



**SPECIAL MEETING  
COMMON COUNCIL  
COUNCIL ROOM  
TUESDAY, JULY 29, 2025  
7:15 P.M.**

The Common Council met in special session, Mayor Poeschel presiding. On roll call: all members present. The Pledge of Allegiance was recited.

Mayor Poeschel called for appearances – there were none.

Mayor Poeschel read the following resolution.

## **RESOLUTION NO. 641**

### **CREATION OF TAX INCREMENTAL DISTRICT NUMBER FIVE, CITY OF NEILLSVILLE**

**WHEREAS**, the City of Neillsville (the “City”) has determined that the use of Tax Incremental Financing is required to promote and encourage orderly growth and development within the City; and

**WHEREAS**, Tax Incremental District Number Five (TID #5) is proposed to be created by the City as a district in need of development in accordance with the provisions of Wisconsin Statutes Section 66.11005 (the “Tax Increment Financing Law”); and

**WHEREAS**, the City Planning Commission has prepared a Project Plan for TID #5 that includes:

- a. A statement listing the kind, number, and location of all proposed public works or improvements within TID #5, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing of all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in TID #5;
- f. A map showing proposed improvements and uses in TID #5;
- g. Proposed changes of zoning ordinances, master plan, map, building codes, and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the Project Plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

**WHEREAS**, prior to its publication, a copy of the notice of public hearing was sent to the chief executives of Clark County, the Neillsville Area School District, and the Chippewa Valley Technical College in accordance with the procedures specified in the Tax Increment Financing Law; and

**WHEREAS**, in accordance with the procedures specified in the Tax Increment Financing Law, the City Planning Commission on July 10, 2025, held a public hearing concerning the Project Plan, boundaries, and proposed creation of TID #5, providing interested parties a reasonable opportunity to express their view thereon; and

**WHEREAS**, after said public hearing, the City Planning Commission designated the boundaries of TID #5, adopted the Project Plan, and recommended to the Common Council that it create TID #5 and approve the Project Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of Neillsville that:

1. TID #5 shall be named “Tax Incremental District Number Five, City of Neillsville” and the boundary for TID #5 is hereby established and designated as specified in **Exhibit A** of this Resolution.
2. TID #5 is created effective January 1, 2025.
3. The Common Council finds and declares that:
  - (a) Not less than 50% by area of the real property within TID #5 is suitable for mixed-use development consisting of commercial and residential uses.
  - (b) Not more than 35% by area of the real property within TID #5 is proposed for newly platted residential use within the Project Plan and the total density

of all existing and planned residential development within TID #5 will be at least three dwelling units per acre.

- (c) Based upon the findings as stated in 3(a) and 3(b) above, TID #5 is declared to be a mixed-use district within the meaning of Wisconsin Statutes 66.1105(2)(cm) and (3).
- (d) The project costs identified in the Project Plan relate directly to promoting mixed-used residential and commercial development within TID #5 and are consistent with the purpose, goal, and objectives for which TID #5 is created.
- (e) The planned improvements are likely to enhance significantly the value of substantially all of the other real property within TID #5.
- (f) The Project Plan for TID #5 is feasible and is consistent with the *City of Neillsville Comprehensive Plan*.
- (g) All property within TID #5 was within the boundaries of the City of Neillsville as of January 1, 2004, and the boundaries of TID #5 include only whole units of contiguous property as are assessed for general property tax purposes.
- (h) The equalized value of taxable property in TID #5 plus the value increment of all other existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
- (i) The City estimates that less than 35% of the territory within TID #5 will be devoted to retail business at the end of TID #5's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).

4. The Project Plan for "Tax Incremental District Number Five, City of Neillsville" (attached as **Exhibit B**) is hereby approved and adopted.

**BE IT FURTHER RESOLVED** that the Common Council of the City of Neillsville hereby approves the creation of Tax Incremental District Number Five, City of Neillsville.

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Duane Poeschel, Mayor

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Rex R. Roehl, City Clerk

Mayor Poeschel asked for any discussion.

Discussion followed on TID #5 being an overlap of TID #3; the remaining life of TID #3; the amount of TID #3 increment received annually; the status of the developer's agreement with Adam Widdicombe and Dale Lawson (Neillsville Development, LLC) – still in negotiations, the developers' agreement includes twin homes and 4 or 8-plexes; the prior developer, S.C.S. Swiderski's proposal had condo lots; delaying the creation of TID #5 by a year to allow TID #3 to capture the values of the three new structures being built instead of being included in TID #5.

Motion Clough, second Neville, that Resolution No. 641 be adopted. Council Member Gelhaus-Nay. All other members-Aye. 4-Aye, 1-Nay, Motion carried.

Motion Poeschel, second Neville, to adjourn. All Aye.

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Duane G. Poeschel, Mayor

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Rex R. Roehl, Clerk

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