

City of Tomah Planning Commission Minutes

The City of Tomah Planning Commission met in regular session on Thursday, November 30th, 2017 at 5:30 P.M. in the Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI. Presiding Officer Nellie Pater called the meeting to order at 5:30 p.m.

1) Roll call was taken with Commissioners Tim Callahan, Brian Rice, Mary Ann Komiskey, Tina Thompson, & Travis Scholze present. Quorum Present. Ex-Officio's present: City Administrator Roger Gorius, Zoning Administrator Shane Rolff. Also in attendance: Andrew Bremer(MSA)Jody & Roger Allen, Howard Hanson(Town of Tomah), Lamont Kiefer.

2) Motion by Tim Callahan, second by Tina Thompson to approve the minutes of the previous meeting as presented. Motion passed without a negative vote.

3) Pater opened the public hearing at 5:32 p.m. for the conditional use of Roger and Jodi Allen, 325 N. Glendale Ave., Tomah, WI 54660, to bring an illegal nonconforming duplex into compliance with zoning regulations. Zoning Administrator Rolff explained the building was converted to a duplex without the necessary building and/or zoning permits. Rolff explained that the current owners are selling the property and the lender for the potential buyer needs confirmation that if the building were to be substantially damaged it could be replaced as a duplex as a condition of the loan. There was nobody that spoke in opposition to the conditional use permit.

Pater closed the public hearing at 5:35 p.m.

4) Motion by Tina Thompson, second by Tim Callahan to recommend approval of the conditional use permit without conditions. Motion passed without a negative vote.

5) Pater opened the public hearing at 5:37 p.m. to consider a resolution to create Tax Incremental Finance (TIF) District No. 9 for the City of Tomah. TID #9 is being proposed as an "Industrial" TIF District and generally includes those properties in the vicinity of the Pete Bean Industrial Park near Sime Ave. and Townline Road. The City of Tomah anticipates that developer incentives, including cash grants or loan interest loans, will be included as an eligible expenditure within the TID #9 Project Plan to facilitate economic development within the TIF District. In addition, TID #9 is being established as a "donor-TID" to existing TID #8 the "recipient-TID" to allow allocation of future excess tax increment from TID #9 to TID #8.

Andrew Bremer gave a presentation explaining the intent, scope, time length, increment, and expenditures that could potentially occur if TID #9 is created.

General questions to Andrew Bremer regarding the potential increment and expenditures from the Plan Commission members.

Pater closed the public hearing at 6:15 p.m.

6) Motion by Tina Thompson, second by Travis Scholze to approve the Resolution to Recommend Creation of Tax Increment District #9. Motion passed without a negative vote.

7) Discussion on Resolution to Recommend Allocation of Excess Tax Increment from TID #9 (Donor TID) to TID #8 (Recipient TID).

Andrew Bremer explained that it is possible to allocate excess tax increment from TID #9 to TID #8. Andrew explained that this would only allow the allocation if the City Council deems it appropriate and does not dictate that excess increment be allocated to TID #8. Andrew explained that it would allow the City Council in the future to allocate the excess if it wishes to.

Motion by Tina Thompson, second by Travis Scholze to approve the Resolution to Recommend Allocation of Excess Tax Increment from TID #9 (Donor TID) to TID #8 (Recipient TID). Motion passed without a negative vote.

8) Recommendation regarding temporary zoning for parcels 042-00367-0000 and 042-00364-0000 included in the Tomah Associates Petition for Annexation.

Andrew Bremer recommends assigning the temporary zoning as A-1 agricultural district pursuant to the City of Tomah municipal code for annexed properties. Andrew stated that once the City has additional information regarding the potential development of the subject properties the City may recommend an appropriate permanent zoning. Andrew stated the City has 12 months to assign a permanent zoning for the properties.

Motion by Tina Thompson, second by Travis Scholze to recommend assigning the temporary zoning as A-1 agricultural district. Motion passed without a negative vote.

9) Discussion regarding Outdoor Facility License

Zoning Administrator Rolff asked that the agenda item be moved to a subsequent Plan Commission meeting that can be attended by the Police Chief.

Agenda item is moved to the January Plan Commission meeting.

4) **Adjourn.** Motion by Tim Callahn, second by Tina Thompson to adjourn. Motion passed without negative vote. Meeting adjourned at 6:25 p.m.

Respectfully Submitted,

Shane Rolff