into that area of the business park. The Plan Commission Chairperson asked three times if there were any other questions relative to the public hearing. Hearing none – **Motion** Muleski to adjourn the public hearing seconded Schneider. M.C.

Action on zoning classification request - Motion Schneider to approve the zoning request change from A-1 to G-1 on part of the land in the current tax parcel #24-00076 and part of the land in parcel 24-00081 being lots 1-5 on the business park map, seconded Wolter. M.C.

Consider approval of Biron business Park CSM – Lots 1-5 were combined into lot 1 and lots 11 & 12 will be lot 2 & 3 on the certified survey map. **Motion** Muleski to approve the certified survey map (needs to be recorded yet) for lots 1-5 being lot 1 and lots 11 & 12 being lot 2 & 3 on the survey map, seconded Vruwink. M.C. A certified survey # will be given when recorded at the court house. Lot 12 will be a 12,000 sq. ft building and 6,000 sq. ft. will be leased to Honestly Cranberry.

Review the building site plan for lot 12 – Plan Commission members will address covenants at their next meeting – no action at this time.

The Plan Commission adjourned after the discussion.

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SPECIAL BOARD MEETING

Immediately following the Plan Commission meeting the Village Board of Biron Trustees held a special board meeting. All trustees were present.

Consider approval of Biron business park CSM – Motion Walker to accept the business park CSM’s drawing #8982-DJ-1-A, #8982-DJ-2-A & #8982-DJ-3-A, seconded Carlson. M.C.

Consider Biron Business Park zoning recommendations as provided by Biron’s Plan Commission – Motion Muleski to accept the recommendation from Plan Commission to rezone part of the land in the current tax parcel #24-00076 and part of the land in parcel 24-00081B from the current zoning of A-1 (agriculture district) to G-1 (institutional district), seconded Honkomp. M.C.

Consider adoption of resolution #14-7 supporting Aspirus Hospital Association request – The resolution was read out loud. Motion Muleski to approve resolution 14-7 supporting Aspirus Hospital Association, seconded Steward. M.C. (see third page for resolution 14-7)

Review the building site for parcel #12 – Biron Business Park LLC. will own parcel #12 and Honestly Cranberry will lease half of the building from them. Motion Honkomp to approve parcel #12 site plan, seconded Walker. M.C.

Adjourn – Motion Honkomp to adjourn the special board meeting, seconded Carlson. M.C.

Respectfully Submitted,

Debra Eichsteadt, Clerk

Resolution 14-7
Village of Biron Board of Trustees

**Supporting the construction of an Aspirus Clinic and Hospital
in the Biron Business Park.**

WHEREAS, The Village of Biron has constructed the Biron Business Park for the purpose of allowing businesses the opportunity to locate in the Village of Biron; and

WHEREAS, Aspirus has offered to purchase Lots 1-5 in the Biron Business Park; and

WHEREAS, Aspirus has requested from the Village of Biron, the rezoning of Lots 1-5 in the Biron Business Park as G-1; and

WHEREAS, G-1 zoning of Lots 1-5, allows the construction of an Aspirus Clinic and Hospital; and

WHEREAS, an Aspirus Clinic and Hospital meets Biron’s planned land use within the Biron Business Park; and

WHEREAS, Biron recognizes that an Aspirus Clinic and Hospital located on Lots 1-5 in the Biron Business Park will provide mutual benefits for both Aspirus and the Village of Biron;

NOW THEREFORE BE IT RESOLVED, that the Biron Board of Trustees supports the construction of an Aspirus Clinic and Hospital in the Biron Business Park, contingent on the approval of;

1.) A development agreement Between the Village of Biron and Aspirus that identifies expectations and obligations of Biron and Aspirus related to the Aspirus Clinic and Hospital in Biron, and, 2.) Building and site plans that demonstrate compliance with all applicable building codes, standards, and covenants of the Village of Biron and the State of Wisconsin.

Resolution Adopted September 22, 2014

Jon T. Evenson, President

Debra Eichsteadt, Village Clerk