

**PLANNING COMMISSION
COUNCIL ROOM, CITY HALL
THURSDAY, JULY 10, 2025
6:15 P.M.**

The Planning Commission was called to order by Mayor Poeschel. On roll call: Mayor Dewey Poeschel, Council Member Clarissa Rochester, Council Member William Neville IV, Amber Vine, Natalie Erpenbach, Allan Hoesly and Greg Glisczinski.

Also present: Chris Straight, West Central Wisconsin Regional Planning Commission (WCWRPC) Senior Planner; Director of Public Works Luke Friemoth, Deputy Clerk Michelle Grap, Council Member Rolly Gelhaus and Sheila Nyberg, Clark County Economic Development Corporation Executive Director.

6:16 P.M.-Mayor Poeschel declared the Public Hearing for the Amendment to the City of Neillsville Comprehensive Plan 2021-2041 resolution now open.

Director of Public Works Friemoth stated the Public Hearing Notice for the Comprehensive Plan Amendment was in the June 4, 2025 edition of the Clark County Press.

Director of Public Works Friemoth read the proposed Resolution Recommending Common Council Adoption of an Amendment to the City of Neillsville Comprehensive Plan 2021-2041.

Mayor Poeschel called three times for appearances, there being none.

6:18 P.M.-Mayor Poeschel declared the Public Hearing closed.

Mayor Poeschel asked if there were any Commission questions, there being none.

**CITY OF NEILLSVILLE PLANNING COMMISSION
RESOLUTION NO. 639**

**RESOLUTION RECOMMENDING COMMON COUNCIL ADOPTION OF AN AMENDMENT
TO THE CITY OF NEILLSVILLE COMPREHENSIVE PLAN 2021-2041**

WHEREAS, the City of Neillsville has adopted the *City of Neillsville Comprehensive Plan 2021-2041* with the general purpose of guiding, directing, and accomplishing a coordinated, adjusted, and harmonious development of the City, which will, in accordance with existing and future needs, best promote public health, safety, order, convenience, prosperity, and the general welfare, as well as, efficiency and economy in the process of development; and

WHEREAS, the *City of Neillsville Comprehensive Plan 2021-2041*, pursuant to §66.1001 and §62.23, Wisconsin Statutes, contains plan documents, maps and other materials in the comprehensive plan elements required by §66.1001(2) of the Wisconsin Statutes; and

WHEREAS, the City of Neillsville Planning Commission desires to amend the City's comprehensive plan by modifying and updating the Plan's preferred future land use map as described in the attached public hearing notice; and

WHEREAS, the City of Neillsville Planning Commission, pursuant to § 66.1001(4)(b) of the Wisconsin Statutes, may recommend to the Common Council the amendment of the City's comprehensive plan by adoption of a resolution to that effect by a majority of the entire Planning Commission; and

WHEREAS, a properly noticed public hearing has been conducted by the Planning Commission on the proposed amendment of the comprehensive plan, pursuant to § 66.1001(4)(d) of the Wisconsin Statutes,

NOW THEREFORE BE IT RESOLVED, the City of Neillsville Planning Commission officially recommends the amendment of the *City of Neillsville Comprehensive Plan 2021-2041*, as described in the attached public hearing notice, by the City of Neillsville Common Council.

Adopted this 10th day of July, 2025 by the Planning Commission of the City of Neillsville.

Duane Poeschel, Chair

Michelle Grap, Deputy City Clerk

Mayor Poeschel asked for a vote to recommend adoption of the Resolution No. 639 Recommending Common Council adoption of an Amendment to the City of Neillsville Comprehensive Plan 2021-2041.

Motion Neville, second Rochester, to recommend adoption of the Resolution No. 639 Recommending Common Council adoption of an Amendment to the City of Neillsville Comprehensive Plan 2021-2041. All Aye.

6:20 P.M. Mayor Poeschel declared the Public Hearing for Recommending the Boundary and Approving the Project Plan for Tax Incremental District Number 5, City of Neillsville resolution now open.

Director of Public Works Friemoth stated the Public Hearing Notice for proposed TIF District #5 Project Plan and boundaries was in the June 25, 2025 and July 2, 2025 editions of the Clark County Press.

Mayor Poeschel read the Recommending the Boundary and Approving the Project Plan for Tax Incremental District Number Five, City of Neillsville.

Mayor Poeschel called for appearances.

Chris Straight, West Central Wisconsin Regional Planning Commission (WCWRPC) Senior Planner wanted to hit on a couple of points. He talked on the residential development plan, public improvements and project costs, the pro forma and the projected share of the tax increment for overlying jurisdictions.

Council Member Neville asked if this was based on the current interest rate.

Straight replied this was based on a 6% interest rate.

Erpenbach asked if the loan from Economic Development fund would be paid back.

Straight replied it would be paid back later in the project.

Mayor Poeschel called three times for any other appearances, there being none.

6:35 P.M.-Mayor Poeschel declared the Public Hearing closed.

Mayor Poeschel asked if there were any Commission questions, there being none.

**CITY OF NEILLSVILLE PLANNING COMMISSION
RESOLUTION NO. 640**

**RECOMMENDING THE BOUNDARY AND APPROVING THE PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT NUMBER FIVE, CITY OF NEILLSVILLE**

WHEREAS, the Wisconsin Legislature has established legislation allowing municipalities to create tax incremental financing districts in order to encourage development by allowing municipalities to recover associated project costs before overlying taxing authorities benefit from the additional values created; and

WHEREAS, the Neillsville Planning Commission has prepared a Project Plan for the creation and implementation of Tax Incremental District Number Five (TID #5) with the purpose to promote the orderly growth and development of a south-side neighborhood within the City through the use of tax increment financing to make TID #5 more attractive for housing and compatible commercial development, which will significantly protect and enhance the value of property within TID #5 while providing economic benefits to the entire community and overlying taxing jurisdictions; and

WHEREAS, said TID #5 Project Plan specifies the kind, number and location of all proposed public improvements and contains a detailed listing of estimated project costs, including a potential cash grant if a development agreement is approved; and

WHEREAS, it has been demonstrated in said TID #5 Project Plan that the creation and operation of a Tax Increment Financing District is economically feasible and that the TID #5 goal, objectives, and desired development as envisioned within said plan could not be attained without the use tax increment financing; and

WHEREAS, included in the TID #5 Project Plan is a description of the methods of financing all estimated project costs and the time when costs or monetary obligations related thereto are to be incurred; and

WHEREAS, the TID #5 Project Plan also includes appropriate tables and maps showing existing uses and conditions of real property in the District, as well as proposed improvements and land uses in the District; and

WHEREAS, the TID #5 Project Plan demonstrated that the creation and operation of the District will promote the orderly development of the City of Neillsville; and

WHEREAS, the Neillsville Planning Commission has conducted a public hearing at which interested parties were afforded a reasonable opportunity to express their views on the proposed TID #5 Project Plan and the creation of said District and the District boundaries; and

WHEREAS, the City of Neillsville has complied with all provisions of Wisconsin Statutes 66.1105 and other relevant laws in the preparation of the TID #5 Project Plan and the creation of the District and said plan includes an attorney's opinion stating that the plan is complete and complies with this section.

NOW, THEREFORE BE IT, RESOLVED, the Planning Commission of the City of Neillsville hereby approves the TID #5 Project Plan, including the District boundaries as mapped within said Plan, and recommends to the City Council:

- a. that TID #5 be officially named “**Tax Incremental District Number Five, City of Neillsville**”, and
- b. the adoption of the TID #5 Project Plan including approval of the proposed boundary for TID #5 as mapped within said Project Plan.

ADOPTED this 10th day of July, 2025 by the Planning Commission of the City of Neillsville.

Duane Poeschel, Chair

Michelle Grap, Deputy City Clerk

Mayor Poeschel asked for a vote to recommend adoption of the Resolution No. 640 Recommending the Boundary and Approving the Project Plan for Tax Incremental District Number Five, City of Neillsville.

Motion Erpenbach, second Neville, to recommend to Common Council the Resolution No. 640 Recommending the Boundary and Approving the Project Plan for Tax Incremental District Number Five, City of Neillsville. All Aye.

Motion Hoesly, second Glisczinski, to adjourn. All Aye.

Duane Poeschel, Chair

Michelle Grap, Deputy City Clerk