

SPECIAL LONG RANGE PLANNING COMMITTEE MINUTES

The City of Tomah Long Range Planning Committee met in **SPECIAL TELECONFERENCE SESSION** on **Tuesday, May 5, 2020** at 5:30 p.m. via teleconference from each members home.

Call to Order – Roll Call: Chairman Travis Scholze called the meeting to order at 5:30 p.m. Members present: Mike Murray, Dustin Powell, Pete Reichardt, Travis Scholze, Tina Thompson, Joanne Westpfahl, Shawn Zabinski, and Jeff Holthaus. Absent: Remy Gomez. Quorum present. Also in attendance: MSA Professional Services Representative Steve Tremlett, Applicant Al Capaul, Building Inspector/Zoning Administrator Shane Rolff, and Deputy City Clerk Berta Downs.

Approval of August 27, 2019 Minutes: Motion by Thompson, second by Murray to approve the minutes of the August 27, 2019 meeting. Motion passed without negative vote.

Application for Certificate of Appropriateness – 1007 Superior Avenue: Al Capaul with MonAmie LLC has submitted an application for certificate of appropriateness for façade and roofing restoration at 1007 Superior Avenue. This project is estimated to cost \$20,000. In the application, the applicant states he “doesn’t necessarily want to complete the repair, but needs to repair for safety aspects”. Part of the brick façade is coming loose at the top portion of the building, which could result in bricks falling down onto the sidewalk, causing safety concerns.

Steve Tremlett, with MSA, gave a brief summary on this certificate of appropriateness. He brought attention to the colors and materials standards #4 and had proposed the applicant to ask for TIF assistance to pay for real brick verses imitation brick. The council tabled the request to see if LRPC would approved or disapprove of the certificate of appropriateness application.

Schozle wants the committee to have a clear understanding of the premise/scope of the downtown master plan. This will set a precedent for how we move forward for façade improvements.

The board members voiced their concerns with the pros and cons of using imitation brick verses real brick. They want to see the integrity and to keep the look of the building historical. Schozle agreed to use real brick and wants to let the program work as intended to help the business owner. Zabinski questioned whether the applicant had originally requested to use real brick or imitation brick. The applicant requested to use imitation brick, but due to our downtown master plan standards, MSA had suggested to use real brick and seek the council for TIF assistance. Murray provided insight from the April council meeting. A motion was offered to give the applicant a 0% loan, non-payable until sale of building. This was discussed by the council members and was not approved. There is money available for a loan to help cover the real brick. MSA, was not suggesting, no don’t use the panelized product, but instead proposed if the city was able to help with assistance financially, to use real brick.

The applicant, Al Capaul, originally proposed fake brick with the panelized project. It was then brought to his attention by the City that money was available to help support his downtown project. He applied for the TIF assistance to help cover the cost of using real brick. At first, he was told there was no money available for the grant/TIF application. Then a few days later, he was called by the City Administrator to state there was money available. Capaul did not receive a lot of detail or feedback on his application until the April 2020 council meeting. He is amenable for real brick, however, he cannot afford it and needs assistance. Capaul is requesting to keep the historical look of the building by using brick paneling instead of metal siding like Peking. Capaul borrowed

money along the lines of using imitation brick and doesn't really want to obtain a second loan from the City. He stated it is a very generous offer from the City and is thankful, but he is already getting a loan elsewhere.

Scholze questioned, did the City put in place the downtown master plan to make buildings look better or only to meet the master plan standards? Did the City waste money on creating a master plan? Do we comprise our self on this project?

The board members discussed that the City didn't create the downtown master plan for businesses to just pick something that looked better, but rather to keep the historical look of these buildings. The plan was put in place because there were no guidelines for businesses to follow. The plan puts into place standards to follow and to tie into the TIF assistance program to help with these kinds of projects to make the downtown area look more appealing. Thompson advised the group that when the City was developing this plan, we recognized we didn't have any financing for our businesses and wanted to help spur the downtown area to make it more attractive.

It was pointed out that this certificate of appropriateness has been on file for five (5) months. The applicant has been told one thing and then another. The board members were told to cancel meeting after meeting because we had nothing to bring to the table. Is the council ready to talk about a grant/loan policy? Is the council really interested in a 100% grant program? The board members need to have clarity.

Powell questioned, what if we don't accept the certification of appropriateness? Would Capaul now say I don't want to complete this project at this time? If it is a safety issue, can the Building Inspector order the repairs? Yes, the Building Inspector can enforce the repairs if the damage is violating code and is a safety concern.

Motion by Reichardt, second by Holthaus to approve the application for certificate of appropriateness for 1007 Superior Avenue to use Faux Brick. Motion passed without negative vote.

Next Meeting Date: May 26, 2020.

Adjournment: Motion by Thompson, seconded by Holthaus to adjourn. Motion passed without negative vote. Meeting adjourned at 6:32 p.m.

Respectfully submitted by:

Berta Downs

Berta Downs, City Deputy Clerk