

Meeting Minutes

City of Neillsville Planning Commission

Council Room – City Hall

106 W Division Street, Neillsville Wisconsin

Tuesday, July 30, 2024

- The meeting was called to order at 4:40 pm by Mayor Dewey Poeschel.
- On Roll Call: Dewey Poeschel, Allan Hoesly, Amber Vine, Clarissa Rochester and Natalie Erpenbach. Bill Neville and Greg Gliszinski were not present. Quorum deemed present.

Also, present was Luke Friemoth - Director of Public Works.

- The Minutes of the June 27, 2024, Planning Commission Meeting were reviewed. As there were no corrections, the Mayor directed the City Clerk to file the minutes as presented.
- Mayor Poeschel called for appearances and there were NONE.
- Luke Friemoth led the discussion on a request by Gross Motors to make changes to their Certified Survey Map (CSM) Plat of property owed, and south of E. Division Street.

Discussion held and questions answered. Motion by Vine and seconded by Hoesly to recommend to City Council that the City of Neillsville approve that the Certified Survey Map prepared for Ratsch Engineering Company LTD. In the City of Neillsville changing the following nine (9) parcel numbers to the following three (3) lot numbers within the CSM Plat. ***All parcels are a part of: The Northeast ¼ of the Northwest ¼ of Section 23, Township 24 North, Range 2 West, City of Neillsville Clark County Wisconsin.***

Parcel Information Table

Current Lot No	Parcel No.	Owner Name	New Lot No.
1	85,493 Sq ft – 1.963 Acres	Gross Bros. Enterprises Inc.	1
2	17,202 Sq ft – 0.394 Acres	Gross Motors Inc.	1
3	14,100 Sq ft – 0.324 Acres	Gross Chevrolet-Oldsmobile Inc.	1
4	4,756 Sq ft – 0.109 Acres	Gross Motors Inc.	2
5	21,779 Sq ft – 0.500 Acres	Wayne D. Gross & Gerald S. Gross	2
6	26,253 Sq ft – 0.603 Acres	Gross Chevrolet- Oldsmobile Inc.	2
7	88,460 Sq ft – 2.031 Acres	Gross Motors Inc.	2
8	2,820 Sq ft – 0.065 Acres	Gross Chevrolet- Oldsmobile Inc.	3
9	368.119 Sq ft – 8.451 Acres	Gross Motors Inc.	3

Voice vote, All Aye. Motion carried.

- Luke Friemoth led the discussion on the request of Gross Motors to allow an easement for future East Division Street (US Hwy 10) driveway access for newly platted CSM Lot No. 3.

Discussion held and questions answered. Motion by Erpenbach and seconded by Rochester to recommend to City Council that the City of Neillsville allow an easement for Lot 3 of the Certified Survey Map created by Ratch Engineering Company LTD. to allow future access to East Division Street (US Hwy 10), City of Neillsville Wisconsin for Lot No. 3: ***All parcels are a part of: The Northeast ¼ of the Northwest ¼ of Section 23, Township 24 North, Range 2 West, City of Neillsville Clark County Wisconsin.*** Voice vote, All Aye. Motion carried.

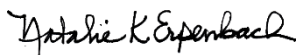
- Luke Friemoth led the discussion on the currently negotiated S.C. Swiderski Developer Agreement for a proposed Project to be built in the Boon Addition.

Discussion held and questions answered. Motion by Vine and seconded by Rochester to recommend to City Council that the City of Neillsville agree to sign the currently negotiated S.C. Swiderski Developers Agreement, with the added contingency of S.C. Swiderski securing financing for the Project at an interest rate of 6.5%, or lower, no later than 18 months from the date the Agreement is signed by all parties and, if said interest rate of 6.5%, or lower is not obtained within the 18 month time period, the Developers Agreement would terminate unless both parties agree to renegotiate to extend the Agreement. Voice vote, All Aye, Motion carried.

Motion by Vine and seconded by Hoesly to adjourn the meeting. Voice vote, all aye, Motion carried.

- The meeting was adjourned at 4:47 pm.

Respectfully submitted:



Recording Secretary