





The Common Council met at City Hall in the City of Black River Falls on June 7, 2022 at 6:00 P.M. Alderpersons Mathews, Olson, Busse, Gearing-Lancaster, Wussow, and Ammann were present. Alderperson Rave attended remotely via Zoom meetings. Alderperson Brown was excused. Mayor J. Eddy presided.

It was moved by Alderperson Olson, seconded by Alderperson Ammann, to dispense with the reading of the minutes of the May 18, 2022 Special Common Council meeting. Motion carried.

CITIZENS IN ATTENDANCE

There were 5 citizens in attendance – 4 in person and 1 remotely via Zoom meetings.

COMMITTEE REPORTS

It was moved by Alderperson Ammann, seconded by Alderperson Wussow, to place on file the minutes of the May 23, 2022 Utility Commission meeting. Motion Carried.

It was moved by Alderperson Mathews, seconded by Alderperson Ammann, to place on file the minutes of the May 24, 2022 Joint Review Board meeting. Motion carried.

It was moved by Alderperson Wussow, seconded by Alderperson Gearing-Lancaster, to place on file the minutes of the May 24, 2022 Plan Commission meeting. Motion carried.

Representatives from Ehler’s & Associates presented information on a proposed new Tax Incremental Financing District.

It was moved by Alderperson Rave, seconded by Alderperson Mathews, to approve **RESOLUTION 2022-04** – a resolution creating Tax Incremental Financing District No. 9, approving its project plan and establishing its boundaries. Motion carried.

CITY OF BLACK RIVER FALLS  
RESOLUTION 2022-04  
RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 9,  
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES  
CITY OF BLACK RIVER FALLS, WISCONSIN

WHEREAS, the City of Black River Falls (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 9 (the “District”) is proposed to be created by the City as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the “Tax Increment Law”); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing 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 the District;
- f. A map showing proposed improvements and uses in the District;
- 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 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 executive officers of Jackson County, the Black River Falls School District, and the Western Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Planning Commission, on May 24, 2022 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Planning Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Black River Falls that:

- 1. The boundaries of the District that shall be named “Tax Incremental District No. 9, City of Black River Falls”, are hereby established as specified in Exhibit A of this Resolution.
- 2. The District is created effective as of January 1, 2022.
- 3. The Common Council finds and declares that:
  - (a) Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wisconsin Statutes Section 66.1105(2)(cm).

- (b) Based upon the finding stated in 3.a. above, the District is declared to be a mixed-use district based on the identification and classification of the property included within the District.
- (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
- (d) The equalized value of the taxable property in the District 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.
- (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
- (f) The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District’s maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
- (g) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
- (h) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District.
- (i) Costs related to newly platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a. OR being located in a conservation subdivision as defined in Wisconsin Statutes Section 66.1027(1)(a). OR being in a traditional neighborhood development as defined in Wisconsin Statutes Section 66.1027(1)(c).

4. The Project Plan for “Tax Incremental District No. 9, City of Black River Falls” (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a “Determination of Tax Incremental Base”, as of January 1, 2022, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Representatives from Ehler’s & Associates presented information on a proposed issuance of general obligation bonds to fund the utility extension to TID #8 and the resurfacing of Washington Street.

It was moved by Alderperson Gearing-Lancaster, seconded by Alderperson Rave, to approve RESOLUTION 2022-05 – an initial resolution to issue \$2,860,000 in general obligation bonds for a community development project in TID #8. Motion carried.

RESOLUTION NO. 2022-05  
INITIAL RESOLUTION OF THE CITY OF BLACK RIVER FALLS, WISCONSIN RELATING TO THE ISSUANCE OF GENERAL OBLIGATION BONDS IN AN AMOUNT NOT TO EXCEED \$2,860,000 FOR A COMMUNITY DEVELOPMENT PROJECT (TID NO. 8)

BE IT RESOLVED, that the City of Black River Falls, Jackson County, Wisconsin, borrow an amount not to exceed \$2,860,000 by issuing its general obligation bonds pursuant to Wisconsin Statutes Chapter 67 for the public purpose of financing a community development project within Tax Incremental District No. 8 (“TID No. 8”), for the purpose of improving public infrastructure within TID No. 8, including the City’s water system, sewerage system, electrical system and public streets, each of which are located within street or highway rights-of-way or City easements (the “Project”).

BE IT FURTHER RESOLVED, that the City Clerk-Treasurer is hereby directed to cause a notice to the electors of the adoption of the Initial Resolution to be published as a Class 1 Notice under Wisconsin Statutes, Chapter 985, one time in the official newspaper of the City within 15 days of the adoption of such Initial Resolution.

It was moved by Alderperson Mathews, seconded by Alderperson Wussow, to approve the application for a Temporary Class B Beer (Picnic) License for the Black River Falls Rotary Club for the Festival in the Park on July 2, 2022 at 1400 Tyler Street (Lunda Community Park). Motion carried.

It was moved by Alderperson Mathews to approve all applications for new liquor operator’s licenses as presented. After discussion Alderperson Mathews withdrew her motion.

It was moved by Alderperson Ammann, seconded by Alderperson Gearing-Lancaster, to approve the applications for new liquor operator’s licenses from Hailley Holum and Kayla Ontko. Motion carried.

It was moved by Alderperson Ammann, seconded by Alderperson Mathews, to deny the application for new liquor operator’s licenses from Charlee Winneschek based on background concerns and failure to disclose court case. Motion carried.

It was moved by Alderperson Ammann, seconded by Alderperson Mathews, to deny the application for new liquor operator’s licenses from Mary Whitegull based on background concerns and failure to disclose court cases. Motion carried.

It was moved by Alderperson Busse, seconded by Alderperson Olson, to approve the applications for renewal of Liquor Operator’s Licenses for 2022-2023 as presented. Motion carried 6-0-1 with Alderperson Rave abstaining.

It was moved by Alderperson Busse, seconded by Alderperson Gearing-Lancaster, to approve the application for Class A Beer and Class A Liquor (Cider Only) Retailer’s Licenses from Corner Market WI, LLC for 448 N. Water Street contingent on the surrender of those licenses by Indianhead Oil Company, Inc (Holiday). Motion carried.

It was moved by Alderperson Ammann, seconded by Alderperson Olson, to approve the applications for renewal of Class A, B and C Beer, Wine, Liquor, and Wholesale Retailer Licenses for 2022-2023 as presented. Motion carried 6-0-1 with Alderperson Rave abstaining.

There was lengthy discussion on the request from the Downtown Association to close Main Street related to concerns about re-routing traffic for 12 hours, alternate locations for the event, the added safety closing the street adds, the downtown businesses requested holding more events on Main Street, the DOT has approved the closure, the logistics of moving it to an alternate location, and the recommendation for the Downtown Association to get approvals in the future before communicating information to vendors and the public.

It was moved by Alderperson Wussow, seconded by Alderperson Busse, to approve the request from the Black River Falls Downtown Association to close Main Street from Water Street to 5th Street and suspend the open intoxicants ordinance in the closed area on June 11, 2022 from 7:00am to 7:00pm for the Arts & Crafts Festival. Motion carried 4-2-1 with Alderpersons Olson and Amman voting no and Alderperson Mathews abstaining.

It was moved by Alderperson Busse, seconded by Alderperson Gearing-Lancaster, to approve the Quit Claim Deed to transfer part of Parcel 206-0521.0000 to the Black River Country Bank as presented. Motion carried.

It was moved by Alderperson Rave, seconded by Alderperson Ammann, to convene in to closed session for the purpose of deliberating the sale of public property related to Parcel 206-0521.0000 located on N. Second Street where competitive or bargaining reasons require a closed session which is authorized under Section 19.85(1)(e) of the Wisconsin Statutes. Motion carried at 7:16 PM.

It was moved by Alderperson Ammann, seconded by Alderperson Olson, to reconvene in to open session to take or announce action, if any and if appropriate. Motion carried at 7:23 pm.

The Mayor announced to those present that we were back in open session.

It was moved by Alderperson Busse, seconded by Alderperson Olson, to accept the offer to purchase from Waumandee State Bank for part of Parcel 206-0521.0000 as presented. Motion carried.

It was moved by Alderperson Mathews, seconded by Alderperson Wussow, to adjourn. Motion Carried at 7:26 pm.

A. Brad Chown  
City Administrator  
Published in the Banner Journal June 15, 2022.  
WNAXLP

Notice of Liquor License Applications  
Town of Millston - June 2022  
The following have applied for “Class B” Liquor and “Class B” Fermented Malt Beverages in the Town of Millston:

- 1. Mary Bunde, P.O. BOX 571, Millston, WI 54643 - **BUNDE’S BAR**, W6511 US Hwy 12, Millston, WI 54643
- 2. Gene Hermanson, 5525 Marsha Drive, Madison, WI 53705 - **GENE’S TRAILS END**, W6711 US Hwy 12, Millston, WI 54643
- 3. Tina M. Dubord, 9425 Ellsworth Road, Tomah, WI 54660 - **TK’S 400 CLUB**, W6621 US Hwy 12, Millston, WI 54643
- 4. Cindy Hanson, W6563 US Hwy 12, Black River Falls, WI 54615 - **THE BUCK STOPS HERE SALOON & GRILL, LLC.**, W6563 US Hwy 12, Millston, WI 54643

The following has applied for a “Class A” Liquor and “Class A” Fermented Malt Beverage License in the Town of Millston:

- John Schaitel, 6141 State Hwy 16, Sparta, WI 54656 - **MILLSTON KWIK STOP, LLC**, W6575 County Road O, Millston, WI 54643

The following has applied for a “Class B” Fermented Malt Beverage License in the Town of Millston:

- Marie Harkner, 216 Church Street, Warrens, WI 54666 - **SPORTSMAN’S CLUB**, N3302 Sportsman Road, Millston, WI 54643

The Town of Millston Board will review and take action on these applications at its June 8th, 2022 Meeting.  
Dawn M. Wojtyla, Clerk

Published in the Banner Journal June 15 and 24, 2022.  
WNAXLP

REQUEST FOR PROPOSALS  
JACKSON COUNTY JAIL  
MEAL PROGRAM

The Jackson County Sheriff’s Office is requesting proposals for the preparation and delivery of meals to be serviced to inmates of the Jackson County Jail. Basic services require provision of 3 meals daily to average jail population of 45-55 inmates. Term of the contract is two or three years. Requested start date is August 1, 2022. For proposal information and bid materials, please contact:  
Jackson County Sheriff’s Office  
Kaylan Rich, Jail Captain  
30 N 3rd Street, Black River Falls, WI 54615  
715-284-9009  
Bid deadline is: June 17, 2022 at 4:00 p.m.

Notice of Annual Meeting  
Black River Memorial Hospital

Notice is hereby given that the Annual Meeting of the Black River Memorial Hospital, Inc. will be held virtually through a Zoom platform on **Thursday, June 23, 2022**, at 6:00 p.m. for the following purposes:

1. To receive and act upon the reports of various officers and committees;
2. To conduct such other business as may properly be brought before the meeting.

Any adult resident or organization within the geographical area of Jackson County and adjoining counties who contributed the sum of twenty dollars, (\$20.00) or more to the 1965 hospital campaign or who has since become a member by paying twenty dollars, (\$20.00) or more is a member of the hospital corporation and entitled to vote on all matters in all annual or special meetings.

The meeting will be presented virtually and pre-registration is required. For more information on how to log into the meeting, visit, [www.brmh.net/annualmeeting](http://www.brmh.net/annualmeeting).

The above notice is hereby given to all members of record entitled to vote in the manner provided in the Articles of Incorporation and the Revised Bylaws dated May 26, 2020.

Mary Beth White-Jacobs  
Secretary

NOTICE TO BIDDERS  
VILLAGE OF MERRILLAN

LRIP Municipal Street Improvement  
Project ID 1846 – Intersection of N East and Polk St, towards North Hayden, and up North Hayden. past RR Tracks to intersection of McBride. Approx. 670 ft.

The Village Board of the Village of Merrilan hereby gives notice that sealed proposals will be received in the office of the Village Clerk, 101 S. Main Street, Merrilan, WI 54754 or emailed to [villageofmerrilan@tcc.coop](mailto:villageofmerrilan@tcc.coop) for the above described project. Proposals must be received by 3:00 PM on **Tuesday, July 12, 2022**. The proposals will be opened and read at the Board meeting at 7:00 PM for the following:

1. Reconstruction. Provide traffic control during construction. Pulverize or scarify and relay the existing asphalt surface. Fine grade and compact the gravel base and prepare the area for paving.
2. Adjust 1 manholes to grade. At North East and Polk St. Lift station.
3. Place a 3” (avg. compacted thickness) E-3 Hot Mix Asphalt to a depth of 3”.
4. Approximate road length is 670-feet and average pavement width to be a 11-foot lane width, with a 2-feet typical gravel shoulder.
5. Proposal to be a Total Project Cost or Lump Sum.

All work shall be in accordance with the requirements of the State of Wisconsin Department of Transportation, Division of Highways, Standard Specifications for Road and Bridge Construction, Addition of 1996 or its latest revision. The Village of Merrilan will require a current Certificate of Insurance from the contractor awarded the project with a minimum \$1,000,000 General Liability Limit and state required limits for Workers Compensation.

**The Village Board reserves the right to reject any and all bids, waive any informality in the bidding, or to accept any portion of the bids, that best serve the interest of the Village of Merrilan.**