

**MINUTES OF THE OCTOBER 14, 2025, JOINT MEETING OF THE COMMUNITY DEVELOPMENT AND PROPERTY COMMITTEES**, 5:15 p.m., City Council Chamber, Members present: Christianson Sr., S. Delasky, J. Hoover, N. Johnson J. Kenyon. Others present: D. Bale, A. Christianson Jr., B. Dyson, Mayor Grotzinger, K. Halbur, K. Julien, A. Kenyon, M. Reynolds , C. Schultz, W. Stoll.

**Call to Order:** Christianson Sr. called the meeting to order. He explained that although a quorum of the Industrial Development Corp. Board of Directors is present he and the City Administrator will be wearing their City hats and the IDC will be taking no Board action within this meeting.

**Housing Proposal:**

Ladysmith Community Industrial Development Corp. (IDC) Board member Wayne Stoll told of that organization's interest in supporting development of additional workforce housing to attract workers expected to be needed in years ahead and to help reduce projected population decline, which could put the cost of operating local governments onto fewer and fewer people. Mr. Stoll distributed copies of a potential layout of up to six twin homes that could be sited on what was once the Highway 8 Trailer Court. It is estimated that it could cost around \$100,000 to extend municipal water and sanitary to serve these and that if the City can assist with this cost the project is likely to be viable and that without such assistance it may not be. It was noted that the proposed project is located within the halo zone of TIFD #11, which could be the source of assistance.

Discussion followed during which the following were among comments made:

\*If City utilities were extended straight east along the south leg of the private road into this area the length of the extensions would be considerably shorter and so less costly. On the other hand, the street itself would then have to be rebuilt adding that cost back in. Lateral installation might require the street to be rebuilt anyway.

\*It appears that a dead-end water main is proposed, which is not ideal.

\*If the twin home depicted facing E. 6<sup>th</sup> St. N. is built first it can be served off that street without any utility main construction saving that cost and demonstrating the viability of building additional units.

\*A City housing needs assessment prepared for the City by the Walker Administration several years ago and updated since indicated need for an additional 140 units here. While the Lindoo School Apartments provided 40 of these and a few duplexes have also been built a need for nearly 100 more units remains. Demolition of the former hospital which could have provided 60 more or, alternately, Veterans housing, was quite unfortunate.

Utility extension costs will be estimated before the next meeting.

**Gerard Hotel Investigation:**

Attention was called to a voluminous report on the condition of the Gerard Hotel along with projections of costs to first stabilize it and, then, to rehabilitate it recreating 12-14 needed housing units. The Council has expressed interest in encouraging this as the Hotel is among the City's most notable historic structures. Those present seemed to concur.

**Community Garden:**

Farmer's Market Manager Kathy Halbur appeared to explain how the Market came to oversee the Community Garden's current 20 plots in what she described as a successful year. She went on to make a request to the City to pick up part of the cost of new and expanded garden fencing. The garden is located on City property on the SE corner of Corbett Ave. and W. 4<sup>th</sup> St., which is part of Falge Park. Costs for additional beds and needed soil need to be determined, but City coverage of one half the cost of new fencing of a larger area may be the ask. Mr. Hoover expressed his support for this project.

**LPD Bulky Storage:**

Discussion turned to creating an outdoor storage area for confiscated vehicles and other bulky items in an out of the way location on City property. It is felt that a 40'x 60'x8' chain link enclosure topped with barbed wire will suffice for most purposes although an indoor space may be needed from time to time. It is believed that used fencing salvaged from the Flambeau Mine may be available and that installation will run about \$7,400. With cameras that are now available power to the site should not be needed. Motion was made by Johnson, seconded by Kenyon and carried by voice vote to recommend to the Council that the City proceed with construction of this facility pending funding availability, which could come from unexpended 2025 LPD budget monies.

**Business Grant Rules:**

Proposed rule changes to clarify and better fit the original intent of this program were handed out and reviewed. J. Kenyon suggested some revisions and made a motion to recommend Council approval including those revisions. His motion was seconded by Johnson and carried by voice vote.

**Closed Session:**

At 6:02 p.m. motion was made by Kenyon, seconded by Johnson, and carried by the following roll call vote to go into Closed Session under authority cited in the Meeting Notice. Christianson Sr.-yes, Delasky-yes, Hoover-yes, Johnson-yes, Kenyon-yes.

At 6:31 motion was made by Kenyon, seconded by Johnson and carried to return to open session. Motion was then made by Kenyon, seconded by Johnson and carried by voice vote to recommend to the Council that it hire a professional designer to prepare a plan that can be State approved to convert the current ambulance garage into space into which the LPD can be relocated.

**Adjourn:**

Motion was made by Johnson, seconded by Kenyon and carried by voice vote to adjourn at 6:38 p.m.