



## LONG RANGE PLANNING COMMITTEE MINUTES

The City of Tomah Long Range Planning Committee (LRPC) met in session on **Monday, October 11, 2021** at 6:05 p.m. in the Municipal Building, 819 Superior Ave, Tomah, WI, and via Zoom teleconference. The meeting access information was provided on the posted agenda. The meeting agenda notice was posted at City Hall and on the City's website in compliance with the provisions of Section 19.84 Wisconsin Statutes.

**Call to Order – Roll Call:** Member Chair Remy Gomez called the meeting to order at 6:05 p.m. Members present: Adam Gigous, Remy Gomez, Mike Murray, Dustin Powell, Pete Reichardt, Tina Thompson, Joanne Westpfahl, and Shawn Zabinski. Absent: Jeff Holthaus. Quorum present.

Also in attendance: Building Inspector Shane Rolff, City Administrator Brad Hansen, Deputy City Clerk Berta Downs, BAD Property Group owner Anthony Damiano, Crow Bar owner Troy Gilson with subcontractor Dan Albrecht, and Alderperson Nellie Pater.

**Approval of September 28, 2021 Minutes:** Motion by Powell, second by Thompson to approve the minutes of the September 28, 2021 meeting. Motion carried.

**Reviewing Certificate of Appropriateness – 1110 & 1112 Superior Ave (New Construction & Fencing):** Owner of Bad Property Group, Anthony Damiano, has submitted an application for certificate of appropriateness (COA) for new construction at 1110 & 1112 Superior Avenue, Tomah. The proposed work includes building an outdoor food truck lot with a family venue and to include a rustic looking wood fence along Superior Avenue.

Rolff presented the review of this development from the last LRPC meeting and some areas where the board had questions was regarding the fence and wanted to bring back to see if BAD Property Group had any ideas of compromise by lowering the fence and adding landscaping, and is already in the process of painting the fence a neutral color per the standards. This fence isn't addressed in our current standards. All other fences are adjacent to parking lots and sidewalks which have regulations to follow for safety and vision clearance reasons.

Rolff reminded the board to keep in mind, the standards the city is looking to adopt at the planning commission and city council haven't been adopted yet, specifically with food trucks. We've been working with Mr. Damiano on the proposed standards even though they technically are not in effect yet. We can still try to apply where the board thinks it's appropriate, the existing downtown standards, which is a challenge.

The board discussed different materials used to create the fence façade such as: wood/metal, permanent/retractable, open/closed concept, and landscaping. Damiano followed the materials he was given by city and read in the standards the fence requirement was six (6) feet. He is willing to work with the city's standards to create the look the city wants to see, however, he is requesting to keep the fence up to retain a front door on his property. He needs the fence in place for security to keep people, garbage, and even feces off of his property, to keep people from stealing his equipment, and to showcase when the business is open verses closed. Damiano has also looked into real verses fake greenery and even though the fake is more expensive, it offers better maintenance and is looking to go that route to add in landscaping to the front façade. Powell advised that Mr. Damiano has been following the standards presented to him already and that the applicant is asking the LRPC board what we want to see to soften the frontage. We need to give him guidance so he can continue his project to get ready for opening day.

Motion by Gomez, second by Thompson to approve the Certificate of Appropriateness for BAD Property Group at 1110 & 1112 Superior Avenue, Tomah, with stipulation to work with Shane to stay within the code and to include landscaping to the front facade. Motion carried with one negative vote (Westpfahl).

**Reviewing Certificate of Appropriateness – 1206 Superior Ave (Façade and Sign):** Owner of Crow Bar, Troy Gilson, has submitted an application for certificate of appropriateness for façade and sign improvement at 1206 Superior Avenue, Tomah. The proposed work includes façade restoration, new front window, and signage to replace the deteriorating façade. The restoration will mimic what is already in place, however, with the new material, the building will be maintenance free. Gilson will work with Shane for review of the back lighting for the sign restoration.

Motion by Thompson, second by Zabinski to approve the Certificate of Appropriateness for Crow Bar at 1206 Superior Avenue, Tomah, as submitted, with the authorization of Shane approving the backlight on the sign. Motion carried.

**Building Inspector Project Updates:** Rolff advised no updates at this time. Westpfahl voiced her concerns for the deteriorating brick around the steps at the Library stating this is a historic building and we need to keep care of it. Rolff advised the Library Director is having a hard time finding a mason to complete the repairs.

**Administrative Updates:** Hansen advised the TCMC (Twins City Milwaukee Chicago) additional rail line has now been fully funded with possible construction beginning in 2023. The city has showed concern with closing off Superior Avenue four (4) times a day instead of currently two (2) times a day to allow Amtrack to unload/load. Keeping in discussion with the DOT Transit Rail and Canadian Pacific Rail, the city is looking into options of possibly moving the railroad depo to an alternate site. Potentially, the city could be moving back to two (2) lines with the possibility of another rail line coming into the city.

The city's emergency building site has been determined by council off of Glendale Avenue. Interdepartmental Corporation has been paramount to determining this site. The Parks and Rec department will lose one, possible two ball fields at the Glendale Ball Park. However, in the long run, this opens up the opportunity to gain three (3) new fields located at the Flare Avenue site with the possibility of building a community center.

Due to the pandemic, it is unheard of the amount of grants that are becoming available to municipalities from various organizations such as: FEMA, CDBG, WEDA, MRRPC, etc., with COVID relief funds. The council will be discussing grant writer opportunities to give department heads the ability to pursue grants and not have to bring back to council due to their short open/close window span. We don't want to miss out on opportunities to save our citizens tax dollars.

**Next Meeting Date – Discussion of Rescheduling November and December 2021 Meeting Dates:**

Due to November and December's meetings falling on holiday weeks, Deputy Downs is requesting to reschedule these dates due to city staff and board members taking holiday vacation. Deputy Downs presented a calendar to the members for possible rescheduling dates. The board agreed to push back November's meeting and to cancel December's meeting as it will be hard to obtain a quorum.

Next Meeting Date: November 30, 2021 at 5:30 p.m.

**Adjournment:** Motion by Thompson, second by Powell to adjourn at 7:07 p.m. Motion carried.

Respectfully submitted by:

*Berta Downs*

Berta Downs, Deputy City Clerk, October 20, 2021