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Community Indicators Report

The Community Indicators Report is a summary of current conditions and recent trends in Tomah, based on the best available data. The purpose of these indicators is to enable informed choices about the future of the City. This report is included as an appendix to the comprehensive plan so that it may be easily updated from time to time as new data becomes available.

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B.1 DEMOGRAPHICS

About the Data

These indicators utilize a mixture of local, county, state, and federal data sources. The U.S. Census has historically been a key source of data for many community indicators. Much of the information previously collected by the decennial U.S. Census is now collected only by the American Community Survey (ACS). The ACS is an ongoing survey that collects sample data every year and reports estimates of population and housing characteristics. For communities smaller than 20,000 people, the best available estimates are reported as rolling averages over 5-year periods – they indicate average conditions over the reporting period rather than a snapshot of a single point of time. Because the ACS estimates are based on a sample of the population, they include some error. The margin of error is reported for each estimate, and is an indication of how reliable the estimate is. As a general rule, the ACS data is quite reliable at the State level, generally reliable at the County level, and less reliable at the municipal level. The margin of error makes the data much more difficult to interpret. To simplify tables in this plan, the reliability of each value is indicated simply by the formatting of the text. For each ACS estimate, the margin of error is divided by the estimate. If the error is 10% or less than the estimate, the value in the table is bolded and underlined. In graphs, the ACS data exceeding this 10% error threshold will be denoted at the bottom of the graph.

The second important note when using ACS estimates is that they cannot be compared to decennial census data because they are measured in different ways. While some of the tables in this report show both decennial census data and ACS data, caution should be used when trying to draw conclusions about trends by comparing the two sets of numbers.

This report is a summary of current conditions and recent trends in Tomah, based on the best available data. The purpose of these indicators is to enable informed choices about the future of the City.

	Village of Malibu		Chevrolet County		
	No.	Per	No.	Per	
1980	124	2.2	79,564	5.0	← Census data
1990	138	3.4	100,601	6.0	
2000	145	10	145,452	7.0	
Avg. 2005-2009	378		<u>253,053</u>		← ACS data

↑ error exceeds 10% ↑ error less than 10%



Population & Age Trends

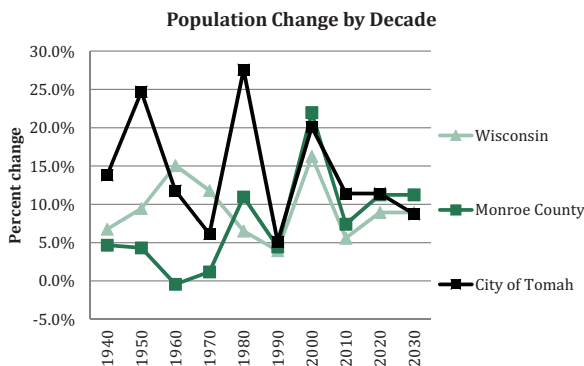
Population trends for the City of Tomah show a 7.4% increase in population between 2000 and 2010, compared to 8.5% for Monroe County and 5.7% for the State during the same period. During that same period the adjoining towns of La Grange and Tomah grew by 12.3% and 14.7% respectively.

Over the past 20 years (1990-2010) the population in the City of Tomah grew by 16.7%, in Monroe County by 18.0%, and in the State by 14.0%. Over the next 20 years (2010-2030) the population in the City of Tomah is projected to grow by 16.2%, in Monroe County by 16.3%, and in the State by 13.1%. Projections were calculated in 2008 by the Department of Administration, which accounts for the 2015 Town of La Grange population projection being lower than the actual 2010 Census figure.

Tomah is a relative balanced city in terms of demographics. In 2010, 21.1% of the City population was over the age of 60, and the age group with the highest population in the City was those age 25 to 34 years (14.3%). The median age in the City was 38.0 which is lower than the median age for the County (39.1) and the Wisconsin median age of 38.5.

POPULATION CHANGE BY DECADE, 1930-2030

Source: US Census, Wisconsin Data Center, MSA



POPULATION TRENDS & PROJECTIONS

Source: 2010 Census, Wisconsin Data Center, MSA

	City of Tomah	Town of LaGrange	Town of Tomah	Monroe County	Wisconsin
1930	3,354	n/a	n/a	28,739	2,939,006
1940	3,817	n/a	n/a	30,080	3,137,587
1950	4,760	n/a	n/a	31,378	3,434,375
1960	5,321	n/a	n/a	31,241	3,951,777
1970	5,647	2,224	969	31,610	4,417,933
1980	7,204	1,728	1,089	35,074	4,705,642
1990	7,572	1,507	1,076	36,633	4,891,769
2000	8,419	1,761	1,194	40,899	5,363,675
2010	9,093	2,007	1,400	44,684	5,686,986
2010	9,093	2,007	1,400	44,684	5,686,986
2015	9,685	1,963	1,460	46,353	5,781,800
2020	10,131	2,026	1,541	47,994	6,004,230
2025	10,529	2,079	1,615	49,297	6,203,710
2030	10,856	2,119	1,678	53,390	6,541,222

SEX & AGE, 2010

Source: 2010 Census

	City of Tomah		Monroe County	
	Number	Percent	Number	Percent
Male	4,561	50.16%	22,648	50.70%
Female	4,532	49.84%	22,025	49.30%
Median Age	38.0	---	39.1	---
Under 5	630	6.93%	3,236	7.24%
5-9 years	670	7.37%	3,230	7.23%
10-14 years	604	6.64%	3,221	7.21%
15-19 years	543	5.97%	3,023	6.77%
20-24 years	496	5.45%	2,228	4.99%
25-34 years	1,298	14.27%	5,321	11.91%
35-44 years	1,090	11.99%	5,468	12.24%
45-54 years	1,218	13.39%	6,939	15.53%
55-59 years	625	6.87%	3,118	6.98%
60-64 years	534	5.87%	2,666	5.97%
65-74 years	607	6.68%	3,311	7.41%
75-84 years	509	5.60%	2,036	4.56%
85 or older	269	2.96%	876	1.96%
Totals	9,093	100.00%	44,673	100.00%

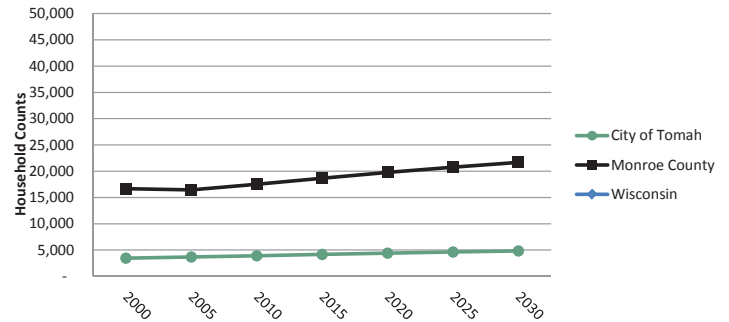
Household Counts

Household trends for the City of Tomah show a 11.5% increase in households between 2000 and 2010, compared to 4.1% for Monroe County and 8.7% for the State during the same period. During that same period the adjoining towns of La Grange and Tomah grew by 15.6% and 19.7% respectively

Over the past 20 years (1990-2010) the number of households in the City of Tomah grew by 21.4%, in Monroe County by 24.4%, and in the State by 9.8%. Over the next 20 years (2010-2030) the number of households in the City of Tomah is projected to grow by 19.0%, in Monroe County by 19.3%, and in the State by 15.2%. In all three cases, the projected percentage growth in the number of households is less than the projected growth in population. This reflects the continued trend in the decline of the number of persons per household. In 1980, the average number of people per household in the City of Tomah was 2.69. By 2010, that number shrunk to 2.33, and is projected to continuing declining to 2.25 by year 2030. This trend is consistent with national trends attributed to smaller family sizes, increases in life expectancy, and increases in the number of single parent households.

HOUSEHOLD PROJECTIONS, 2000-2030

Source: US Census Bureau, MSA projections



	City of Tomah	Town of LaGrange	Town of Tomah	Monroe County	Wisconsin
2000	3,451	641	428	16,672	2,084,544
2005	3,674	677	471	16,453	2,208,571
2010	3,900	741	533	17,519	2,322,062
2015	4,160	743	544	18,659	2,442,354
2020	4,405	776	582	19,774	2,557,504
2025	4,619	805	615	20,756	2,654,905
2030	4,827	831	649	21,699	2,738,477
(2010-2030)	19.2%	10.8%	17.9%	19.3%	15.2%

HOUSEHOLD COUNTS

Source: U.S. Census Bureau

	City of Tomah		Town of LaGrange		Town of Tomah		Monroe County		Wisconsin	
	Number	Persons Per	Number	Persons Per	Number	Persons Per	Number	Persons Per	Number	Persons Per
1980	2,674	2.69	536	3.22	336	3.24	11,894	2.95	1,652,261	2.85
1990	3,064	2.47	513	2.94	353	3.05	13,144	2.79	2,055,774	2.38
2000	3,451	2.44	641	2.75	428	2.79	16,672	2.45	2,084,544	2.57
2010	3,900	2.33	741	2.71	533	2.63	17,376	2.57	2,279,768	2.49
Avg. 2007-2011	3,931	---	771	---	515	---	17,126	---	2,279,738	---

Occupancy & Housing Stock

The diversity of Tomah's housing stock is atypical of small cities in the Midwest, with only 57.3% consisting of single family homes. Multi-family housing in the City varies in number of units per dwelling with 13.3% having two to four units, 6.8% having five to nine units, and 7.2% having 10 or more units.

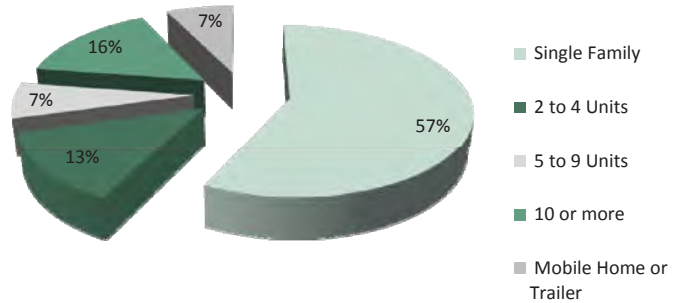
The majority of City residents (53.9%) live in owner-occupied housing. However, owner occupancy percentages have been declining over the past three decades due in part to the increase in multi-family using units and a more mobile workforce. The vacancy rate (7.6%) is slightly high; however, local data from 2013 indicates the rate has lowered to around 5%. A healthy rental vacancy rate is 5-6%.

The majority of residents (82.7%) moved into their current residence after 1990, and 63.7% moved into their current residence after 2000.

Nearly 20% of residential structures in Tomah were built prior to 1940. Tomah has seen a relatively consistent increase in housing stock, with the 37.2% of houses built between 1970-2000.

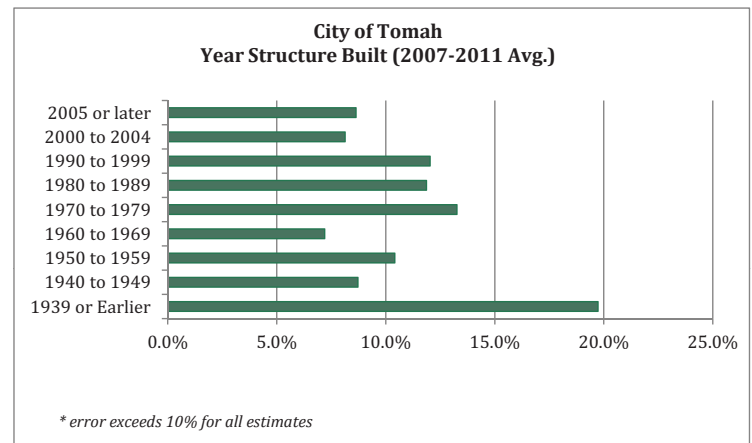
UNIT TYPE, 2007-2011 AVG

Source: American Community Survey



YEAR STRUCTURE BUILT, 2007-2011 AVG*

Source: American Community Survey



OCCUPANCY

Source: U.S. Census Bureau

	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	1,854	60.5%	2,100	56.7%	2,104	53.9%
Renter Occupied	1,046	34.1%	1,351	36.5%	1,796	46.1%
Vacant	164	5.4%	255	6.9%	296	7.6%
<i>Homeowner Vacancy Rate</i>		n/a		2.1%		2.7%
<i>Rental Vacancy Rate</i>		n/a		8.4%		5.7%

Affordability & Value

Affordable housing opportunities are often provided through the sale of older housing units. Housing is generally considered “affordable” when the owner or renter’s monthly housing costs do not exceed 30% of their gross monthly income. Nearly 30.9% of City homeowners and approximately 37.9% of renters exceeded the “affordable” threshold during 2007-2011. While these numbers are important indicators of affordability, it is also important to note that some residents may consciously choose to devote more than 30% of their income to household and lifestyle expenses.

Despite the fact that more renters do not have “affordable” housing, the median rent in the City (\$721) is slightly lower than the state median (\$735).

The median value of a home in the City (\$110,500) has increased steadily since 2000, but is significantly below the State’s (\$169,700) and County’s median home value (\$131,900).

According to the Wisconsin Realtors Association the median sale price of a home in Monroe County in 2012 was \$105,000, down from the high in 2007 of \$125,000.

GROSS RENT AS PERCENTAGE OF INCOME

Source: American Community Survey

Gross Rent as a Percentage of Household Income	Percent
Less than 15%	18.3%
15.0% to 19.9%	14.6%
20% to 24.9%	11.9%
25% to 29.9%	17.3%
30% to 34.9%	8.1%
35% or more	29.8%
Not computed	10.3%

GROSS RENT

Source: U.S. Census Bureau, American Community Survey

	1990	2000	Avg. 2007-2011
Less than \$200	17.2%	9.3%	<u>0.9%</u>
\$200 to \$499	73.9%	38.4%	21.5%
\$500 to \$749	5.8%	40.9%	<u>35.1%</u>
\$750 to \$999	0.7%	3.8%	<u>31.9%</u>
\$1,000 to \$1,499	0.0%	0.5%	<u>8.9%</u>
\$1,500 or more	0.0%	0.0%	<u>1.7%</u>
No Cash Rent	2.3%	7.0%	n/a
Median Rent	\$339	\$492	<u>\$721</u>
Total number	1,044	1,337	1,685

VALUE (FOR HOMES WITH MORTGAGES)

Source: U.S. Census Bureau, American Community Survey

	1990	2000	Avg. 2007-2011
Less than \$50,000	n/a	15.1%	<u>11.1%</u>
\$50,000 to \$99,999	n/a	60.9%	<u>29.5%</u>
\$100,000 to \$149,999	n/a	16.0%	<u>32.8%</u>
\$150,000 to \$199,999	n/a	5.7%	<u>14.6%</u>
\$200,000 to \$299,999	n/a	2.0%	<u>8.7%</u>
\$300,000 to \$499,999	n/a	0.2%	<u>1.7%</u>
\$500,000 or more	n/a	0.0%	<u>1.7%</u>
Median Value	n/a	\$49,929	<u>\$110,500</u>

SELECTED MONTHLY OWNER COSTS

Source: American Community Survey

Selected Monthly Owner Costs as a Percentage of Household Income	Percent
Less than 20%	40.7%
20% to 24.9%	17.2%
25% to 29.9%	11.1%
30% to 34.9%	11.6%
35% or more	19.3%
Not computed	0.0%

Housing Programs

Tomah Public Housing Authority

The City of Tomah has an established housing authority to assist with affordable housing placement for low income families. The Tomah Housing Authority owns & manages 72 apartments for seniors, persons with disabilities and families located in the City of Tomah and administer 76 Housing Vouchers through the Rental Assistance Program.

Homebuyer Down Payment and/or Closing Cost Loan Program

The Community Development Department can provide eligible low/moderate income households, who are purchasing a home in the City of Tomah, with a deferred payment loan to pay for closing costs and up to one-half of a required down payment to purchase a home. The maximum loan is 10% of purchase price.

Home Repair and Rehabilitation Loan Program

The Community Development Department provides eligible low/moderate income City of Tomah homeowners with a deferred payment loan to complete major home repairs and remodeling such as roof replacement, window replacement, foundation repair, furnace replacement, siding installation including insulation, kitchen remodeling, bathroom remodeling, electrical repairs and other interior repairs. Maximum amount of loan is 50% of the equalized value of home. A Deferred Payment Loan is provided to income eligible homeowners and is paid back to the City at the time the home is sold or refinanced



Multi-family residential development on Butts Ave.

B.3 MOBILITY & TRANSPORTATION

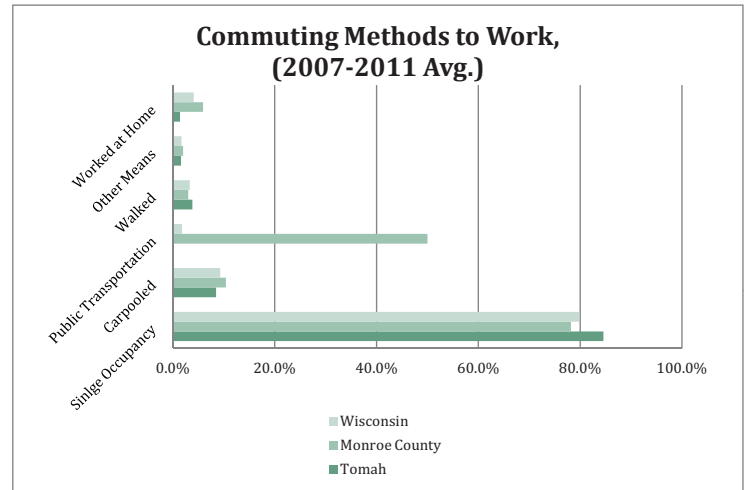
Commuting

Approximately 54.6% of the City's commuters age 16 or older work within 14 minutes of their place of employment. Most of the workers are employed within Monroe County. The percentage of those who work out of state is relatively low and is most likely due to the relative close proximity of Minnesota.

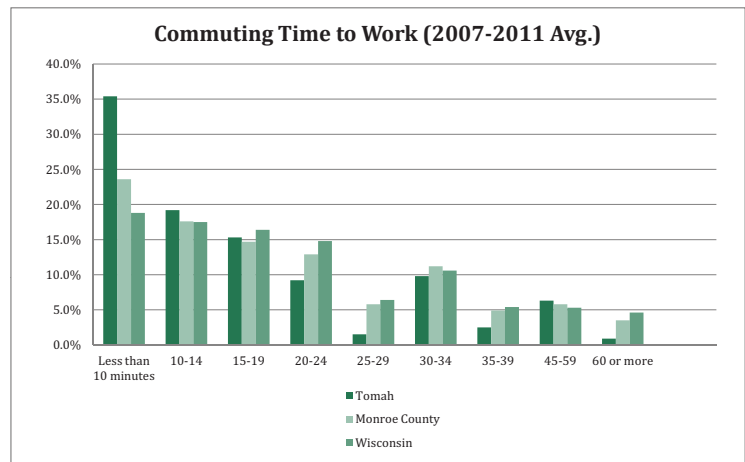
These commuters, on average, have a travel time to work of 15.7 minutes, which is slightly less than the County (20.4 minutes) and State as a whole (21.5 minutes). A large percentage of Tomah workers have a commute that is less than 15 minutes. These times suggest most residents work in the City or in nearby areas.

Commuting in Tomah is mostly done by car, with 84.6% of commuters traveling in a single occupant vehicle. This number is slightly lower for Monroe County (78.2%) and Wisconsin (79.8%). Only 8.5% of commuters in Tomah carpooled to work, 3.8% walked, and 1.4% worked from home.

COMMUTING METHODS TO WORK, 2007-2011 AVG
Source: American Community Survey



COMMUTING TIME TO WORK, 2007-2011 AVG
Source: American Community Survey



PERCENTAGE OF RESIDENTS COMMUTING
Source: American Community Survey

	City of Tomah	County
Within Monroe County	85.5%	79.6%
<i>Within the City</i>	---	---
<i>Outside the City</i>	---	---
Outside of County, Within State	14.5%	19.8%
Outside of State	0.0%	0.6%



Major Modes of Travel

Aviation Service

Bloyer Field is a city-owned airport used regularly by local corporations for executive travel and by pilots for general recreation. The airport contains one paved runway (07-25) which is 3,900 feet long. There is an adjacent area designated for model aviation users.

The airport is classified as a Small General Aviation Airport by the Wisconsin Bureau of Aeronautics. Small General Aviation airports primarily support single-engine general aviation aircraft, but may also accommodate small twin-engine general aviation aircraft and occasionally business aircraft activity

Due to environmental and physical restraints expansion opportunities are limited for the airport. The existing Airport Layout Plan (ALP) identifies the potential to expand Runway 25 by 400 feet to provide additional runway length to service larger airplanes.

Chapter 52, Article VIII of the City's Municipal Code provides regulations regarding the height of structures within three miles of the airport.

There is also the Sparta/Fort McCoy Airport, a public airport, located within the Fort McCoy installation and used primarily by the US Army. Volk Field, a military Air National Guard field, is

located about twenty miles east of Fort McCoy in Juneau County. The La Crosse Municipal Airport is also close to Tomah along with the Black River Falls Airport.

Road Classifications

All federal, state, county, and local roads are classified into categories under the "Roadway Functional Classification System" based upon the type of service they provide (see map on the next page for road classifications in the Plan Area). In general, roadways with a higher functional classification should be designed with limited access and higher speed traffic.

Truck Routes

Interstate 90 and 94 are designated as Long Truck Routes. Highways 12, 16, and 131 are designated as 75' Restricted Truck Routes.

Roadway Improvement Projects

Wisconsin's Six Year Highway Improvement Program identifies projects by county and project limits. This list provides projects to be completed during 2012 and 2017. The City of Tomah will be impacted by 9 different projects over this time frame. None of the projects listed are major improvement projects.

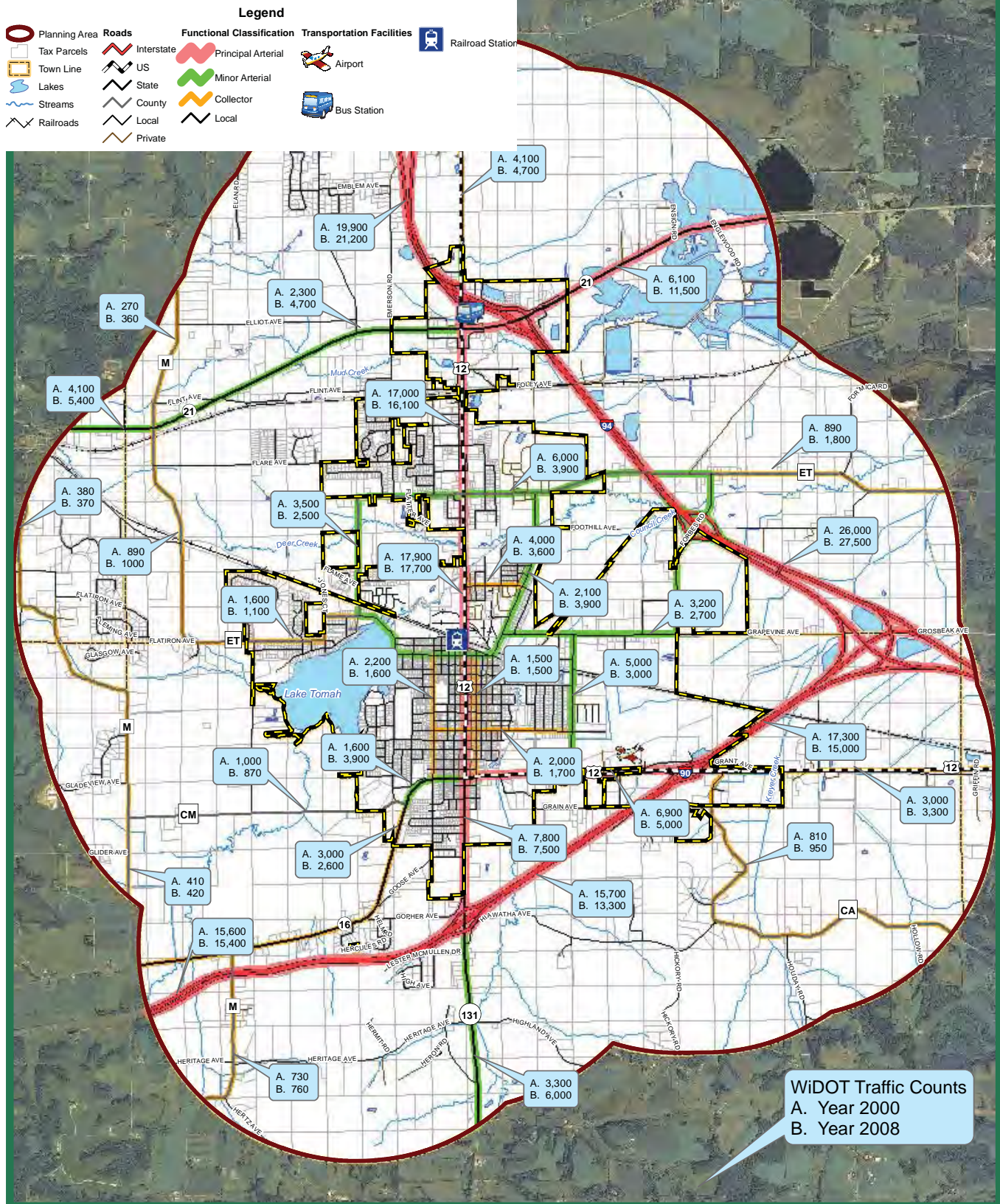
Hwy	County	Project Title/Limits	Miles	Year	Project Description
16	Monroe	Sparta - Tomah	0.11	2013	Intersection improvements
21	Monroe	Tomah-Necedah	0.02	*2012	Replace structure B-41-119 with a new structure
90	Monroe	La Crosse - Tomah	23.78	2013	Roadside hardware upgrades
90	Monroe	La Crosse - Tomah	0.00	15-17	Repair the existing pavement and spot repair shoulders
90	Monroe	Sparta - Tomah	0.00	15-17	Remove deteriorated bridge deck and replace with new concrete deck
90	Monroe	Sparta - Tomah	0.00	15-17	Overlay existing bridge deck with concrete
90	Monroe	Sparta - Tomah	0.01	15-17	Overlay bridge deck with concrete
94	Monroe	Tomah - Camp Douglas	0.27	2013	Bridge painting
94	Monroe	Black River Falls to Tomah	4.58	15-17	Repair travel lanes and concrete shoulders
131	Monroe	Ontario - Tomah	0.03	2013	Preventative maintenance concrete deck overlays

* Indicates completed project

Source: Wisconsin Department of Transportation

B.3 MOBILITY & TRANSPORTATION

Transportation Map



Bike, Pedestrian & Transit Travel

Sidewalks, Trails, & Routes

Pedestrians and bicyclists use a combination of roadways, sidewalks, and off-street trails. Most of the City’s residential neighborhoods include sidewalks; however, there are some neighborhoods along the outer fringe of the City that do not have sidewalks. Most of these neighborhoods were built between 1970-2000. The City’s Subdivision Code does not mandate the installation of sidewalks within new subdivisions; however, Section 38-35 provides that *“all properties adjacent to street reconstruction where a city street section is being completed shall have sidewalk installed where non exists and sidewalk repaired or replaced when the existing sidewalk is deemed unsafe, defective, or insufficient.”*

The region has several trails. The Cranberry Cruise starts on the east side of Monroe County and circles up around the edge of coulee terrain before passing through colorful cranberry fields.

The Elroy-Sparta State trail extends from Sparta to Elroy to the southeast. The trail is known as the “three tunnel trail” as its route passes through tunnels originally designed for railroad traffic of the Chicago & North Western Railroad companies.

Transit Service

The City of Tomah and surrounding area currently have limited options for the elderly and disabled individuals. Tomah does not have an intra-community public transportation system outside of privately owned taxi companies and a Shared Ride Program, which includes three handicap vans. Monroe County Senior Service Department provides transportation for seniors and disabled residents in the county. A mini-bus and volunteer drivers take users to medical appointments, banks, grocery stores, etc.

Intercity bus travel is available through Greyhound Bus lines in Tomah. From Tomah, passengers can reach Minneapolis/St. Paul, MN or Chicago, IL. The McDonalds restaurant at 2015 N. Superior Ave. services as the greyhound station.

Railroad Service

Canadian Pacific Railroad has a line that runs through downtown Tomah. The former Canadian Pacific Railroad yard property is vacant with potential for redevelopment and reuse. In 2010, the City Council adopted the Canadian Pacific Site Redevelopment Plan and Community Development Plan for this area. However, to date the yard is still owned by railroad company and plans to develop the site have not progressed since the plan was adopted.

Passenger rail is provided by Amtrak. Daily passenger services is provided on the Empire Builder route on the CP Line. The station is located W. Washington St., west of Superior Ave.

Water Transit

There is no waterborne freight movement in Monroe County. The nearest port is located in La Crosse which has access to the Mississippi River. Local navigable waters are used only for recreational purposes.

B.4 ECONOMIC PROSPERITY

Education & Income

Education attainment can provide valuable insight into the existing labor force, including availability of skilled and professional workers and demand for training opportunities. The percentage of Tomah residents 25 years or older who have at least a high school diploma (93.1%) is slightly higher than Monroe County and Wisconsin (87.7% and 89.8%, respectively). The percentage of residents who have obtained a bachelor's degree is higher (14.7%) than the county (11.6%) but lower than the state (17.3%). This may indicate a need for additional vocational and adult learning programs.

Tomah's median and per capita income levels are lower than the county and state. Median household income in Tomah is \$38,844 compared to Monroe County's \$48,306 and Wisconsin's \$52,374. These lower averages are likely due to the relatively high percentage of individuals living below the poverty level. In the City, 19.0% of the population is below the poverty level, compared to 10.2% in the County, and 8.0% in Wisconsin. (*The Census Bureau uses a set of income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level".*)

EDUCATIONAL ATTAINMENT

Source: U.S. Census Bureau, American Community Survey

		2000	Avg. 2007-2011
Tomah	HS Grad	42.6%	40.7%
	Some College	19.1%	20.9%
	Associate Degree	8.0%	12.0%
	Bachelor's Degree	9.0%	14.7%
	Graduate/Prof. Degree	4.1%	4.8%
	High School Grad or Higher	82.9%	93.1%
County	HS Grad	41.1%	40.5%
	Some College	19.3%	20.7%
	Associate Degree	19.3%	10.2%
	Bachelor's Degree	9.7%	11.6%
	Graduate/Prof. Degree	3.5%	4.7%
	High School Grad or Higher	81.1%	87.7%
Wisconsin	HS Grad	34.6%	33.6%
	Some College	20.6%	21.0%
	Associate Degree	7.5%	9.1%
	Bachelor's Degree	15.3%	17.3%
	Graduate/Prof. Degree	7.2%	8.8%

INCOME TRENDS

Source: U.S. Census Bureau, American Community Survey

		1990	2000	Avg. 2007-2011
Tomah	Per Capita	\$12,682	\$17,409	\$23,042
	Median Family	\$31,263	\$42,881	\$47,661
	Median Household	\$24,872	\$31,986	\$38,844
	Below Poverty	8.4%	12.7%	19.0%
County	Per Capita	\$10,167	\$17,056	\$23,320
	Median Family	\$28,535	\$43,835	\$60,336
	Median Household	\$25,291	\$37,170	\$48,306
	Below Poverty	9.6%	12.0%	10.2%
Wisconsin	Per Capita	\$12,430	\$21,271	\$27,192
	Median Family	\$33,440	\$52,911	\$66,065
	Median Household	\$29,601	\$43,791	\$52,374
	Below Poverty	6.5%	8.7%	8.0%



Existing Labor Force

A community's labor force includes all people over the age of 16 classified as employed or unemployed as well as members of the U.S. Armed Forces. Those not included in the labor force statistics include students, homemakers, retired workers, seasonal workers not currently looking for work, institutionalized people, and those doing only incidental unpaid family work.

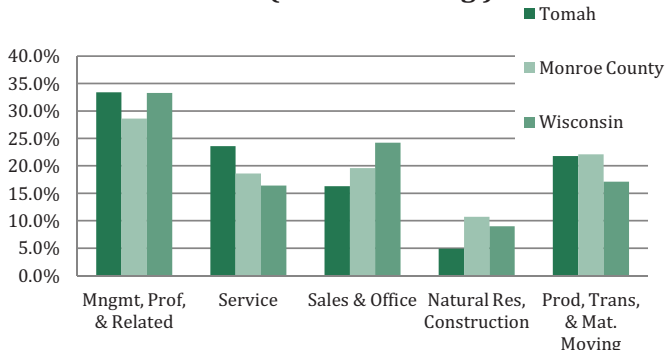
Tomah's labor force overall is similar to that of Monroe County and Wisconsin.

- Over the last decade the unemployment rate increased for the County and doubled for both the State and City. Note, in 2010 the United States was in a economic downturn commonly referred to as the "Great Recession", accounting for the higher unemployment rates.
- A majority (65.9%) of workers in Tomah earn a *private wage and salary*, similar to Monroe County at 69.8% and Wisconsin at 81.6%.
- Occupations in Tomah are relatively evenly split between "Management, Professional & Related", "Service", "Sales & Office", and "Production, Transportation and Materials Moving".
- The largest industries in the City include Educational, Health & Social Services (21.1%), Manufacturing (15.7%), and Public Administration (13.9%), which is consistent with the City's largest employers.

OCCUPATIONS, 2007-2011 AVG

Source: American Community Survey

Occupations
(2007-2011 Avg.)



EMPLOYMENT STATUS

Source: U.S. Census Bureau, American Community Survey

	City of Tomah	County	Wisconsin
In Labor Force (2000)	4,121	18,188	2,598,898
Unemployment Rate	3.2%	5.0%	4.3%
In Labor Force (2010)	4,647	24,634	3,082,676
Unemployment Rate	6.0%	7.3%	8.5%

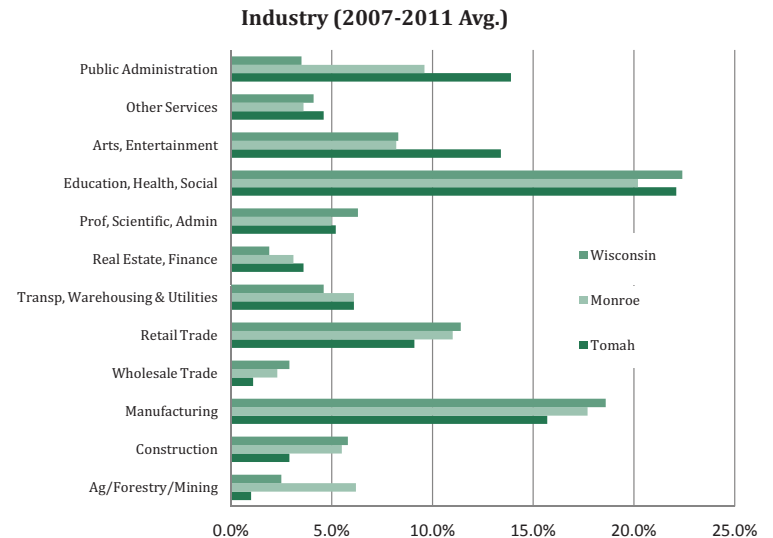
CLASS OF WORKER

Source: U.S. Census Bureau, American Community Survey

	City of Tomah	County	Wisconsin
Private Wage & Salary	<u>65.9%</u>	<u>69.8%</u>	<u>81.6%</u>
Government Worker	31.1%	21.0%	<u>12.5%</u>
Self-Employed	2.8%	8.7%	<u>5.7%</u>
Unpaid Family Worker	0.3%	0.5%	0.2%

INDUSTRY, 2007-2011 AVG

Source: American Community Survey



B.4 ECONOMIC PROSPERITY

Business & Industry

Industrial Sites

Tomah has an abundance of land available for business development and redevelopment. Tomah Development Park, located at U.S. Highway 12 & 16 (East) and I-90 has 29 acres available for industrial, commercial, service and recreational businesses. In addition to the Tomah Industrial Park there are several individual industrial, commercial and office sites available throughout Tomah totally 175 acres. For a complete, current listing, visit the Greater Tomah Partnership at www.tomahwisconsin.com.

Major Employers

The largest employer in the City is the Tomah VA Medical Center, with over 1,000 employees. Other major employers include several large manufacturing operations including Toro and Cardinal Glass.

INDUSTRIAL/BUSINESS PARKS

Source: City of Tomah

Community	Total Land	Available	Percent
Tomah North Side Development Park	29	29	100%
Interstate Industrial Park	n/a	n/a	n/a
Ce Pete Bean Industrial Park	n/a	n/a	n/a
Tomah (Private Development)	175	175	100%
TOTAL	204	29	14%

MAJOR EMPLOYERS & MANUFACTURERS, 2012

Source: Wisconsin Workforce Development

Employer	Product/Service	Approx. Employment
Tomah VA Medical Center	Medical Care	1000+
Toro MRG LLC	Farm Machinery and Equipment Manufacturing	500-1000
Wal-Mart	Distribution Center	500-1000
Tomah Public School	Education	500+
Cardinal Glass (IG and TG)	Glass Manufacturers	350-750
Tomah Memorial Hospital	Medical Care	250-500
Wal-Mart	Supercenter	250-500
Burnstads	Supermarket	100-250
Manpower	Temp Services	100-250
T & J Hospitality	Hospitality	100-250
Ocean Spray Cranberries	Dried and Dehydrated Foods	100-250
Exo-Tech Packaging	Poly Bag and Sheeting Production	100-250
McDonald's	Restaurants	100-250
Meca Sportswear	Clothing and Sporting Goods	100-250
USEMCO	Commercial and Service Industry Manufacturing	100-250
City of Tomah	Executive & Legislative Offices	50-100



Labor Projections

Wisconsin Workforce Development develops occupation projections. Statewide, the fastest growing occupation is Home Health Aides. Healthcare jobs in general are also growing rapidly, both regionally and statewide due in part to the aging population.

FASTEST GROWING OCCUPATIONS IN WISCONSIN

Source: Wisconsin Workforce Development

SOC Code	Occupation	Wisconsin 2008	Wisconsin 2018	Percent Change
31-111	Home Health Aides	20,730	28,670	38.3%
39-9021	Personal and Home Care Aids	29,580	39,860	34.8%
29-2041	Emergency Medical Tech	530	700	32.1%
13-2099	Financial Examiners	440	580	31.8%
29-2041	Emergency Medical Tech	530	700	32.1%
29-9091	Athletic Trainers	440	560	27.3%
29-1071	Physician Assistants	1,670	2,120	26.9%
29-2055	Surgical Technologists	2,660	3,330	25.2%
31-2022	Physical Therapist Aides	1,080	1,350	25.0%
31-9093	Medical Equipment Repairers	1,220	1,520	24.6%
21-1014	Mental Health Counselors	1,880	2,330	23.9%
n/a	Gaming dealers	920	1,140	23.9%
n/a	Animal Trainers	590	730	23.7%
29-2031	Cardiovascular Technologists and Technicians	960	1,180	22.9%
13-1041	Compliance Officers, Except Ag/Constr/Health/Safety/Trans	3,780	4,630	22.5%
31-9092	Medical Assistants	9,860	11,960	21.3%
39-4831	Funeral Directors	800	970	21.3%
31-9091	Dental Assistants	6,060	7,340	21.1%
29-2021	Dental Hygienists	4,920	5,960	21.1%
29-1126	Respiratory Therapists	2,240	2,710	21.0%
13-2052	Personal Financial Advisors	4,290	5,130	19.6%
29-1111	Registered Nurses	54,420	64,990	19.4%
n/a	Employment, Recruitment, and placement specialists	5,450	6,490	19.1%
n/a	Skin Care Specialists	550	650	18.2%
15-1142	Network Systems and Data Communication Analysts	n/a	n/a	n/a

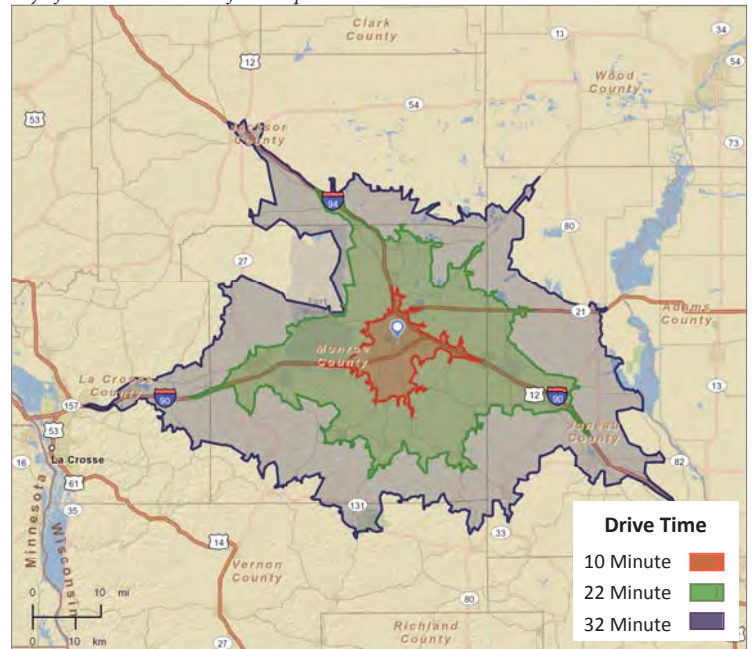
Retail Gap Analysis

The retail and food & drink segments of the local economy can be quickly evaluated in terms of supply and demand. We can estimate the demand for various goods and services based on population and income data in a given area, and the supply of those goods and services in the same area. Gaps between demand and supply may indicate opportunities for business growth in Tomah. The map at right shows three analysis areas – drive times from downtown Tomah. These areas roughly correspond to the City of Tomah by itself (10 minute drive time), the Tomah/Sparta area as a whole (22 minute drive time), and the wider market area extending west to include West Salem, north to include Black River Falls, east to include Necedah, and south to include Mauston (32 minute drive time).

There is a net surplus of supply in all three geographic market areas when considering the Retail Trade and Food & Drink “industries” as a whole. The City of Tomah has a total leakage of 28.2%, comparing retail sales to retail potential, the 22-minute market area has a leakage of 15.8% and the 32-minute market area has a surplus of 10.0%. But, as revealed by the leakage/surplus graphic on the opposite page, there is apparent opportunity for growth in certain sectors. There is a gap between supply and demand in the wider market area, most notably in Clothing Stores, and Specialty Food Stores.

Some of the data requires skepticism, for example the apparent demand for Book, Periodical, and Music Stores does not account for the recent shift

City of Tomah Drive Time from Superior Ave./USH 12 intersection



away from storefront retailers to online merchants for those purchases. Along similar trend lines, the apparent demand for Electronic Shopping & Mail-Order Houses is likely being met via major online retailers (e.g. Amazon.com) with data centers and logistics facilities located in larger economic centers. The most significant opportunity, or gap, based on the data is Beer, Wine, and Liquor stores, but this finding likely reflects the fact that grocery stores sell a great deal of these products in Wisconsin.

While each retailer must and will evaluate the local market opportunity using their own criteria, there is reason to look more closely for opportunity in the following retail segments:

SUMMARY DEMOGRAPHICS FOR ANALYSIS ZONES

Source: ESRI Business Analyst Online

	10 minute Drive Time	22 minute Drive Time	32 minute Drive Time
Population	12,209	40,423	69,973
Households	5,107	15,700	27,088
Median Household Income	\$38,546	\$41,440	\$42,555
Per Capita Income	\$21,095	\$20,604	\$20,814

- Clothing Stores
- Lawn and Garden Equipment and Supply Stores
- Other Motor Vehicle Dealers
- Specialty Food Stores
- Office Supplies, Stationary, and Gift Stores
- Building Material and Supplies dealers



Retail Gap Analysis

INDUSTRY SUMMARY COMPARISON

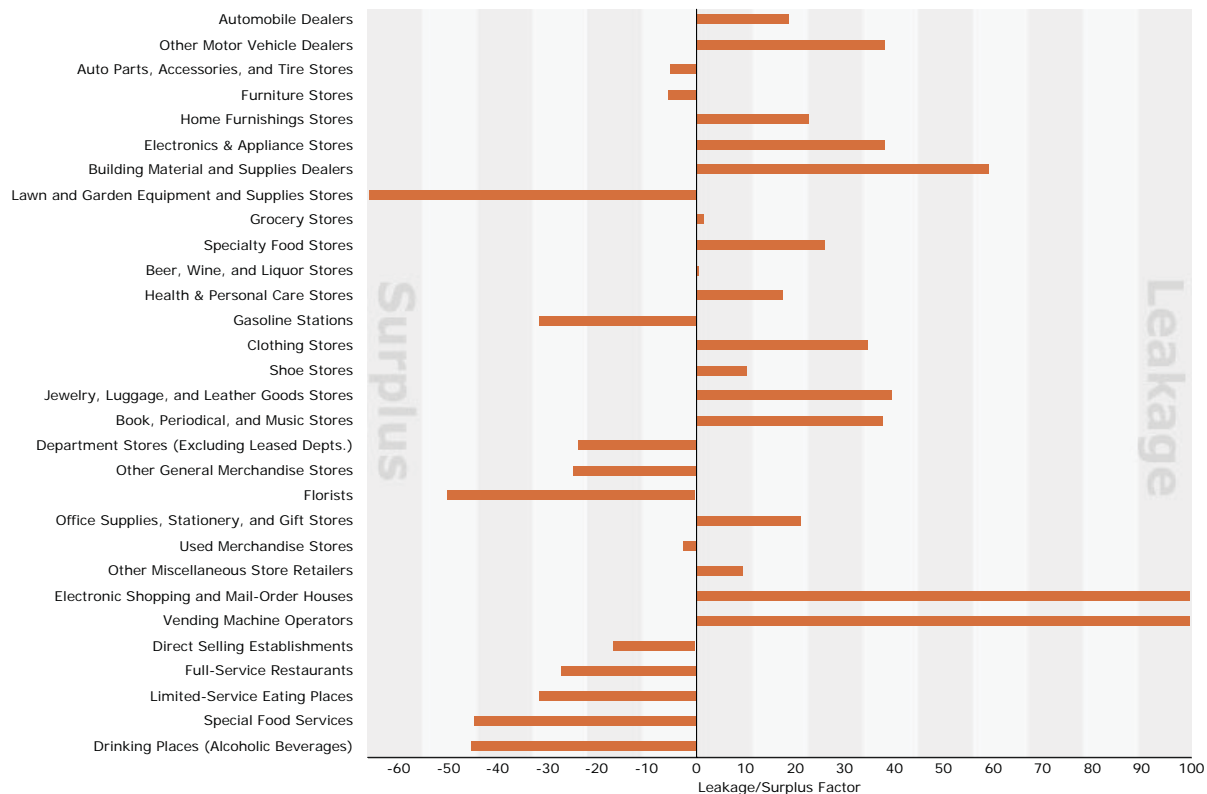
Source: ESRI Business Analyst Online

		Trade and Food & Drink	Total Retail Trade	Total Food & Drink
10 minute Drive Time	Demand (Retail Potential)	\$ 95,367,191	\$ 81,698,679	\$ 13,668,512
	Supply (Retail Sales)	\$ 170,311,515	\$ 137,976,105	\$ 32,355,420
	Retail Gap	-\$74,944,324	-\$56,277,426	-\$18,686,908
	Leakage/Surplus Factor	-28.2	-25.6	-40.6
	Number of Businesses	131	91	40
22 minute Drive Time	Demand (Retail Potential)	\$ 301,420,425	\$ 259,417,870	\$ 42,002,555
	Supply (Retail Sales)	\$ 414,382,816	\$ 332,958,065	\$ 81,424,751
	Retail Gap	-\$112,962,391	-\$73,540,195	-\$39,422,196
	Leakage/Surplus Factor	-15.8	-12.4	-31.9
	Number of Businesses	356	231	125
32 minute Drive Time	Demand (Retail Potential)	\$ 559,605,965	\$ 483,692,381	\$ 75,913,585
	Supply (Retail Sales)	\$ 685,570,064	\$ 573,578,256	\$ 111,991,807
	Retail Gap	-\$125,964,099	-\$89,885,875	-\$36,078,222
	Leakage/Surplus Factor	-10.1	-8.5	-19.2
	Number of Businesses	643	426	

LEAKAGE/SURPLUS FACTOR FOR 32 MINUTE DRIVE TIME

Source: ESRI Business Analyst Online

Leakage/Surplus Factor by Industry Group



Development Tools

The City of Tomah employs several tools to support economic development within the City.

Tax Increment Financing Districts

Tax Increment Financing Districts (TIDs) are created for the purpose of funding capital improvement projects using Tax Increment Financing (TIF). TIF is a method of public financing that enables the City to fund projects that would otherwise not occur, such as street resurfacing or reconstruction, sanitary or storm sewer, streetscaping (sidewalks, street trees, street lights, etc.), and business recruitment. Tax increment financing is sometimes used to fund aspects of private development projects that advance city planning goals. All TIF expenditures should directly or indirectly contribute to growth of the tax base, as it is the tax revenue from this growth that pays for the expenditures.

To date Tomah has created five TIDs, and all but one are closed, TID #4. TID #4 was created in 1990 to promote industrial business expansion of the City's Interstate Industrial Park, located in the southeastern portion of the City near the I-90/USH 12/WIS 16 interchange (refer to the map on the next page). The expenditure period, the period within which infrastructure improvements can be completed, expired in 2012. The TID will close in 2013.

Municipalities are limited to having no more than 12% of total municipal property value in TIF Districts. As of 2013, the TID #4 accounts for 2.6% of all municipal property value in the City; therefore, the City has capacity to establish new TIF Districts as desired.

City of Tomah Business Revolving Loan Fund

The City's Community Development Program promotes economic development and encourages new business start-ups and business expansions that create new employment/job opportunities. To assist businesses in this endeavor the Community Development Program administers a Business Revolving Loan Fund.

Tomah Convention & Visitors Bureau/Chamber of Commerce

The Tomah Convention & Visitors Bureau and the Tomah Chamber of Commerce actively work to facilitate business development and retention in the Tomah area through the development and implementation of programs aimed at attracting visitors, meetings, and events to Tomah.

Community Development Block Grant Program

This grant can provide economic development loans, public facilities for economic development, assistance for transportation grants, Wisconsin Housing and Economic Development Authority (WHEDA) Bond Program and industrial revolving bonds.

Monroe County Revolving Loan Fund

This fund is designed to promote economic development by providing a source of long term, fixed rate, low interested financing for new and existing business projects that are located in Monroe County.

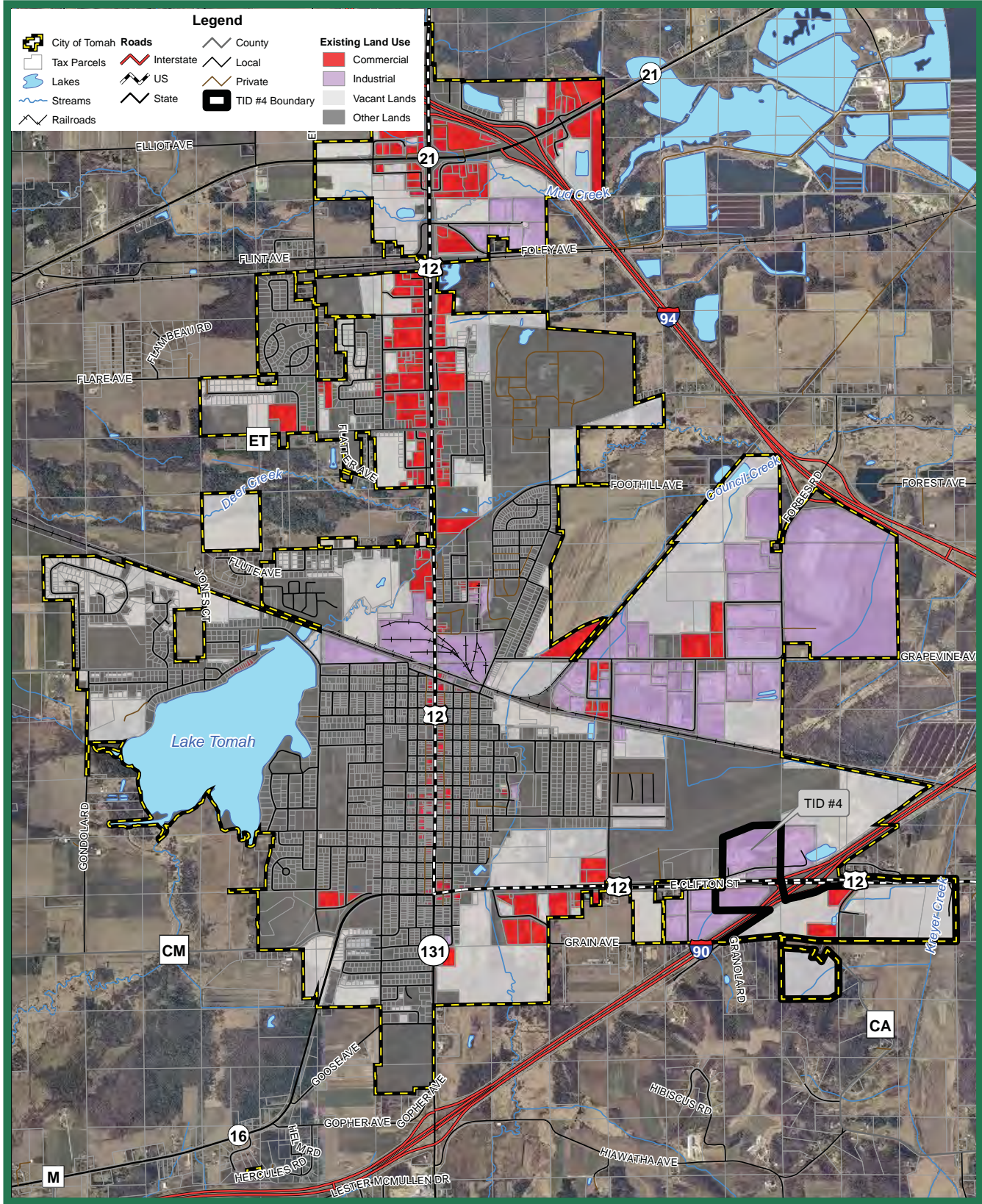
CMV Growth Development Revolving Loan Fund

This fund seeks to foster growth in economic based activities that affect growth or decline in the Tri-County area of Crawford, Monroe and Vernon counties. The fund targets manufacturers, tourism and select service industries to create jobs.

Wisconsin Economic Development Corporation

As the state's lead economic development organization, the Wisconsin Economic Development Corporation (WEDC) nurtures business growth and job creation in Wisconsin by providing resources, technical support, and financial assistance to companies, partners and the communities they serve. The WEDC administers a variety of economic and community development programs for private businesses and municipalities. Visit www.inwisconsin.com to learn more.

Economic Prosperity Map



Physiography & Open Space

Physiography

Tomah is located in the Mississippi Alluvial Plain, just east of the Mississippi River. The topography of Tomah is mostly flat to gently rolling. Areas to the northwest and west of the city are hilly and those to the east and southeast are flat. Elevation ranges from 1,220 feet above sea level to 935 above sea level. Areas of steep slopes within the planning area are shown on the Development Limitations Map (refer to page C-23).

Mineral Resources

Sand is currently the only mineral resource within the Tomah area. There are four active sand pits located within the City's planning area. In addition to sand, three active limestone pits are found in the southeastern portion of the Town of Tomah, just outside the planning area.

Achievements in new technology for extracting natural gas through the process of fracking have created a demand for sand byproducts, called frac sand or silica, used in the extraction process. Western Wisconsin, including Monroe County, contains an abundance of the sandstone formations valued for natural gas extraction in other states (mostly in North Dakota and Montana). In the past five years Monroe County has seen an increase in the amount of requests for new mineral extraction sites to meet the growing demand. The sandy soils and presence of the rail road have drawn the attention of businesses involved in this industry.

Agricultural Land and Open Space

There is approximately 13,597 acres of agricultural land and open space in the planning area. This is approximately 63.3% of the land. The majority of this land is located outside of the City of Tomah but within the planning area.

A map of prime farmland areas within the planning area is shown on the next page. "Prime farmland" designates land that has the best combination of physical and chemical soil

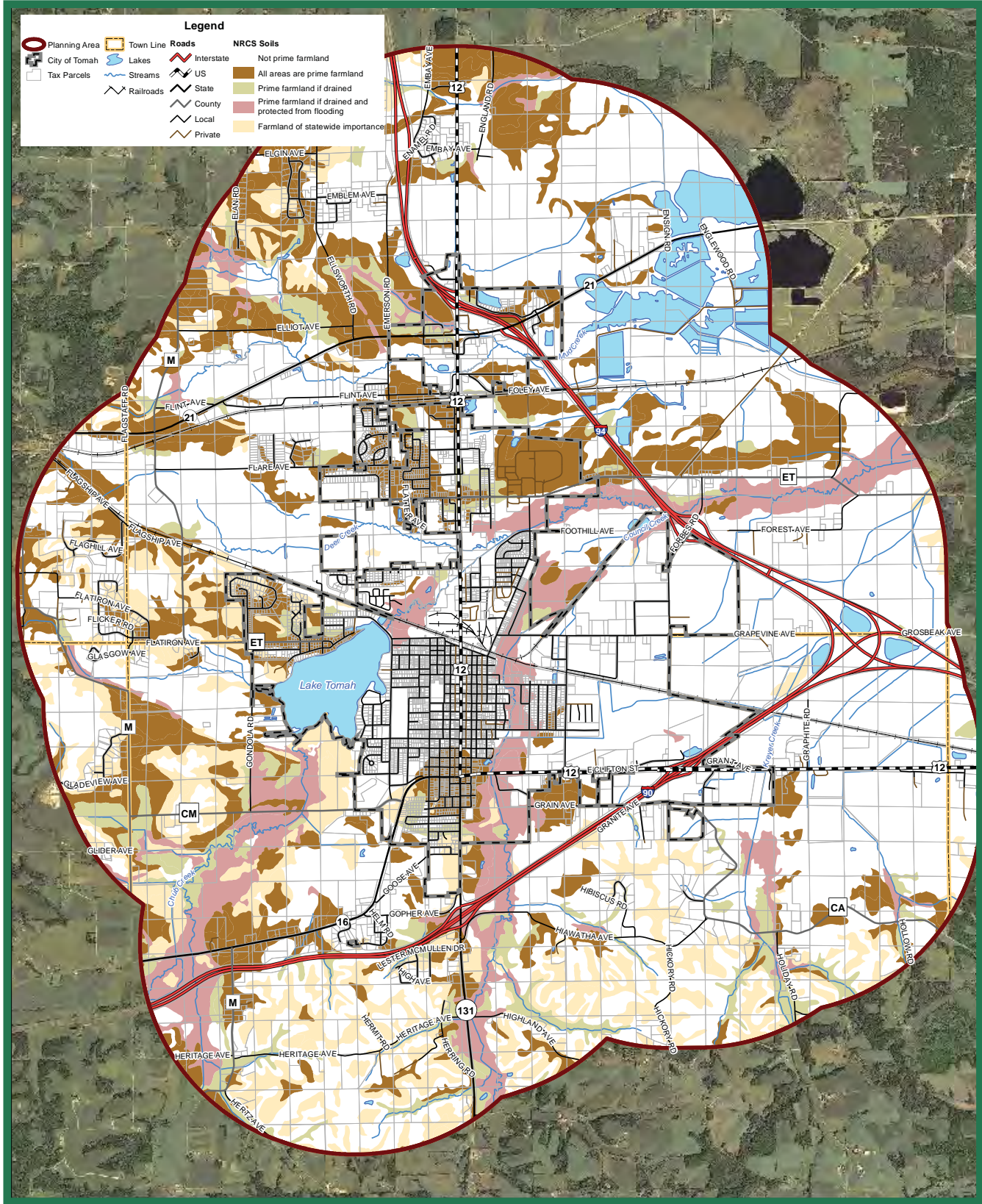
characteristics for producing food, feed, forage, fiber, and oilseed crops according to the Natural Resource Conservation Service. However, it should be noted that many of the areas used for cranberry growing typically are not classified as prime farmland; however, these lands are still a valued part of the agricultural, cultural, and economic fabric of the area. The same can be said for other speciality food crops and hobby farms.

Soils

The soils in Monroe County include: loam, silty loam and sandy. The most prominent soil associations are the Norden-Urne-La Farge, Tarr-Boone-Impact, Billette-Impact and Newson-Dawson Meehan.

- The Norden-Urne-La Farge, soils are found on the southern portion of the City's planning area south of I-90. This soil is characterized as gently sloping to very steep, well drained to somewhat excessively drained silty and loamy soils on uplands.
- The Tarr-Boone-Impact, soils are categorized as nearly level to very steep, excessively drained to moderately well drained sandy soils on stream terraces and uplands. They are found in the southeastern portion of the City, just southeast of Council Creek and southwest of I-94 and southeastern portion of the City's planning area, south of I-90.
- The Billette-Impact, soils are found in the northern, central and western portions of the City of Tomah and its planning area. This soil is characterized as nearly level to moderately steep, excessively drained to moderately well drained loamy and sand soils on stream terraces and uplands.
- The Newson-Dawson Meehan, soils are found in the eastern, central and southern portions of the City and planning area. The soils are characterized as nearly level to gently sloping, very poorly drained to somewhat poorly drained peaty and sandy soils on flood plains, lake basins, and stream terraces.

Prime Agriculture Land Map



Water Resources

Watersheds

The City of Tomah lies within the Mississippi River drainage basin and Little Lemonweir River Sub-basin.

Surface Water

Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters, commonly referred to as the “303(d) list.” This list identifies waters that are not meeting water quality standards, including both water quality criteria for specific substances or the designated uses, and is used as the basis for development of Total Maximum Daily Loads (TMDLs).

Lake Tomah and the Lemonweir River are two of the most significant water features in the area. Lake Tomah is man made lake from the Lemonweir River, located at the western edge of the City. Five tributaries of the Lemonweir River are creeks located in the Tomah area (Council, Kreyer, Deer, Mud and Chab).

Ground Water

Groundwater is a critical resource, not only because it is used as a source of drinking water, but also because rivers, streams, and other surface water depend on it for recharge. Groundwater contamination is most likely to occur where fractured bedrock is near the ground surface, or where only a thin layer of soil separates the ground surface from the water table.

According to the WIDNR Susceptibility to Groundwater Contamination Map (not shown), the City of Tomah generally ranks “medium-low” for susceptibility to groundwater contamination. Susceptibility to groundwater contamination is determined based on five physical resource characteristics: bedrock depth, bedrock type, soil characteristics, superficial deposits, and water table depth. Groundwater can be contaminated through both point and non-point source pollution (NPS). The most common NPS pollutants are sediment (erosion, construction) and nutrients (farming, lawn care).

Wetlands

Wetlands are located along the Lemonweir River, Council Creek, Deer Creek and Mud Creek. A large portion of the wetlands to the northeastern and eastern portion of the planning area are used for cranberry production. Chapter 22 of the Municipal Code provides regulations for development within shoreland-wetland areas.

IMPAIRED WATERS

Source: Wisconsin Department of Natural Resources

Local Type of Water	Water Type	Pollutant	Impairment	Status/Priority
Lake Tomah	Impoundment	Total Phosphorus	Eutrophication, Excess Algal Growth, Elevated pH	EAP Project/Not Applicable
South Fork Lemonweir River	River	BOD	Low DO	303d Listed/Low
South Fork Lemonweir River	River	Total Phosphorus	Low DO	303d Listed/Low

Floodplains

Federal Emergency Management Agency (FEMA) designated 100- and 500-year floodplains within the planning area are illustrated on the Development Limitations Map. Chapter 22 of the Municipal Code provides regulations for development within floodplain areas.

Natural Heritage

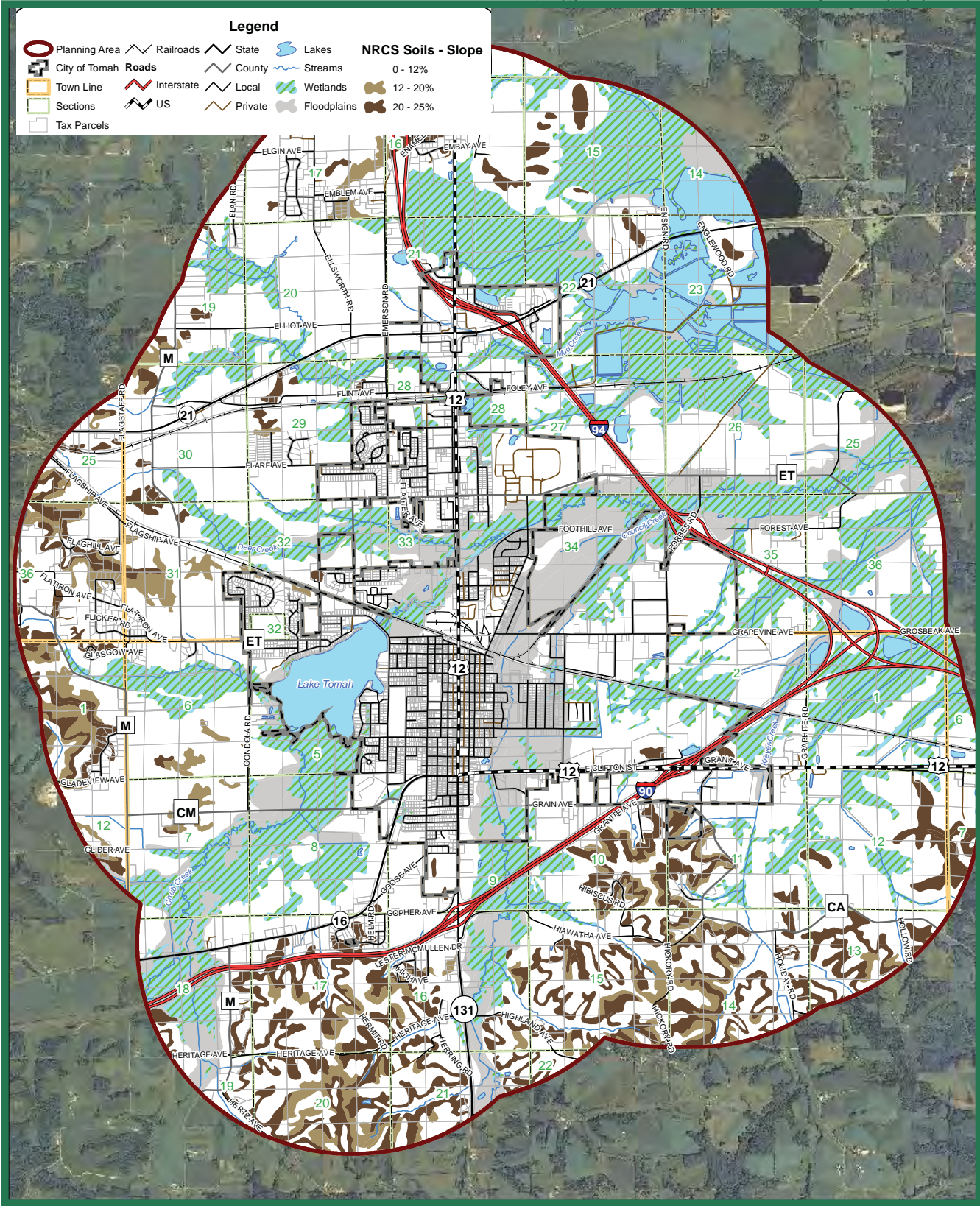
The Wisconsin Department of Natural Resources has developed a database and maps to provide generalized information about endangered resources. The threatened or endangered species are listed by Township and Range. The City of Tomah resides in two; 017N001W and 018N001W. The table below identifies the group,

RARE SPECIES

Source: Wisconsin Department of Natural Resources

Group	Scientific Name	Common Name	State Status
Turtle	Emydoidea blandingii	Blanding's Turtle	THR
Turtle	Glyptemys insculpta	Wood Turtle	THR
Community	Southern dry-mesic forest	Southern-Dry Mesic Forest	NA
Fish	Aphredoderus sayanus	Pirate Perch	SC
Bird	Ardea alba	Great Egret	THR
Other	Bird Rookery	Bird Rookery	SC
Turtle	Chlidonias niger	Black Tern	THR
Bird	Lanius ludovicianus	Loggerhead Shrike	TEND
Bird	Rallus elegans	King Rail	SC/M

Development Limitations Map



General Facilities

Health Care Facilities

The City of Tomah is served by the Tomah Medical Center located at 321 Butts Avenue. This 378 bed facility is continually expanding and adding new medical specialties to its inventory. Current specialties include Anesthesia services, cardiac rehabilitation, diagnostic laboratory and pathology, general surgery, medical/surgical services, new beginnings birth center, nutrition services, orthopedics, pharmacy, radiology, speciality clinics, swing bed/respite programs, and urgent care and emergency services. There are also hospice/palliative care, a walk in clinic and a community health outreach program. There are several assisted living facilities in the Tomah Area: Liberty Village, Greenfield House, Blackberry Hill Adult Day Care, Sunset Ridge Estates, Close to Home, A Touch of Home and Cranberry Court. There is one nursing home, Tomah Nursing & Rehabilitation Center.

Veterans are served by the Tomah Veteran Affairs Medical Center. They provide a series of services and programs including: library services, valor program, homeless resources, hospice/palliative care, mental health, pharmacy, primary care, social work, caregiver support coordinator, speciality care and women's health.

Police & Emergency Facilities

Law enforcement in the City is provided by the Tomah Police Department, located at 805 Superior Avenue. Fire protection and emergency services are provided by the Tomah Fire Department and Ambulance. The fire department has two stations:

- *Fire Department: 819 Superior Avenue*
- *Tomah North Side Fire Station: 316 Arthur Street*

Cemeteries

There are two cemeteries located within the City of Tomah.

- *Saint Mary's cemetery located at 2409 Superior Avenue*

- *Oak Grove Cemetery Located off Highway 31*

Library Facilities

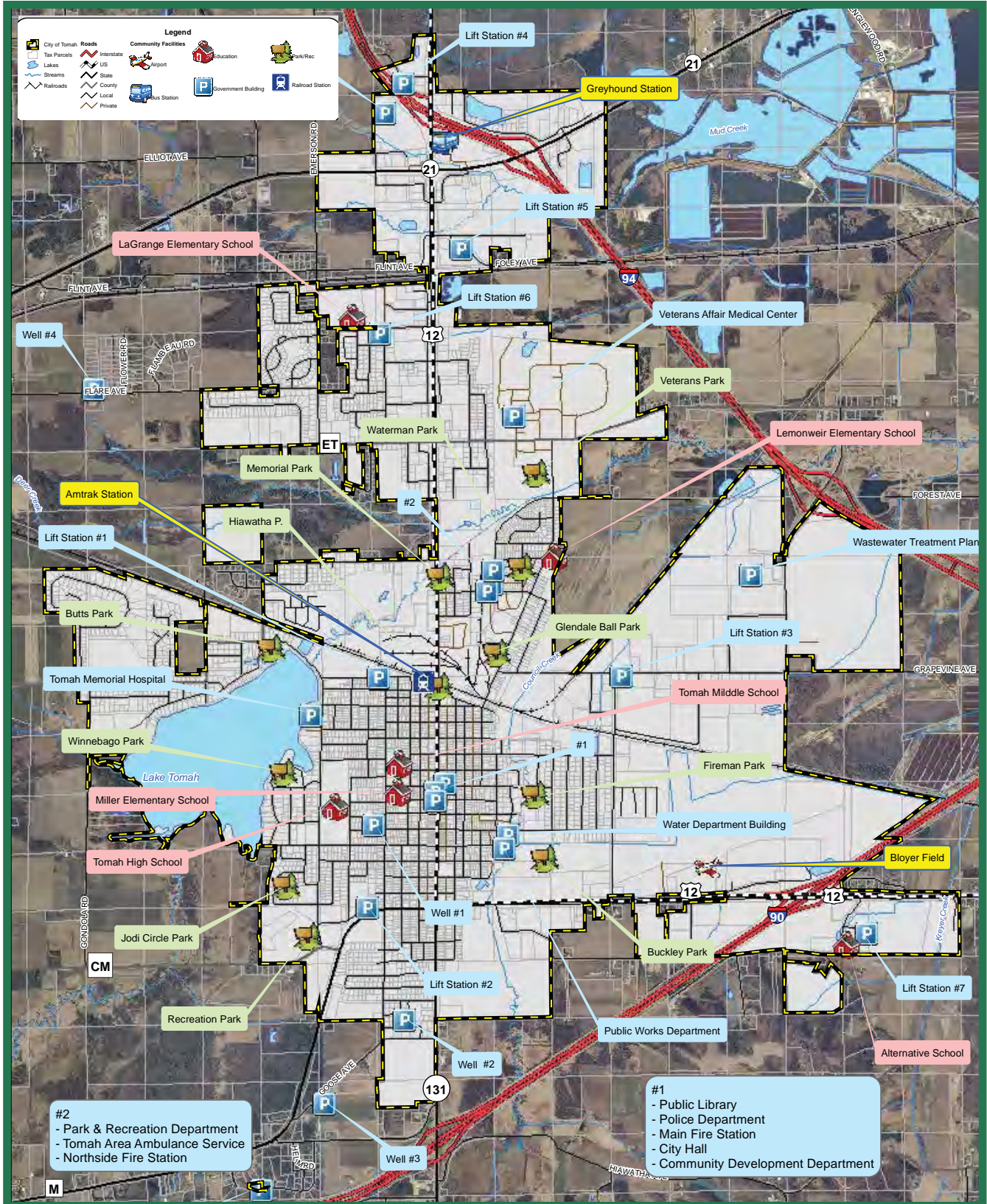
Tomah is serviced by the Tomah Public Library, located at 716 Superior Avenue. Built in 1917, the school emulates the prairie school style of architecture. In its early years it was used as a schoolhouse and is now used as the City's public library. The building is recognized on the State and National Registers and Historical Places in 1976. The VA Medical Center also provides library services.

School & College Facilities

The City is served by the Tomah Public School District. The Tomah Public School District is a K-12 public school system with 11 schools, providing services to 3,141 students. The district operates seven elementary schools, one junior high schools, one high school, a K-12 Learning Center and a 4k learning center.

- *Timber Pups 4k Learning Center, located at 26232 CTY CA*
- *Camp Douglas Elementary, located at 101 Junction Street, Camp Douglas, WI 54618*
- *La Grange Elementary School, Located at 600 Straw Street*
- *Lemonweir Elementary, located at 711 North Glendale Avenue*
- *Miller Elementary, located at 813 Oak Street*
- *Oakdale Elementary, located at 217 South Oakwood Street, Oakdale, WI 54660*
- *Robert Kupper, located at 1310 Townline Road*
- *Warrens Elementary, located at 407 Main Street, Warrens, WI 54666*
- *Wyeville Elementary, at 225 West Tomah Road, Wyeville, WI 54660*
- *Tomah Middle School, located at 612 Hollister Avenue*
- *Tomah High School, located at 901 Lincoln Avenue*

Community Facilities Map



General Facilities

Other Schools

- *Saint Mary's Catholic School, located at 315 West Monroe Street*
- *Saint Paul Lutheran School, located at 525 Superior Avenue*
- *Western Technical College is located in downtown Tomah at 120 East Milwaukee Street*

Other Government Facilities

- *City Hall, located at 819 Superior Avenue*
- *U.S. Postal Office, located at 21447 Flagship Avenue*

Nearby Higher Education Facilities

There are four higher education facilities located within forty miles. Additionally, there is a UW-Extension Agent available in region.

- *University of Wisconsin - La Crosse*
- *Western Technical College- La Crosse Campus*
- *Viterbo College*
- *Globe University*

Waste Water & Sanitary Sewer System

All sanitary wastewater generated in the City is treated by the Tomah Wastewater Treatment Plant. The Tomah Wastewater Treatment Plant is a secondary treatment facility located at 520 Industrial Avenue. The treatment facility is capable of treating 2.2 million gallons per day, serving a population of 11,380. An oxidation ditch is used for biological treatment and uses biological nutrient removal for the control of ammonia and phosphorus. The facility can also produce biosolids of "exceptional quality." The facility aims to minimize detrimental effects on the environment. The system is composed of approximately 54.5 miles of sewer mains and 7 lift stations.

Solid Waste & Recycling Facilities

Solid waste services are provided by the City and recycling services are provided by the Modern Disposal Systems. Solid waste is disposed of at the Monroe County Landfill. The City also provides a spring clean-up and yard waste pick-up.

Water Supply

The City of Tomah maintains five active wells with a total of 3,050 gallons per minute capacity. There is an additional, inactive well with the capacity of 800 gallons per minute located at 300 McAdams Drive. This well was closed in April 2002 due to a V.O.C. contamination. Two wells are currently doing removal extraction: well #6 is being treated for iron removal and well # 10 for radium removal. The system also includes a 1,000, 000 gallon reservoir, a 500 gallon tower, 338, 871 feet of water mains (2"-14" diameter), 3,083 water services, 3,459 water meters, 496 fire hydrant and 787 water main valves.

Telecommunications Facilities

There are many telecommunication providers for the Tomah area. Telephone service for the City is provided by Charter Communications and Century Link. A main fiber optic cable also runs through Tomah.

Utilities & Services

Stormwater Management

Stormwater management typically includes the collection and controlled release of storm runoff to natural receiving systems, typically through detention and/or retention facilities. The Public Works Department is responsible for approximately 30 miles of storm sewer. The City addresses stormwater in several ordinances including:

- *Code of Ordinances Chapter 46-127 Prohibited Acts*



Parks & Recreation

In total, the City has approximately 134 acres of parkland. Based on the National Recreation and Park Association's (NRPA) recommendations, the City currently has a surplus of 42 acres using a policy of six acres per 1,000 people. Assuming the population projections hold true and the City doesn't add additional parkland, the City will have a surplus of 54 acres by year 2030.

Although the total acreage is an easy indicator that a community has met its recreation and parkland needs, it is not the only indicator. Access to parkland is also an important indicator. Generally speaking, any park is accessible by vehicle; however, walkability is even more important, especially for children and young adults. Therefore, neighborhood parks should be within a 1/4 mile in order to service that neighborhood. As the Parkland Service Map on the next page illustrates, there are several neighborhoods lacking easy walkable access to parkland. Community parks and play fields provide a wider variety of recreational activities and, therefore, can justifiably service a larger area (one mile as shown).

- **Frank G. Andres Fireman's Park** - Located on Brownell Street. The park borders Council Creek and provides a variety of amenities for year long use and recreational activity.
- **Veteran's Park** - Located adjacent to the Veterans Affairs Medical Center. The Park is bordered by the Lemonweir River and Parkway to the south. This park accentuates rolling topography of the area.
- **Winnebago Park** - Located on the shoreline of Lake Tomah, this is park is one of Tomah's most heavily used.
- **Memorial Park** - Located on the east side of Superior Avenue. This park acts as a buffer between USH 12 and the residential development to the east. The WisDOT lists the park as a state highway wayside
- **Gillett Park** - Located on a city block near the central business district was on the original plat area of the City of Tomah. The park houses the Little Red School House museum and is the site of they City's Annual "Gasoline Alley Day."

PARKLAND NEEDS FORECAST, 2010-2030

Source: 2010 Census, MSA Predictions

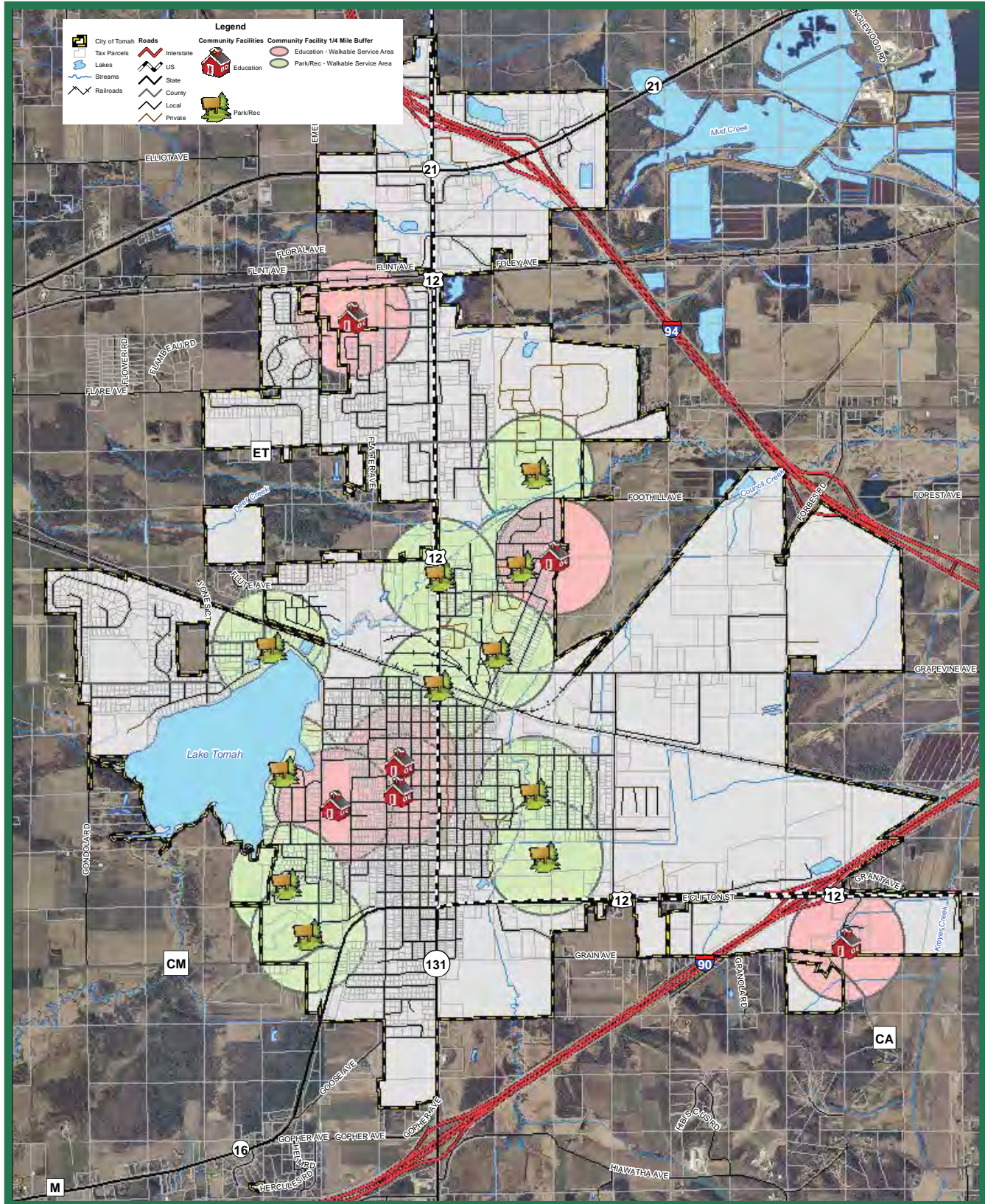
	2010	2020	2030
Population	9,093	10,131	10,856
Demand (6 acres/1,000)	54.6	60.8	65.1
Demand (12 acres/1,000)	109.1	121.6	130.3
Total Supply	134.1	134.1	134.1
Surplus/Deficit (6 acres/1,000)	79.5	73.3	68.9

The **National Recreation and Park Association (NRPA)** recommends 6-12 total acres of parks or recreation space per 1,000 people within a community. NRPA also defines park and open space types, including desirable size, service area, and total acres needed to service a community.

- **Mini Parks** - 2 acres or less in size, servicing 1/8 mile radius (0.25-0.5 acres / 1,000 residents)
- **Neighborhood Playgrounds** - 2-4 acres in size, servicing 1/4 mile radius (0.5-1.5 acres / 1,000)
- **Neighborhood Parks** - 2-10 acres in size, servicing 1/4 mile radius (1.0-2.0 acres/ 1,000)
- **Community Play fields/Parks** - 5 acres or more, servicing 1.0 mile radius (5-8 acres / 1,000)

Park Name	Acres
Frank G. Andrs Fireman's Park	20.7
Veteran's Park	28.0
Winnebago Park	7.0
Butts Park	0.5
Gillett Park	2.1
Grumann Park	0.4
Lake Park	3.0
Waterman Park	0.3
Buckley Swimming Pool Park	4.1
Lake Tomah Dike	n/a
Lemonweir Parkway	2.0
North Glendale Ball Park Complex	6.0
Recreation Park	60.0
Total	134.1

Parkland Service Area Map



Parks & Recreation

- **Grumann Park** - Located at the end of a cul-de-sac, this is a neighborhood pocket park for local residents.
- **Butts Park** - Located at the northeastern corner of Lake Tomah, adjacent to the dike that forms a 225- impoundment.
- **Waterman Park** - Located across from Lemonweir Elementary School in the eastern portion of the City, this small park serves the surrounding neighborhood.
- **Buckley Swimming Pool Park** - Located in Holton Street, the park features an Olympic size swimming pool.
- **Lake Tomah Dike** - This is a earth dike located across from the Lemonweir River, which forms Lake Tomah. There is a paved multi-use trail atop.
- **Lemonweir Parkway** - This linear strip of park runs along the Lemonweir River and connects to Veteran's Park to the east.
- **North Glendale Ball Park Complex** - This complex is located near Fort McCoy at 400 North Glendale
- **Recreation Park** - Site of the Monroe County Fair, located south of CTH CM. The park has a 15,000 capacity grandstand area, several enclosed agricultural display buildings and animals barns.



Winnebago Wonderland, Winnebago Park

Historic Preservation

Historic Preservation

The City of Tomah has several historically and culturally significant features that contribute greatly to the city's identity. Several buildings are on both the Wisconsin and National Register of Historic Places. A list is provided below.

HISTORICALLY AND CULTURALLY SIGNIFICANT FEATURES

Source: MSA

Name	Historical and Culture Resource Description
Gasoline Alley	The comic strip "Gasoline Alley," still in print today is the creation of Tomah native Frank King. The "Alley," which is the City's Superior Avenue, was based on the characters and settings that King grew up with in the Tomah area. "Gasoline Alley Day" is held on the first Sunday in August at Gillet Park to commemorate the Mr. King
Fort McCoy Military Base	Fort McCoy is a U.S. Army installation located 10 miles west of the City of Tomah, along STH21. Founded in 1909 it has played a major role in past military missions and remains an active site today.
Tomah Veterans Affairs Medical Center (500 East Veterans Street)	The Veteran Affairs (VA) medical center is a 600 plus bed medical center opened in 1947. It is located at the former Tomah Indian School, which was in operation from 1892 to 1935. The VA employees over 700 people.
Little Red School House	Preserved one-room school house located on the south central portion of the city, within Gillet Park.
Tomah Area Historical Society Museum	Located centrally along Superior Avenue, the museum catalogs the history of the Tomah area. It includes displays from Tomah native son Frank King, creator of "Gasoline Alley." It also displays Tomah's early industries and businesses, including railroad and lumber years as well as agricultural and cranberry operations.
Tomah Public Library (716 Superior Avenue)	Built in 1917, the school emulates the prairie school style of architecture. In its early years it was used as a schoolhouse and is now used as the City's public library. The building is recognized on the State and National Registers and Historical Places in 1976.
Tomah Post Office (903 Superior Avenue)	Constructed in 1927 this "classical revival" building was built as a post office and is currently being used as offices. The building is recognized on the State and National Registers and Historical Places in 2000.
Monroe County Fair	This annual five-day fair takes place at Recreation Park during the third week of July. One of the largest festivals in the area, the event features a carnival, junior fair, art and craft booths, a horse pull, demolition derby, lumberjack show, entertainment and food.
Wisconsin Dairy and Truck and Tractor Pull	This event is held annually at the City's Recreation Park during the third weekend in June. The event features pull competitions, commercial booths, art and craft show, flea market, antique tractor displays and food.
Historical Marker	This official State Historical marker is located along Superior Avenue within Butts Park. The marker explains the alleged derivation of the name for the City.
Amish	Monroe County has one of the State of Wisconsin's largest Amish populations. Many of the families live on farms in areas located south and west of the City of Tomah. Most of these families have settled into Tomah area during the past twenty years.
Warrens Cranberry Festival	This annual three-day festival is held in Warrens WI on the last weekend in September. Since Warrens is only 15 miles from Tomah, the event has a significant tourism impact for Tomah.

Historic Preservation



Gasoline Alley Comic



Tomah Public Library



Tomah Veterans Affairs Medical Center

B.8 COLLABORATION & PARTNERSHIPS

Existing Areas of Collaboration

Organization/Entity	Existing Collaboration Efforts
Towns of LaGrange and Tomah	<ul style="list-style-type: none"> • Share common boundaries and waterways • Collaboration on Ambulance Service; The Tomah Area Ambulance Service provided emergency medical service to the City of Tomah and the towns do LaGrange and Tomah as well as nearby villages of Warren, Wyeville and Oakdale and the towns of Adrian, Byron, Grant, Greenfield, Lincoln, Oakdale, Scott, Knapp, Bear Bluff and Kingston. • Collaboration on future land use decisions at municipal boundaries
Tomah Area School District	<ul style="list-style-type: none"> • School District serves the City of Tomah and the towns of LaGrange and Tomah. It also serves nearby villages of Oakdale, Warrens, and Wyeville and the towns of Oakdale, Adrian, Greenfield, Ridgeville, Wilton, Clifton, Byron, Scott, Lincoln, Grant, Knapp, Bear Bluff, Kingston, Cutler and Orange.
Wisconsin Department of Transportation	<ul style="list-style-type: none"> • Memorial Park is a State wayside. WisDOT is responsible for the facility but the park is owned and maintained by the city.
Wisconsin Historical Society	<ul style="list-style-type: none"> • The Wisconsin Historical Society owns the historical marker located along North Superior Avenue, the city maintains the marker.
U.S. Department of Army	<ul style="list-style-type: none"> • Fort McCoy Military Base is located approximately 10 miles west of the City, along STH 21. The 60,000 acre facility is owned and operated by the U.S. Army.
U.S. Department of Veteran Affairs	<ul style="list-style-type: none"> • The Tomah Veterans Affairs Medical Center is located along East Veterans Street on the north side of Tomah. The 173 acre facility has 321 beds and provided medical, health and nursing care services to approximately 10,000 veterans living in the mid-western portion of Wisconsin and bordering counties in Iowa, Minnesota and Michigan. The U.S. Department of Veteran Affairs owns and operates the complex.
Monroe County	<ul style="list-style-type: none"> • Social services; transportation for elderly and disabled individuals; housing and economic development programs



Potential Areas of Collaboration

Organization/Entity	Potential Collaboration Efforts
Monroe County	<ul style="list-style-type: none"> • Collaboration in achieving goals set forth in the Comprehensive plan and subsequent updates • Marketing regional and natural amenities • Planning for growth and economic development • Decreasing property tax competition
U.S. Department of Army	<ul style="list-style-type: none"> • Master Plan Development and updates
U.S. Department of Veteran Affairs	<ul style="list-style-type: none"> • Strategic Plan for the Tomah VA Medical Center
Town of La Grange and Tomah	<ul style="list-style-type: none"> • Protection of natural resources, including the Lemonweir River, Lake Tomah, Creeks, bluffs, etc... • Ensure development, patterns, especially near border areas, are congruent with local development goals • Manage commercial development along the highway segments and other roadways segments • Cooperation and collaboration on preparation of comprehensive plans
Wisconsin Department of Transportation	<ul style="list-style-type: none"> • Collaboration on transportation and road way improvements that would impact the Tomah area
Wisconsin Department of Natural Resources	<ul style="list-style-type: none"> • Collaboration for water and natural resource management and enhancement
Adjacent Counties (La Crosse, Jackson, Juneau, Vernon)	<ul style="list-style-type: none"> • Tourism and regional bicycle connections

Existing & Projected Land Uses

As of 2010, the population density is 1,421 people per square mile and the housing density is 609 households per square mile. The largest land use category is vacant land at 25.9% of the city's total land use. Residential and Transportation area comparable at approximately 18%. Industrial properties comprise the next largest percentage at 13.5%. About 8% of the public or institutional land uses and another 8% is commercial and office land uses.

The "planning area" identified on the existing land use map is the City limits plus a buffer of 1.5 miles from those limits, corresponding to the City's extraterritorial land use and subdivision review jurisdiction. The planning area features a significant amount of agricultural or open space use (66.4%). Approximate existing land uses in the City and planning area as of year 2012 were based on aerial photography.

Developable land is limited by several natural features including floodplains, slopes greater than 20%, and wetlands. After accounting for these development limitations, only 13.0% of the City and 46.7% of the plan area is developable.

Using the projected population and household sizes, it is expected that Tomah will need an additional 213 acres of residential land, 91 acres of commercial land, and 157 acres of industrial land in the next 20 years. Residential use projections were calculated by multiplying the change in projected households by the average households per acre (4.2), as of year 2010

PROJECTED LAND USE NEEDS, 2010-2030

Source: MSA Predictions

	2010	2015	2020	2025	2030	20 Year Change
Population	9,093	9,685	10,131	10,529	10,856	1,763
Households	3,909	4,160	4,405	4,619	4,827	918
Residential (acres)	910	968	1,025	1,075	1,123	213
Commercial (acres)	390	415	439	460	481	91
Industrial (acres)	672	715	757	794	830	157
Undeveloped Land (acres)	1,615	1,489	1,366	1,258	1,153	(462)

Projections for commercial and industrial acreage assume that these land uses will grow at a similar rate to the current proportion of commercial or industrial land to residential land (i.e. maintaining status quo). Actual land needs may differ based on market conditions and the land use policies of the City.

HISTORIC URBAN DENSITY

Source: U.S. Census Bureau, American Community Survey

	1990	2000	2010	20 year change
Households	3,064	3,451	3,900	836
Population	7,572	8,419	9,093	1,521
Households per square mile	478.8	539.2	609.4	130.6
Population per square mile	1,183	1,315	1,421	238

Tomah EXISTING LAND USES, 2012

Source: MSA Mapping

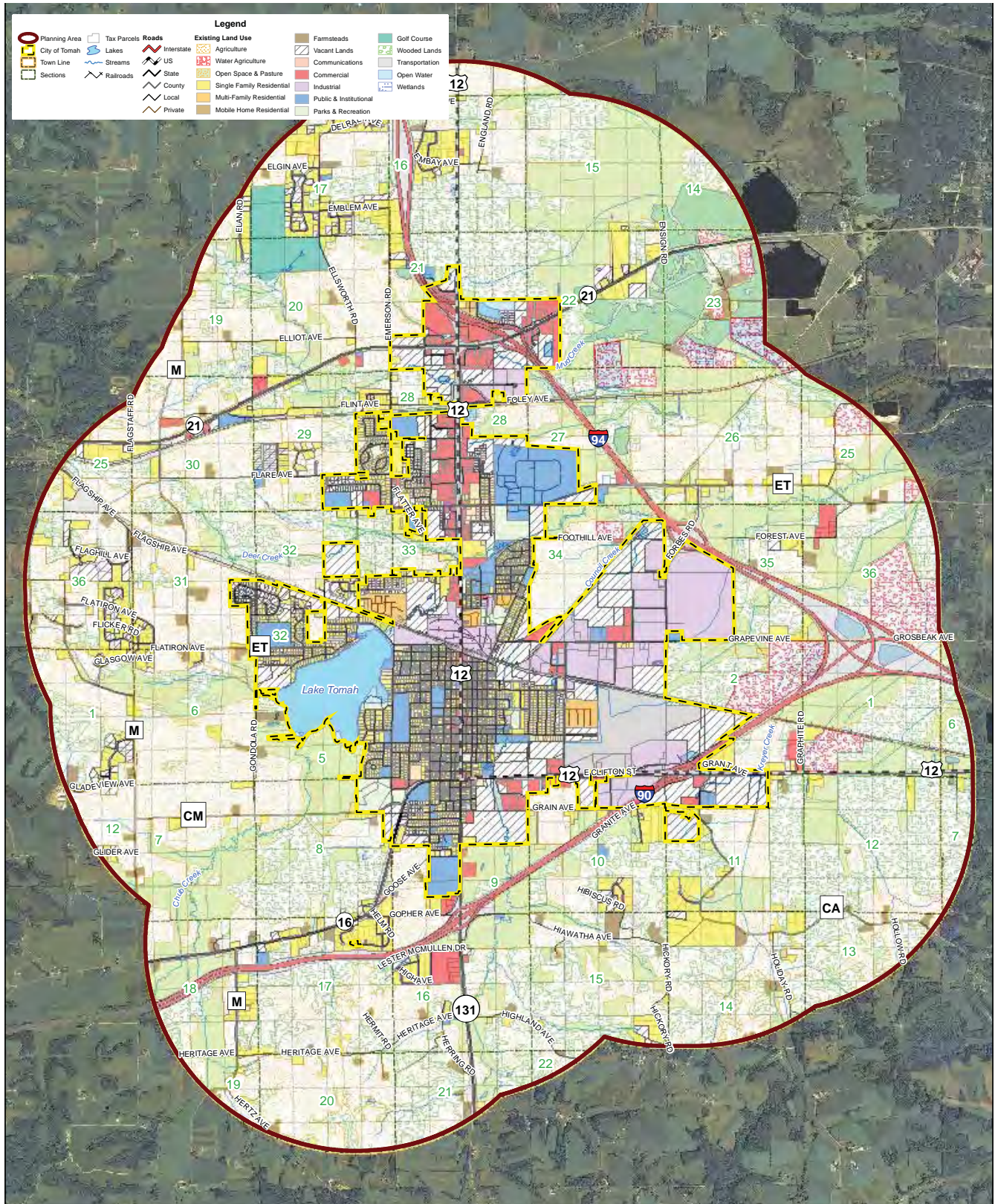
	Acres	Percentage
Agricultural	0.00	0.0%
Transportation	901.64	18.1%
Residential	910.30	18.2%
Public/Institutional	409.45	8.2%
Commercial/Office	389.87	7.8%
Water	293.99	5.9%
Industrial	672.30	13.5%
Park/Open space	120.95	2.4%
Vacant	1,293.34	25.9%
Total	4,991.83	100.0%

DEVELOPMENT LIMITATIONS

Source: MSA Mapping

	City Limits		Plan Area	
	Acres	Percent	Acres	Percent
Developed	2,732.7	54.7%	2,677.1	13.1%
Development Limitations	1,611.6	32.3%	8,236.6	40.2%
Developable	647.5	13.0%	9,568.6	46.7%
Total	4,991.8	100.0%	20,482.3	100.0%

Existing Land Use Map



Redevelopment Opportunities

Redevelopment opportunities are buildings or parcels that have fallen into disrepair and are no longer contributing positively to the social or economic life of the City. Redevelopment is typically synonymous with infill development, which is development within existing urban areas that utilizes existing public infrastructure. Such investments help to make communities more efficient and sustainable.

Contaminated Sites

Brownfields sites can offer a glimpse into the industrial history of an area as well as provide prime sites for redevelopment. According to the Wisconsin DNR's Contaminated Site Program, there are 39 closed and 21 open environmental remediation sites.

OPEN ENVIRONMENTALLY CONTAMINATED SITES

Source: Wisconsin Department of Natural Resources

Activity Number	Site Name	Site Address
02-42-000263	Tomah Armory	N. Arthur Street
02-42-000264	Tomah Fairgrounds	CTH CM
08-42-555475	Blue Poly Drum	310 N. Superior Avenue
02-42-000265	Tomah Sanitary	North Ave & CTH ET
03-42-001035	Lyles Spur	STH 131, Tomah
03-42-001051	Tomah Mini Mart	215 W Clifton Street
02-42-266632	CP Railway Frog Shop Operations	205 N. Superior Avenue
02-42-120750	CP Rail System TCE Site	
02-42-240977	S & I Cooper Scrap Yard	
02-42-266635	CP Railway Rail Mill	
02-42-266634	CP Railway Burn PIT	
02-42-266631	CP Railway Motor Car Burn Area	
02-42-266630	CP Railway Motor Car Repair Shop	
03-42-191264	Holiday Station Store #150	
03-42-232007	Badger Restaurant	1210 Superior Avenue
03-42-262341	Clark Service Station Former	622 Superior Avenue
03-42-279019	Midland Station Former	1115 Superior Avenue
02-42-525702	Band Box Cleaners Inc	1217 Superior Avenue
02-42-306607	Tomah Well #8	300 McAdams Drive
02-42-526095	Tomah City Garage	515 E. Monowau Street
03-42-545107	Landmark Property	202 Superior Avenue