



MEETING NOTICE

AGENDA FOR LONG RANGE PLANNING COMMITTEE- AMENDED

A Long Range Planning Committee meeting will be held on
Tuesday, October 24, 2023 at 5:30 PM
in the **Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.**

Join Zoom Meeting

<https://us06web.zoom.us/j/7689466740?pwd=dEdLR2hXK0ZYMk1qNU5vNFJwMzdSZz09>

Meeting ID: 768 946 6740 **Passcode:** Tomah2020

Dial by your location: (312) 626-6799 **Meeting ID:** 768 946 6740 **Passcode:** 546782713

1. AGENDA:

- A. Call to Order - Roll Call
- B. [Approval of February 28, 2023 Long Range Planning Committee Meeting Minutes](#)
- C. [Discussion and possible recommendation to utilize Economic Development Funds to pay for a survey and for the completion of the 2023 Comprehensive Plan update](#)
- D. Discussion and possible recommendation on use of Economic Development Funds to contract Vandewalle & Associates to provide assistance with Economic Development duties

2. NEXT MEETING DATE

3. ADJOURNMENT

NOTICE: It is possible that a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the City Clerk's office at 608-374-7420 x7420.



LONG RANGE PLANNING COMMITTEE MINUTES

The City of Tomah Long Range Planning Committee (LRPC) met in session on **Tuesday, February 28, 2023** 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: Eric Prise called the meeting to order at 5:30 p.m. Members present: E. Prise, Tina Thompson, Jeff Holthaus, Adam Gigous and Shawn Zabinski Absent: Pete Reichardt and Mike Murray. Quorum present. Also in attendance: Building and Zoning Administrator Shane Rolff, Ben Rohr and Dean Proctor of Vandewalle & Associates (both via Zoom,) Deputy City Clerk Nicole Jacobs, Deputy City Clerk Rachel Kreighbaum, Alderpersons Richard Yarrington and Lamont Kiefer, and Senior Center Director Pam Buchda

Approval of Tuesday, November 22, 2022 Long Range Planning Committee meeting minutes: Motion by T. Thompson, second by S. Zabinski, to approve the minutes of the November 22, 2022 meeting. Motion carried.

Senior Center Reuse Study Presentation: D. Proctor, an architect with Vandewalle & Associates presented the findings of a study conducted on how to increase usable space of the existing senior center for the potential to provide additional income to the City of Tomah. Proctor found the building to be in good shape with good potential and discussed certain constraints that exist. Committee members discussed all of the possible opportunities as well as costs associated with any potential projects. No action taken.

Housing Report Next Steps - Prioritize Potential Housing Opportunity Sites: B. Rohr reminded committee members that the committee reviewed the housing report in November and Rohr then presented it to the City Council in December for its feedback. A map of potential sites was presented to the committee, reflecting existing sites and identifying sites with the best potential. Rohr also informed the committee that the next step is to work with city staff to fine-tune where the greatest opportunities lie to advance through the report, and start seeking potential developers and to bring those findings to next month's meeting. No action taken.

PSC Energy Innovation Grant Application Update: B. Rohr informed committee members that the Public Services Commission (PSC) has an annual grant cycle for energy innovation projects. After discussions with city staff, it was decided to go after a grant. Rohr explained to the committee the City's opportunity to look at installing electric vehicle charging stations, given Tomah's unique placement at the split. Rohr suggested maybe installing the stations in a different part of the community, such as downtown, where visitors could spend more time at downtown businesses while waiting for their cars to charge. Meetings with Alliant Energy were held, where it was determined they were fully onboard with the project. The grant application was submitted in January and staff are now waiting to hear back. No action taken.

Economic Development Fund Introduction: S. Rolff presented the committee with documentation prepared by the City Treasurer, showing funds, which were reclassified as an economic development funds.

The original intent of the funds was for affordable housing projects, and city staff felt this was a good use of said funds going forward. Rolff explained the three funds discussed are all stand-alone funds available for the LRPC to make recommendations on their usage. No action taken.

Full Comprehensive Plan Update: S. Rolff updated the committee that a proper Ad-Hoc committee had been formed and held its first meeting. No action taken.

Discussion and possible recommendation of amendment to Ordinance Sec. 2-557. Composition; term; quorum; meetings as it relates to the Long Range Planning Committee: S. Rolff presented the idea of reducing the committee members from nine to seven and lowering the quorum requirements to four members in an effort to ensure a quorum more regularly. Motion by T. Thompson, second by S. Zabinski to recommend to the council an amendment to Ordinance Sec. 2-557. Motion carried.

Next Meeting Date: The committee set the next meeting date for Tuesday, March 28, 2023, at 5:30 p.m. in the Municipal Building, 819 Superior Ave, Tomah, WI.

Adjournment: Motion by T. Thompson, second by S. Zabinski to adjourn the meeting at 6:37 p.m. Motion carried.

Respectfully submitted by:

Nicole Jacobs

Nicole Jacobs, Deputy City Clerk, March 10, 2023

Imagine Tomah Community Survey



1. Imagine if you could change/fix something in the community that would have a long-lasting impact, what would that change/fix be? (limit one response)

	Response Count
	274
answered question	274
skipped question	25








2. Imagine if you could bring something to the community that would have a long-lasting impact, what would you bring? (limit one response)

	Response Count
	276
answered question	276
skipped question	23

3. Once the survey closes, results to the questions above will be sorted. Would you like an opportunity to vote on the top preferences? Register your e-mail to receive information. Expect an opportunity to vote in March 2013. You may also register your e-mail on the Imagine Tomah website at: www.imaginetomah.com. Note, additional paper copies will also be available from the City Hall and Library in March as well.

	Response Count
	130
answered question	130
skipped question	169



4. Age of Responder

		Response Percent	Response Count
<18		8.2%	19
18-24		2.1%	5
25-34		22.7%	53
35-44		18.5%	43
45-54		20.6%	48
55-64		17.6%	41
65 and older		10.3%	24
answered question			233
skipped question			66




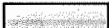








5. In what community do you currently live, and how long have you lived there? (Check one)

	Less than 1 Year	1-5 Years	6-10 Years	11-25 Years	More than 25 Years	Rating Count
City of Tomah	6.4% (10)	22.3% (35)	14.0% (22)	24.2% (38)	33.1% (52)	157
Town of LaGrange	0.0% (0)	39.1% (9)	8.7% (2)	39.1% (9)	13.0% (3)	23
Town of Tomah	0.0% (0)	8.7% (2)	17.4% (4)	47.8% (11)	26.1% (6)	23
Monroe County (not in community list above)	3.4% (1)	13.8% (4)	31.0% (9)	27.6% (8)	24.1% (7)	29
Outside of Monroe County in WI	10.0% (1)	10.0% (1)	40.0% (4)	20.0% (2)	20.0% (2)	10
Other	0.0% (0)	50.0% (1)	0.0% (0)	0.0% (0)	50.0% (1)	2
If "Other", please specify:						6
answered question						225
skipped question						74

6. Would you like an opportunity to answer additional survey questions on quality of life, housing, city facilities and services, economic and land use development?

		Response Percent	Response Count
Yes		69.6%	199
No		30.4%	87
answered question			286
skipped question			13















7. What are the three most important reasons you and your family choose to live in the Tomah area?

		Response Percent	Response Count
Community services		8.5%	17
Near job/work here		75.5%	151
Property tax rates		2.0%	4
Quality neighborhood		15.5%	31
Cost of housing		10.0%	20
Quality schools		20.0%	40
Recreational opportunities		12.0%	24
Low crime rate		10.5%	21
Urban/City atmosphere		5.0%	10
Natural beauty of area		25.5%	51
Near family and friends		51.5%	103
Other (please specify)		15.5%	31
answered question			200
skipped question			99

8. Overall, how would you rate the quality of life in the Tomah area?

		Response Percent	Response Count
Excellent	<div><div></div></div>	7.9%	16
Good	<div><div></div></div>	66.8%	135
Fair	<div><div></div></div>	21.3%	43
Poor	<div><div></div></div>	4.0%	8
Comments			33
answered question			202
skipped question			97

9. Please indicate three or four changes you think would improve the quality of life in the Tomah area.

		Response Percent	Response Count
Improve K-12 education		21.7%	44
Improve post-secondary education opportunities		9.9%	20
Improve recreational facilities		47.8%	97
Increase diversity of housing types		1.5%	3
Increase affordability of housing		10.3%	21
Decrease taxes and fees		29.6%	60
Improve road infrastructure		12.8%	26
Improve utility service (including telecommunications)		10.8%	22
Increase employment opportunities		42.9%	87
Expand retail shopping options		55.2%	112
Improve community services		10.3%	21
Improve quality of housing		8.9%	18
Decrease crime rate		16.7%	34
Improve bike and pedestrian facilities		33.5%	68
Improve public transit		9.9%	20
Other (please specify)		20.7%	42
answered question			203
skipped question			96

10. The City maintains a wide array of public facilities and infrastructure with a limited budget. How would you like the City to prioritize maintenance and construction investments? Please indicate your investment preferences based on your satisfaction with these public facilities.

	More \$	Same \$	Less \$	No Opinion	Rating Count
Airport	6.4% (12)	36.9% (69)	33.7% (63)	23.0% (43)	187
Major streets	21.5% (41)	68.6% (131)	5.8% (11)	4.2% (8)	191
Neighborhood streets	37.9% (72)	54.7% (104)	3.7% (7)	3.7% (7)	190
Sidewalks	24.2% (46)	57.9% (110)	12.6% (24)	5.3% (10)	190
Bike routes and trails	53.6% (103)	35.9% (69)	7.3% (14)	3.1% (6)	192
Lake access and improvements	25.9% (50)	50.3% (97)	18.1% (35)	5.7% (11)	193
City Hall	1.0% (2)	55.5% (106)	34.0% (65)	9.4% (18)	191
Public Library	28.0% (54)	57.5% (111)	7.8% (15)	6.7% (13)	193
Sanitary sewers and treatment systems	4.2% (8)	80.1% (153)	4.2% (8)	11.5% (22)	191
Stormwater management systems (sewers, ponds, etc.)	8.4% (16)	76.8% (146)	3.2% (6)	11.6% (22)	190
Public water supply	11.6% (22)	76.3% (145)	1.6% (3)	10.5% (20)	190
Other	50.0% (18)	11.1% (4)	5.6% (2)	33.3% (12)	36
If "Other", please specify or enter comments:					30
answered question					195
skipped question					104

11. The City supports many public services with a limited budget. How would you like the City to prioritize spending on these services? Please indicate your spending preferences based on your satisfaction with these public services.

	More \$	Same \$	Less \$	No Opinion	Rating Count
Police protection	25.5% (49)	60.4% (116)	9.4% (18)	4.7% (9)	192
Emergency medical/ambulance services	19.3% (37)	74.5% (143)	1.6% (3)	4.7% (9)	192
Inspections (building code enforcement)	9.5% (18)	67.9% (129)	14.7% (28)	7.9% (15)	190
General City-wide clean-up, etc.	22.6% (43)	64.7% (123)	9.5% (18)	3.2% (6)	190
Arts/Culture program funding	31.4% (60)	40.8% (78)	22.5% (43)	5.2% (10)	191
Recreational programs	49.0% (94)	40.1% (77)	7.3% (14)	3.6% (7)	192
Affordable housing	15.9% (30)	59.8% (113)	15.9% (30)	8.5% (16)	189
Historic preservation	18.1% (34)	51.6% (97)	23.9% (45)	6.4% (12)	188
Programs for the elderly	25.9% (49)	61.9% (117)	5.8% (11)	6.3% (12)	189
Programs for youth	56.3% (107)	36.8% (70)	5.3% (10)	1.6% (3)	190
Economic development	49.7% (94)	38.6% (73)	7.4% (14)	4.2% (8)	189
Yard waste/ City composting	9.0% (17)	67.0% (126)	17.0% (32)	6.9% (13)	188
Other	27.8% (10)	16.7% (6)	5.6% (2)	50.0% (18)	36

If "Other", please specify or enter comments:

21





















answered question


196

skipped question








103

12. Please indicate up to four types of recreation amenities that you would like to see expanded or improved in Tomah, either by the City or by the private sector.

		Response Percent	Response Count
Playgrounds and playground equipment		14.9%	29
Baseball/softball diamonds		5.6%	11
Soccer/football fields		3.1%	6
Indoor soccer facilities		6.2%	12
Basketball courts (outdoor)		4.1%	8
Basketball courts (indoor)		4.6%	9
Tennis courts (outdoor)		1.5%	3
Tennis courts (indoor)		4.6%	9
Swimming pools or splash parks (outdoor)		8.2%	16
Swimming pools or splash parks (indoor)		40.0%	78
Bike trails		44.6%	87
Walking trails		53.8%	105
Golf courses		5.1%	10
Disc (frisbee) golf courses		10.3%	20
Skate parks (outdoor)		21.5%	42
Skate parks (indoor)		6.7%	13
Dog Park		31.3%	61
Fishing areas		21.0%	41
Ice skating/hockey rink		5.6%	11
Picnic areas		15.9%	31

Weightlifting and fitness centers		11.3%	22
Other (please specify)		21.5%	42
answered question			195
skipped question			104

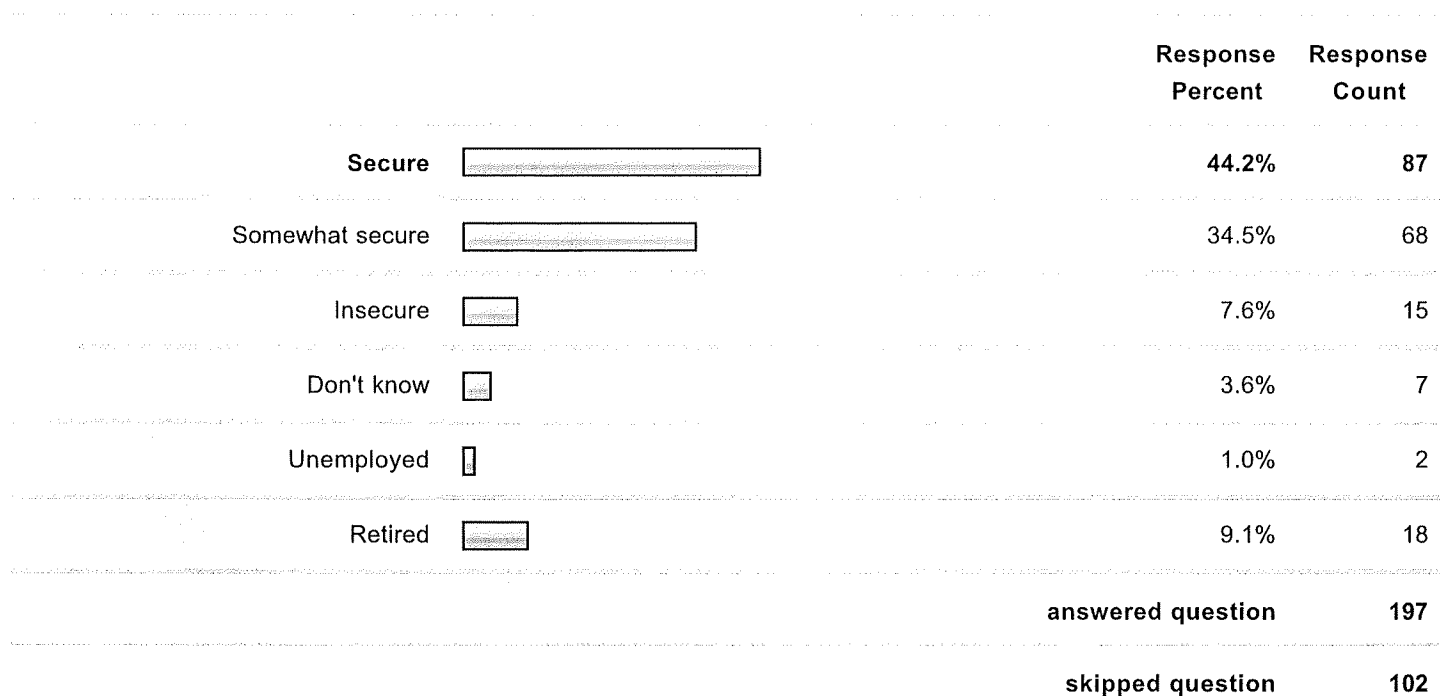
13. What is the approximate distance of your commute to work (each way)?

		Response Percent	Response Count
0-3 miles		31.3%	62
3-5 miles		16.2%	32
5-10 miles		17.7%	35
>10 miles		20.7%	41
None-work from home		2.5%	5
None-retired		9.1%	18
None-unemployed		2.5%	5
answered question			198
skipped question			101

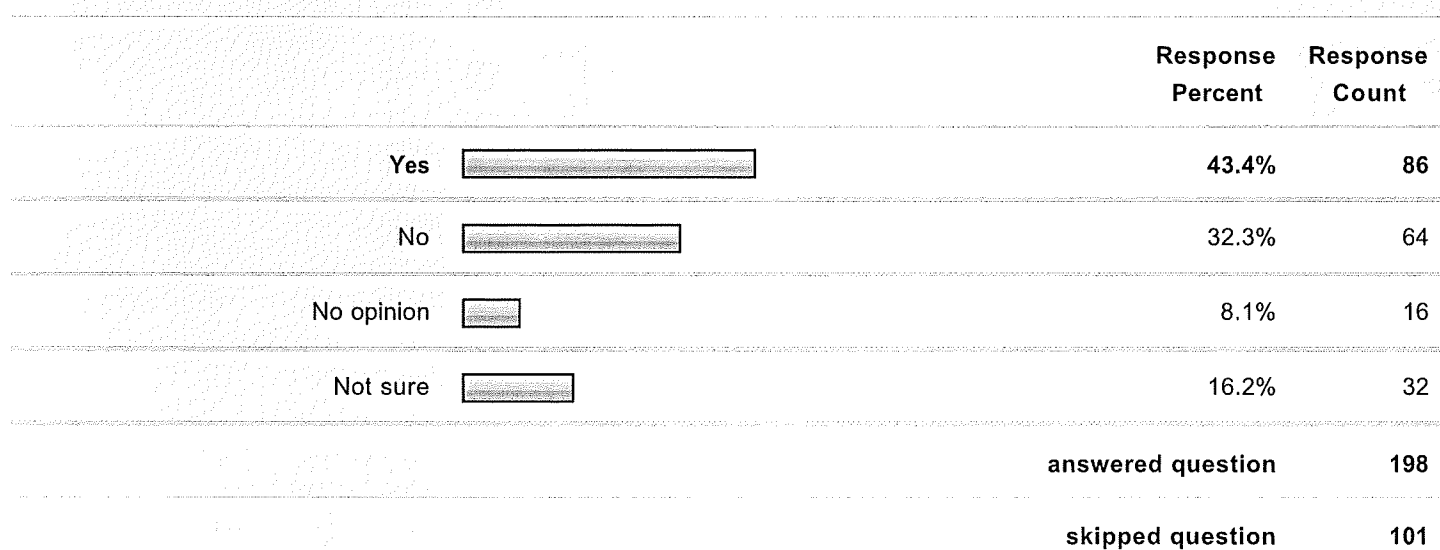
14. Where is your place of employment?

		Response Percent	Response Count
City of Tomah	<input type="checkbox"/>	59.1%	117
Town of LaGrange	<input type="checkbox"/>	0.0%	0
Town of Tomah	<input type="checkbox"/>	2.0%	4
Monroe County (not in community listed above)	<input type="checkbox"/>	12.1%	24
Outside of Monroe County in WI	<input type="checkbox"/>	9.6%	19
Retired	<input type="checkbox"/>	7.1%	14
At Home	<input type="checkbox"/>	1.5%	3
Not Employed	<input type="checkbox"/>	4.0%	8
Other	<input type="checkbox"/>	4.5%	9
answered question			198
skipped question			101

15. How secure do you believe your employment opportunities to be over the next 3-5 years?



16. Do you believe the City of Tomah should commit additional tax dollars to attract, retain, and replace lost jobs in the private sector in Tomah?



17. How often do you shop downtown?

		Response Percent	Response Count
Never		6.6%	13
Daily		1.5%	3
Weekly		28.8%	57
Monthly		34.3%	68
Quarterly		18.7%	37
At least once per year		10.1%	20
Comments			36
answered question			198
skipped question			101






18. How often do you leave the Tomah area to shop?

		Response Percent	Response Count
Never		1.5%	3
Daily		0.0%	0
Weekly		31.0%	61
Monthly		50.8%	100
Quarterly		12.7%	25
At least once per year		4.1%	8
Comments			22
answered question			197
skipped question			102



19. Please share your opinions about the supply of various retail and service businesses in the Tomah area.

	Need More	Have Enough	Have too much	Not Sure	Rating Count
Downtown retail shopping/services	55.8% (110)	35.0% (69)	1.5% (3)	7.6% (15)	197
Convenience retail/services in/near my neighborhood	26.7% (52)	64.1% (125)	4.1% (8)	5.1% (10)	195
Department and general merchandise stores	71.5% (138)	23.8% (46)	0.5% (1)	4.1% (8)	193
Boutique and specialty retail stores	36.3% (70)	50.8% (98)	4.7% (9)	8.3% (16)	193
Apparel and shoe stores	56.7% (110)	39.2% (76)	0.0% (0)	4.1% (8)	194
Hardware and building supply stores	18.1% (35)	72.5% (140)	7.8% (15)	1.6% (3)	193
Fast-food restaurants	12.0% (23)	64.9% (124)	21.5% (41)	1.6% (3)	191
Sit-down restaurants	76.1% (150)	22.3% (44)	0.0% (0)	1.5% (3)	197
Grocery stores	51.5% (100)	47.9% (93)	0.0% (0)	0.5% (1)	194
Other	67.6% (25)	8.1% (3)	8.1% (3)	16.2% (6)	37
If "Other", please specify or enter comments					51
answered question					198
skipped question					101

20. What type of dwelling do you live in?

		Response Percent	Response Count
Single-Family Home		87.4%	167
Mobile Home		2.1%	4
Unit in a duplex		4.2%	8
Unit in a building with 3+ units		4.7%	9
Unit in an assisted living facility		0.0%	0
Other (please specify)		1.6%	3
answered question			191
skipped question			108





21. Do you rent or own your dwelling?

		Response Percent	Response Count
I own my home		83.2%	159
I rent or lease my home		16.8%	32
answered question			191
skipped question			108

22. Please share your opinions about the supply of various housing types in the Tomah area.

	Need More	Have Enough	Have too much	Not Sure	Rating Count
Single-family housing	32.1% (59)	53.3% (98)	0.5% (1)	14.1% (26)	184
Mobile home parks	1.0% (2)	51.0% (98)	37.0% (71)	10.9% (21)	192
Duplexes (2 units)	17.0% (32)	54.3% (102)	9.0% (17)	19.7% (37)	188
Apartments (studio/efficiency)	17.5% (33)	47.6% (90)	5.8% (11)	29.1% (55)	189
Apartments (1-2 bedrooms)	13.9% (26)	56.7% (106)	2.7% (5)	26.7% (50)	187
Apartments (3+ bedrooms)	20.5% (39)	43.7% (83)	4.2% (8)	31.6% (60)	190
Townhomes and condominiums	25.7% (48)	45.5% (85)	5.9% (11)	23.0% (43)	187
Affordable housing	36.3% (69)	44.2% (84)	1.1% (2)	18.4% (35)	190
Senior condominiums and apartments	31.1% (59)	42.1% (80)	3.7% (7)	23.2% (44)	190
Assisted living facilities for seniors	26.6% (50)	51.6% (97)	2.7% (5)	19.1% (36)	188
Starter (first time buyer) homes	33.9% (63)	46.8% (87)	2.7% (5)	16.7% (31)	186
Executive (high-end) homes	16.4% (31)	52.9% (100)	11.6% (22)	19.0% (36)	189
Downtown upper-story living	14.0% (26)	43.0% (80)	10.8% (20)	32.3% (60)	186
Comments					20
answered question					193
skipped question					106

23. Which of the following aspects of housing is most important to improve in the Tomah area?

		Response Percent	Response Count
Housing supply		1.0%	2
Housing cost		32.3%	63
Housing quality		51.8%	101
No opinion		14.9%	29
answered question			195
skipped question			104

24. How do you rate the following aspects of the City of Tomah?

	Excellent	Good	Fair	Poor	No Opinion	Rating Count
Access to parks	43.1% (84)	45.6% (89)	10.8% (21)	0.0% (0)	0.5% (1)	195
Access to Lake Tomah	30.4% (59)	44.3% (86)	17.5% (34)	4.1% (8)	3.6% (7)	194
Number of street trees	8.8% (17)	39.7% (77)	24.7% (48)	24.2% (47)	2.6% (5)	194
Signage control (size and location of signs)	9.3% (18)	56.0% (108)	25.4% (49)	7.3% (14)	2.1% (4)	193
Noise control	8.8% (17)	56.7% (110)	16.5% (32)	13.4% (26)	4.6% (9)	194
Lighting control	11.3% (22)	60.8% (118)	18.0% (35)	6.7% (13)	3.1% (6)	194
Aesthetic design of new development	3.6% (7)	44.8% (86)	27.6% (53)	13.0% (25)	10.9% (21)	192
Property upkeep/cleanliness	3.6% (7)	36.6% (71)	40.7% (79)	17.5% (34)	1.5% (3)	194
Comments						42
answered question						195
skipped question						104

25. Should the City offer financial incentives to encourage development and investment?

	Yes	No	It Depends	Rating Count
For residential	33.5% (64)	46.1% (88)	20.4% (39)	191
For retail businesses	57.0% (110)	23.3% (45)	19.7% (38)	193
For non-retail employers	48.7% (92)	28.0% (53)	23.3% (44)	189
In the downtown area	60.6% (117)	24.9% (48)	14.5% (28)	193
On vacant infill sites outside the downtown area	46.8% (88)	31.4% (59)	21.8% (41)	188
On undeveloped land (e.g. farmland)	30.9% (59)	45.0% (86)	24.1% (46)	191
Comments (please explain any "it depends" responses:				50
answered question				196
skipped question				103