

MINUTES OF THE  
LADYSMITH PLANNING COMMISSION  
TUESDAY, SEPTEMBER 7, 2021  
LADYSMITH CITY HALL COUNCIL CHAMBERS  
107 W. 2<sup>nd</sup> St. S.  
LADYSMITH, WISCONSIN

Present: D. Willingham, B. Groothousen, S. Moore, R. Rodriguez, M. Rudack, A. Kaiser (Phone), K. Vacho, A. Kenyon, A. Christianson, A. Christianson II, B. Grace SEH, D. Penzkover SEH.

1. Call to order. At 5:15pm
2. 5:15pm Public Hearing on Creation of Tax Incremental District #13 and Approval of the Project Plan and Boundary.  
**Chair Willingham convened the Public Hearing at 5:15 pm. Brea Grace of SEH and Administrator A. Christianson presented plans for TID 13. TID 13 is being created around the development of the new Marshfield Medical Center as a Mixed-Use District. Some projects may include upgrades to roads and utilities to facilitate development as well as adaptive reuse of the former hospital building.**  
**Chair Willingham adjourned the Public Hearing at 5:38pm.**
3. 5:40pm Public Hearing on Creation of Tax Incremental District #14 and Approval of the Project Plan and Boundary.  
**Chair Willingham convened the Public Hearing at 5:40 pm. Brea Grace of SEH and Administrator A. Christianson presented plans for TID 14. TID 14 is being created as a Mixed-Use District, encompassing the industrial area south of the Flambeau River and a residential neighborhood north of the river. Some projects may include upgrades to road and utilities to facilitate development.**  
**Chair Willingham adjourned the Public Hearing at 5:55pm.**
4. 5:57pm Public Hearing on Creation of Tax Incremental District #15 and Approval of the Project Plan and Boundary.  
**Chair Willingham convened the Public Hearing at 5:57 pm. Brea Grace of SEH and Administrator A. Christianson presented plans for TID 15. TID 15 is being created as a Rehabilitation/Conservation District in the downtown along Worden Avenue between 1<sup>st</sup> St. and W. 2<sup>nd</sup> St. Some projects may include demolition of buildings and utility upgrades to facilitate redevelopment of the area.**  
**Chair Willingham adjourned the Public Hearing at 6:08 pm.**
5. 6:10pm Public Hearing on Creation of Tax Incremental District #16 and Approval of the Project Plan and Boundary.  
**Chair Willingham convened the Public Hearing at 6:10 pm. Brea Grace of SEH and Administrator A. Christianson presented plans for TID 16. TID 16 is being created as a Rehabilitation/Conservation District west of Hwy 27 in the northwest corner of the City. Some projects may include extending roads and utilities to facilitate redevelopment of the area.**  
**Chair Willingham adjourned the Public Hearing at 6:18pm.**
6. Action on Resolution #2021-14 Creation of Tax Incremental District #13 and Approval of the Project Plan and Boundary  
**Motion by Moore, 2<sup>nd</sup> by Rodriguez to approve Resolution #2021-14 Creation of Tax Incremental District #13 and Approval of the Project Plan and Boundary. Motion carried.**

7. Action on Resolution #2021-15 Creation of Tax Incremental District #14 and Approval of the Project Plan and Boundary  
**Motion by Rudack, 2<sup>nd</sup> by Moore to approve Resolution #2021-15 Creation of Tax Incremental District #14 and Approval of the Project Plan and Boundary. Motion carried.**
8. Action on Resolution #2021-16 Creation of Tax Incremental District #15 and Approval of the Project Plan and Boundary  
**Motion by Moore, 2<sup>nd</sup> by Rudack to approve Resolution #2021-16 Creation of Tax Incremental District #15 and Approval of the Project Plan and Boundary. Motion carried.**
9. Action on Resolution #2021-17 Creation of Tax Incremental District #16 and Approval of the Project Plan and Boundary  
**Motion by Rudack, 2<sup>nd</sup> by Rodriguez to approve Resolution #2021-17 Creation of Tax Incremental District #16 and Approval of the Project Plan and Boundary. Motion carried.**
10. Adjourn  
**Meeting adjourned at 6:20pm**

Prepared on 9/21/2021 by A. Christianson