

MINUTES OF THE  
LADYSMITH PLANNING COMMISSION  
**5:15 P.M., THURSDAY, FEBRUARY 17, 2022**  
LADYSMITH CITY HALL COUNCIL CHAMBERS  
107 W. 2<sup>nd</sup> St. S.  
LADYSMITH, WISCONSIN

Present D. Willingham, B. Grotzinger, A. Kaiser, S. Moore, B. Groothusen, A. Christianson I, Adm. A. Christianson, Asst. DPW D. Parker City Atty., John Kenyon, Betty Mujwid

AGENDA: \_\_\_\_\_

1. Chair Willingham called the meeting to order at 5:15pm
2. Motion by Grotzinger, 2<sup>nd</sup> by Moore to approve prior meeting minutes. Carried
3. 5:16 p.m. Chair Willingham convened a Public Hearing on Conditional Use Permit to enable construction of a two-family dwelling in a single-family dwelling district; specifically at 300 and 302 Flambeau Avenue W. J. Kenyon appeared and gave an overview of the plans for the duplex. A map was shared with the audience and members of the Planning Commission. Mr. Kenyon explained that the plan was to build near the middle of the 3 vacant lots shown on the map. The home may be slightly west of center in the 3 lots owing to a wet spot on the eastern lot. The duplex would be approximately 96' wide by 52' deep with at least 26' side yards. An approximately 30' front yard and 43' back yard would be included. The duplex would be similar to one that he built on E. 2<sup>nd</sup> St. S. but would be roughly 2' wider and deeper. Final street numbers would be assigned by the post office once the home is constructed. S. Moore asked whether dividing walls were sound proof. J. Kenyon indicated that they were. S. Moore thanked J. Kenyon for choosing to invest in new housing here in Ladysmith.
4. Chair Willingham closed the public hearing at 5:27pm
5. Action on Conditional Use Permit for a two-family dwelling from 3. above. Motion by Moore, 2<sup>nd</sup> by Christianson I to approve Conditional Use Permit for a two-family dwelling at 300 and 302 Flambeau Avenue W. Motion carried.
6. The Planning Commission reviewed a site plan for a proposed addition of a walk-in cooler at the Ladysmith Kwik Trip, 100 W. 9<sup>th</sup> St. N. Adm. Christianson and D. Parker explained that Kwik Trip planned to convert their existing cooler into additional kitchen space. The new cooler would be constructed outside between the convenience store and the car wash. It will be accessed from the convenience store. B. Groothusen noted that the area is already screened by privacy fence, so it is likely that most won't notice the new cooler once installed.
7. Action on site plan for proposed addition to Ladysmith Kwik Trip. Motion by Christianson I, 2<sup>nd</sup> by Groothusen to approve the site plan. Motion carried.
8. Adjourn 5:36pm.

Prepared on 2/20/2022 by A. Christianson