

Tomah Long Range Planning Committee Minutes

The City of Tomah Long Range Planning Committee met in regular session on Tuesday, June 27, 2017 in the council chambers at City Hall, 819 Superior Avenue, Tomah, WI.

Call to Order/Roll Call: Chairperson Eric Prise called the meeting to order at 5:30 p.m. Members present: Tina Thompson, Nellie Pater, Pete Reichardt, Steve Peterson, Jeff Holthaus, Travis Scholze and Eric Prise. Members absent: Joanne Westpfahl, Chris King, and Tony Farmer. Quorum present. Also in attendance: City Administrator Roger Gori, Building Inspector/Zoning Director Shane Rolff, Andrew Bremmer, MSA, and Deputy Clerk Diane Webster.

Review and Approval of May 23, 2017 Minutes: Motion by Thompson, seconded by Scholze to approve the May 23, 2017 meeting minutes. Motion passed without negative vote.

Recommendation Regarding Tax Incremental Financing Developer Incentives Policy Manuals and Applications-Andrew Bremmer, MSA.

Motion by Thompson, seconded by Holthaus to recommend that the City Council approve the Tax Incremental Financing Developer Incentives Policy Manuals and Applications with the following changes:

Redevelopment Policy Manual - Page 2, Section 4, Eligible Costs, added “reasonable development fees” to the last bullet point; Page 4, Section 6, Form and Amount of Incentives, revised all previous “form of incentives” to “form and amount of incentives”; Page 4, Section 6, Payback Period Criteria, added “(regardless of method of financing)”

Redevelopment Application - Page 7, Section E, Project Budget and Financial Strategy, added “developer fees”; Page 8, Section F, Applicant Certification, third paragraph, revised all previous “form of financing” to “form and amount of financing”

Rehabilitation Policy Manual - Page 1, Section 1B, first sentence of last paragraph, added “50% of project costs up to”; Page 4, Section 6, Form and Amount of Incentives, revised all previous “form of incentives” to “form and amount of incentives”; Page 4, Section 6, added Payback Criteria Section (same as in Redevelopment Policy Manual)

Rehabilitation Application - Page 4, Section F, Applicant Certification, third paragraph, revised all previous “form of financing” to “form and amount of financing”.

Motion passed without negative vote.

Additional Section for Volume III Design Standards Handbook, Downtown Master Plan, to Address Murals in the Downtown Area.

Motion by Holthaus, seconded by Scholze to recommend the Planning Commission add Section 25 – Super Graphic Design (murals) to volume III of the Design Standards Handbook. Motion passed without negative vote.

Proposed Modifications to Sec. 52-116 Regarding Flexible Parking Requirements in the Downtown Area.

A parking assessment for 3rd Gen LLC's downtown mixed-use development was discussed. Zoning code requires 126 off-street parking stalls. MSA is recommending the City amend the zoning code to allow some on-street parking spaces to count toward their off-street parking needs.

Committee member Thompson left at 6:55 p.m.

Motion by Scholze, seconded by Pater to recommend the Planning Commission approve Option 1B to amend the City's Zoning Code, Section 2-116 allowing a blanket downtown reduction as a potential solution to fulfilling remaining off-street parking requirements for the 3rd Gen LLC construction project. Motion passed without negative vote.

Administrative Updates. Construction of Millhaven Foods is ahead of schedule. Projected startup is mid-September. Gen 3 LLC (Gerke) is proposing a three-story plan for the former Tee Pee site. The ground floor will have three units for restaurant and retail; the second floor will include a banquet hall and space for two additional business; the third floor will have 10 residential units with individual balconies and underground parking is planned. Tony Backes of Superior Automotive is looking into purchasing the property directly behind his business. A construction company has inquired about purchasing property on Grain Avenue. The former Holy Smokes building project will be re-bid to local contractors. By using local contractors and allowing them to work during winter months for a spring/summer 2018 opening we anticipate lower construction costs.

Next Meeting Date. 07/25/2017 at 5:30 p.m. Committee member Holthaus will be unable to attend.

Adjourn. Motion by Scholze, second by Holthaus to adjourn. Motion passed without negative vote. Meeting adjourned at 7:15 p.m.

Respectfully submitted:

Diane Webster, Deputy City Clerk