

MINUTES OF THE
LADYSMITH PLANNING COMMISSION
TUESDAY, MARCH 9, 2021
LADYSMITH CITY HALL COUNCIL CHAMBERS
107 W. 2nd St. S.
LADYSMITH, WISCONSIN

Present: D. Willingham, B. Groothousen, B. Grotzinger, A. Kaiser, S. Moore, A. Kenyon, A. Christianson, K. Gorseger, B. Grace, D.Penzkover, L. Klink

1. Call to order. At 5:20pm
2. Approve minutes of September 10, 2020, meeting.
Motion by A. Kaiser, 2nd by S. Moore to approve minutes of Sept. 10, 2020 meeting. Carried.
3. Review of Preliminary Plan/Feasibility for TID 13, 14 & 15.
Brea Grace and Dan Penzkover of SEH appeared and provided an overview of TIDs 13, 14 & 15. As of the meeting the City had a total equalized value of \$166,504,100 with a TID value of \$26,325,000 according to the Wisconsin Department of Revenue. This results in TID districts consisting of 10.62% of the equalized value in the City. Current law imposes a limit of 12%.
TID 13 is being set up to capitalize on the construction of the new hospital as well as potential redevelopment of the current hospital property into private ownership. Among eligible expenditures are utility and road upgrades to facilitate development.
TID 14 will capitalize on new industrial and commercial development that may take place at the Doughty Rd. Industrial Park as early as this year. Among eligible expenditures are stormwater retention, utility and road upgrades to facilitate development.
TID 15 has potential for development, though no defined project has been identified yet. A majority of the property in this district is currently publicly owned and has good potential for private development with some improvements to surrounding infrastructure. Among eligible expenditures are utility and road upgrades to facilitate development.
4. Consider request to amend Zoning Code to allow Tiny Homes under 720 Square Feet by Conditional Use Permit in Single Family (R-1) Zoning Districts and recommend to Council.
Consensus was reached that the term Tiny Homes carry a certain stigma that may be unfavorable and may not accurately reflect the need to adhere to UDC building codes. Homes allowed under this ordinance would have to be built on a foundation and meet modern UDC code. The term Tiny Home will be replaced with single family dwelling between 450-720 square feet. It was noted that duplex homes are allowed in R-2 Districts with a minimum floor area of 450 square feet per unit. Motion by Kaiser, 2nd by Moore to recommend to Council Ordinance #2021-01 allowing construction of Single Family Dwellings between 450-720 square feet in R-1 Districts by conditional use permit. Motion carried.
5. Adjourn at 6:55pm

Prepared on 3/22/2021 by A. Christianson