



## LONG RANGE PLANNING COMMITTEE MINUTES

The City of Tomah Long Range Planning Committee (LRPC) met in session on **Tuesday, August 24, 2021** at 5:30 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 5:30 p.m. Members present: Remy Gomez, Jeff Holthaus, Mike Murray via Zoom, Dustin Powell, Tina Thompson, Joanne Westpfahl via Zoom, and Shawn Zabinski via Zoom. Absent: Adam Gigous, Pete Reichardt. Quorum present.

Also in attendance: City Administrator Brad Hanson, Deputy City Clerk Matt Baumgartner, Business owner Erica Rosemeyer and Business owner Dr. Mark Mueller

**Approval of July 27, 2021 Minutes:** Motion by Holthaus second by Powell to approve the minutes of the July 27, 2021 meeting. Motion carried.

**Discussion of Mural at 1118 Superior Avenue:** Thompson presented the possibility of creating a mural to be placed on the south side of the building at 1118 Superior Avenue. The mural would depict an American flag background with the silhouettes of Armed Forces personnel. She didn't have time as of yet to gather all of the necessary information to present and would like to postpone discussing this topic until she has the data to provide. Everyone agreed to postpone this discussion until the next meeting on September 28, 2021.

**Reviewing Certificate of Appropriateness – 1104 Superior Ave (Façade Restoration):** Erica and Taylor Rosemeyer with Rosemeyer Rentals, LLC has submitted an application for certificate of appropriateness for façade restoration at 1104 Superior Avenue, Tomah. The proposed work will include new paint and added woodwork inside the arches. Hanson spoke in Rolff's absence and said that Rolff had reviewed the packet and had no objections

Motion by Thompson second by Powell to approve the Certificate of Appropriateness for Rosemeyer Rentals, LLC at 1104 Superior Avenue, Tomah, as submitted. Motion carried.

**Building Inspector Project Updates:** Rolff is attending another meeting so no updates.

**Administrative Updates:** Hanson briefed the committee on what each TID is estimated to financially increase in increments.

TID 11: 2022 no increase, 2023 if construction of a potential hotel development is started this or next year it may see \$40,000, 2024 \$87,000 with zero expenses

TID 10: No known projects

TID 9: Cardinal was under construction so anticipating \$40,000-\$50,000 by 2023

TID 8 existing: There are a couple companies that are looking at creating business in Tomah next year so estimating \$20,000 based on current values and potential improvements taking into account other similar communities that have those businesses.

TID 8 expansion and annexation: Apartments \$75,000, 3 new twin homes \$6,000 each and a storage company at \$12,000. The total increase in TID dollars with this expansion in 2023 \$90,000, 2024 \$130,000 and 2025 over \$135,000.

It looks like we're improving financially but because of the States reevaluation of TID districts this will only stabilize TID 8. Holthaus asked about the property adjacent to Walmart and Hanson stated it's in the

earliest stages and they have not negotiated a purchase price yet and we don't know if it's retail or a restaurant. All we know is they're looking at the North side of HWY 21 but we don't know how many acres they want. Powell asked for clarification on whether the TID's are profitable, stable or losing money. Hanson said all of the TID's are stable however for 2022 the State did a reevaluation of all the TID districts and TID's 8 and 10 went down in value. When the process for TID 8 was started the intent was to strengthen it but with the reevaluation it will only stabilize it so we won't have to make cuts. Powell asked how, with real estate values as high as they currently are, does the TID value go down. Hanson said it shocked him also and he's had a conversation with our Assessor and some other communities took much larger hits and we are still looking better than we projected. Hanson asked if they would like to have the Assessor come talk to them and Westpfahl stated she would like that.

Business owner Mark Mueller appeared and was hoping to get on the agenda to talk about a frontage road in the potentially annexation area of TID 8. He stated he sent an email at 4:06pm on Monday to the Clerk's office and didn't hear back. Hanson explained the rules for getting on the agenda and stated he emailed Mueller back. Mueller checked his email and found the email from Hanson in his junk email folder. Hanson stated Rolff is absent for this meeting and is the one that would be best to talk with Mueller. Mueller said everyone passes the buck on who he should talk to. Hanson said he will talk to him after this meeting in his office. Discussion was held between Mueller, Murray and Gomez on whether or not an in-depth discussion should be held on property that the city doesn't currently own. Chairperson Gomez told Mueller that the next time he can actively talk about this is if the Common Council approves the land annexation at their meeting September 21, 2021 but that he could also come to the Planning and Zoning meeting at 5:30 p.m. this coming Thursday August 26, 2021.

**Next Meeting Date:** September 28, 2021.

**Adjournment:** Motion by Holthaus, seconded by Thompson to adjourn at 6:08 p.m. Motion carried.

Respectfully submitted by:

*Matthew Baumgartner*

Matthew Baumgartner, Deputy City Clerk, August 27, 2021