

**MINUTES OF THE OCTOBER 20, 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: A. Christianson Jr., Mayor Grotzinger.

**Call to Order:** Christianson Sr. called the meeting to order.

**Housing Proposal:**

Discussion resumed on a proposal to construct public water and sanitary utilities to serve up to six twin homes on what was once the Highway 8 Trailer Court. A potential layout for the homes was distributed at the previous meeting. It was estimated that it could cost around \$100,000 to extend City water and sanitary mains 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:

\*Water and sanitary laterals rather than mains could be extended to one twin home proposed to face E. 6<sup>th</sup> St. S. and to the west end of another the west end of which faces that same street, without necessity of costly main construction. If these two homes work out for all entities that may become involved consideration could then be given to extending mains to serve up to four more.

Motion was made by Hoover, seconded by Kenyon and carried by voice to recommend to the Council that it approve covering the cost of installing water and sanitary sewer laterals into two residential building sites straddling the southern leg of a U-shaped private road located on the east side of E. 6<sup>th</sup> St. N. between Highway 8 (Edgewood Ave.) Park Ave. *provided, however that the developer who owns the sites enters into a legally binding agreement with the City to construct twin homes on them within two years of the lateral installation.*

Discussion then turned to 3 lots under City control along newly paved Chester Ave. and how these might also be developed sooner than later. If the City doesn't sell them within a 3 year window ownership reverts to the Chester Ave. developer (J. Kenyon).

**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. It may have a negative value at present, which makes it difficult to consider investing City dollars unless augmented by grant funds or tax credits.

**Pedestrian Crossing**

Christianson Sr. stated that a constituent had asked him to look into creating a pathway from the intersection of Highway 27 and Falge Park Drive running SW to Wal Mart. It was noted that

North Cedar Academy students and others, some pulling handcarts, already use this unmarked and unofficial route. A letter will be drafted for review, which will seek Rusk Co. Highway Dept. input on this idea.

### **Organization Placards**

Attention was called to an organizational placard sign facing the northbound lane of Highway 27 across from the Flambeau Mine trailhead parking lot. The structure on which the placards are mounted is collapsing. The City has furnished this structure, while organizations are responsible for their own placards. Some of the organizations represented no longer exist. One option is to mount those in good shape on the Welcome to Ladysmith sign located near Our Redeemer Lutheran Church. Any placards added in the future should be of the same size and be kept in good condition, which probably needs to be formalized in written agreements with these organizations.

*The other three Welcome signs located at the east, west and north approaches to the City have signs for RCTC hung on them, which signs are not well sized compared to the structure and, so, detract from it.*

### **Greenwood Manor**

A question was raised as to the status of the Greenwood Manor elderly housing on Miner Ave. W. It is not certain, but there may be a legal issue regarding need for a sprinkler system. It may be reopened in the next 6-8 months.

### **Adjourn:**

Shortly before 6 p.m. motion was made by Johnson, seconded by Kenyon, and carried by voice vote to adjourn.