



LONG RANGE PLANNING COMMITTEE MINUTES

The City of Tomah Long Range Planning Committee (LRPC) met in session on **Tuesday, September 28, 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 5:45 p.m. Members present: Remy Gomez, Mike Murray, Dustin Powell, Pete Reichardt, Tina Thompson, and Shawn Zabinski. Absent: Adam Gigous, Jeff Holthaus, and Joanne Westpfahl. Quorum present.

Also, in attendance: Building Inspector Shane Rolff, City Administrator Brad Hansen, Deputy City Clerk Berta Downs, City Assessor Heather Wolf, Bad Properties owner Anthony Rocco, Crow Bar owner Troy Gilson, and Monroe County Herald Regional Writer Bob Kliebenstein.

City Assessor Information on Property Tax Valuations and Explanations: City Assessor Heather Wolf provided summarized the 2021 TID #8 and TID #10 equalized values and provided a memo with information for the packet.

There was a drop in the 2021 TID equalized values since these districts were over-equalized in 2020 and have been made right for 2021. In 2020, our city-wide assessed values were reported to the Wisconsin Department of Revenue (DOR) on the final Municipal Assessment Report and was equated by the DOR using our reported figures at 87.60% of market value. The DOR added about 12.4% to our 2020 reported values for these districts to arrive at the 2020 equalized value. During the 2021 market revaluation, TID #8 increased by about 7% and TID #10 increased by about .01% in assessed value. Since the increases were not at least 12.4%, the 2021 equalized value dropped in these districts. Assessor Wolf would be happy to answer any other questions as they may arise at a later date. Informational only, no action needed on this item.

Approval of August 24, 2021 Minutes: Motion by Zabinski, second by Powell to approve the minutes of the August 24, 2021 meeting. Motion carried.

Reviewing Certificate of Appropriateness – 1110 & 1112 Superior Ave (New Construction): Owner of Bad Property Group, Anthony Damiano, has submitted an application for certificate of appropriateness 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 advised there are some grey areas with this project as construction is starting with an open lot to stay open verses an actual brick and mortar building. This group will need to discuss and approve the certificate of appropriateness based off of the downtown design standards.

Motion by Powell, second by Murray to approve the Certificate of Appropriateness for Bad Property Group at 1110 & 1112 Superior Avenue, Tomah, with subject to review of the front façade fence that is on Superior Ave and working with City Council and Building Inspector Shane Rolff for the rest of the completion of the project. Vote was not taken; motion failed.

Discussion was held on the type of material used for the pad to which the food trucks will sit on and on the front fencing façade. Per the downtown design standards, raw sawed wood is prohibited in this area. Members requested to see a softer image on this façade by adding paint/stain, landscaping, and/or other

options to create a pleasing imagery for those passing by. Members requested Bad Properties to come back to them with a few options of softening the look of the front fencing area.

Motion Amended by Powell, second by Murray to modify the previous motion to postpone approval of the Certificate of Appropriateness for Bad Property Group at 1110 & 1112 Superior Avenue, Tomah, with subject to Bad Properties coming back to the Long Range Planning Committee with design options for the front fencing and to work with Building Inspector Shane Rolff for the appropriateness of the fence façade to review at a later date; and that until such time this is completed, Bad Properties does not need to tear the fence out for safety and security purposes for their property. Motion carried.

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. Gilson wants to keep the same color scheme and remove the picture of the crow between the two smaller windows to replace with one, larger window. The design of the facade will stay the same but the material will be replaced with steel paneling. The downtown design standards are in favor of adding more glass to the façade, however, the standards prohibit the use of metal siding in the historic core area. The applicant would need to request a waiver to use steel paneling on the west side of the building face Superior Avenue. Members requested Gilson to bring back samples of the paneling to the next meeting for review.

Motion by Murray, second by Zabinski to postpone the approval of the certificate of appropriateness for Crow Bar at 1206 Superior Avenue, Tomah, until the applicant can supply material samples of the steel paneling to be reviewed at the next available meeting. Motion carried.

Discussion of Mural at 1118 Superior Avenue: Thompson was unable to present information at this time and asked the committee to postpone this agenda item to discuss at a later date.

Motion by Zabinski, second by Powell to postpone the discussion of mural at 1118 Superior Avenue and to be placed on the next available meeting. Motion carried.

Adjournment: Due to scheduling conflicts, various members had to leave the meeting. Chair Gomez recognized the committee no longer obtained a quorum and through unanimous decision, the committee decided to adjourn until October's meeting. The meeting ended at 6:27 p.m. due to lack of quorum.

Respectfully submitted by:

Berta Downs

Berta Downs, Deputy City Clerk, September 29, 2021

Minutes to be approved October 25, 2021