

Village of Birchwood
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"The Bluegill Capitol of Wisconsin"

The Village of Birchwood
Plan Commission Meeting was held on
October 5th, 2023, at 5:30 pm at the Village Hall
101 N Main Street, Birchwood, WI 54817

Virtual Attendance Option Available

<https://teams.live.com/joinmeeting/9323580468816?p=UFpcqaEkPfgasJiY>

MINUTES

Chairperson call meeting to order - Meeting will be recorded.

Pledge of Allegiance-Recited

Roll call: B. Boatman conducted the meeting in R. VanGilder's absence. Present: B. Boatman, S. Milligan, B. Hayes, and C. Gargulak. Absent: R. VanGilder and M. Manning.

Public Notice: Posted at the Birchwood Post Office, Village Hall, Gary's Grocery and Village Website.

Correspondence – Public Comments (limit 3 minutes)-Jen Linville commented on a discussion held at a previous meeting regarding rezoning of a Commercial area to Residential. She asked the Board to leave her property zoned Commercial to accommodate her flower business. L. Zillmer asked that the previous Comprehensive Plan and the new draft of the plan be posted on the Village website.

Discussion/Action Items

1. Current agenda
 - a. Motion by Milligan, 2nd by Hayes to approve the current Planning Commission Committee agenda. Carried 4-0
2. Industrial Park
 - a. Dave Rasmussen from MSA provided a review of TID 2. TID #2 was created in 2005 and has been distressed in the past. The last couple of years it has been doing quite well. MSA projects that the Village will be able to close TID # 2 in 2024. Rasmussen stated that by closing TID # 2, the Village would be able to create a new TID if they decided to. The Village could extend the TID for a year to do an affordable housing extension. An allocation amendment to TID #1 would need to be done in order to donate to and close TID #2. Rasmussen recommends closing TID # 2 in 2024 (after April 15), so the Village could collect the tax increments in 2025 for an affordable housing extension. An affordable housing extension could be passed to allow TID # 2 to be open

The meeting is open to the public and is handicapped accessible.

Agendas are posted in three public places which are the Village Hall, Gary's Grocery and Birchwood United States Postal Service Office notice boards, and on the village website www.birchwoodvillagewi.com to comply with Resolution 175-15.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may attend the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice. Village request persons requiring assistance to enable attendance and participation to provide at least 24-hour notice.

for one more year. The \$106,000 increment could be used for affordable housing sections, an incentive for developers for more housing or could potentially be used for road projects. The Board would need to adopt a termination resolution after April 15, 2024. Rasmussen stated that the projections could change depending on the solidity of the numbers. Beffa voiced concern about rushing into closing the TID before the Village has a developer or a plan. She feels the Plan Commission should wait until they have more information before closing it. Rasmussen reiterated that there is no rush. MSA will make sure the projection is correct during the 1st quarter of 2024- after making sure the tax increment calculated for 2023 is correct.

- b. Potential future use of the Industrial Park land (Jenn Linville's correspondence). Linville spoke with a development group out of Eau Claire about the Industrial Park. She stated that they are interested in working with the Village to help develop whatever the Village is looking for. Due to work shortages and affordable housing problems, she feels short term apartments, senior living apartments and a possible business area might be a good idea for the Industrial Park. It would need to be rezoned to an R-2 in order for that to happen. Water and sewer will also need to be installed. Beffa spoke to Britta Moline (MSA) who said that there are many grants/funding for affordable housing and job creation available right now. Beffa asked the committee to think about their ideas and vision for the Industrial Park. Hayes asked about the East Hills' progress. Gargulak thought working with the developer was a good idea. Boatman also felt that working with a developer should be considered -since nothing has been done with the property for the last 20 years. Boatman added that there is basically no revenue generated from the park right now. He feels any and all improvements should benefit the community. Rasmussen commented that there are access issues to Hwy 48 and that he feels working with a developer is a good idea. Linville will email Beffa the developer's information.

3. Future Land Use Review

- a. Review and approve the draft Future Land Use Map (with any changes or changes) for the comprehensive plan update. -Joe Atwood (Zoning administrator) was unable to attend the meeting but did send an email with his recommendations. At the last meeting, the Committee discussed changing the zoning on many lots in the Village. Atwood warned that by doing this, it could result in many lots ending up being non-conforming. Many of the lots in the Village are small and don't meet the setbacks to build on. These property owners would need to apply for a variance in order to build. By combining lots, it makes these properties buildable without a variance. Kelly Owen (Village assessor) combined many lots during the re-evaluation process last year. Beffa stated that the board could decide to combine additional lots. Beffa commented that Atwood recommended getting rid of spot zoning. Zoning and future land use go hand in hand. Hayes commented that he feels the map should be left as is and the landowner can request to have it changed- at no cost to them. Emily stated that the draft map can be amended. Discussion on zoning vs land use on several properties in the Village. Beffa asked for clarification that there are no changes to the zoning map and that the Plan Commission will use the Future land map when making decisions regarding zoning change requests. The committee agreed. Beffa will contact the developers to see if they can attend the next Committee meeting.
- b. Overview of Planning Process Timeline-Emily will draft a new map with all the changes discussed tonight. The full draft will be available at the meeting in November. This will start the finalization process. The Plan Commission will recommend the BOT adopt the ordinance on the comprehensive plan. A 30-day Class 1 notice will be published for the Public Hearing- to be held

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on the 2nd Tuesday of December. The BOT will discuss and decide if they will adopt the Comprehensive Plan ordinance.

4. Adjourn-Motion by Gargulak, 2nd by Milligan to adjourn. Carried 4-0.

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