

WISCONSIN DOWNTOWN ACTION COUNCIL DOWNTOWN PROJECT CASE STUDY PROFILE

Project Name: Tomah **Railyard Redevelopment-Canadian Pacific Railroad**

Project Location: **Tomah, Wisconsin**

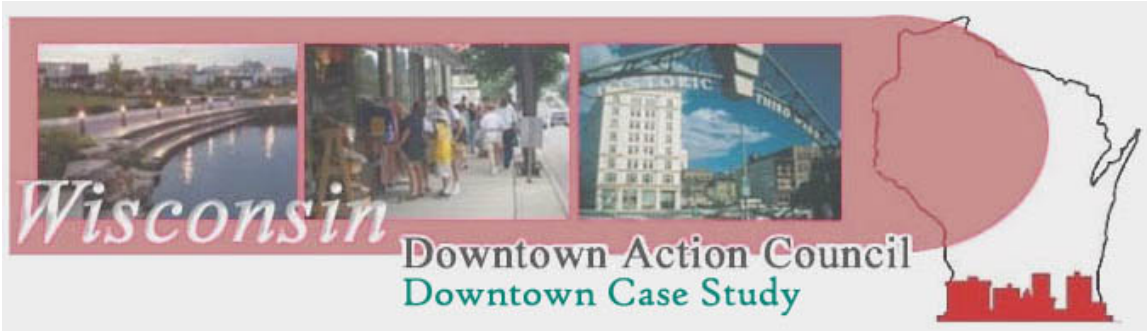
Project Type (check all that apply)

- Residential
- Commercial
- Industrial
- Adaptive Reuse
- Redevelopment
- Signage
- Creative Partnership
- Financing
- Mixed Use
- Historic Preservation
- Transportation
- Open Space
- Other _____

Project Completion Date/Schedule: **Concept Plans Complete, 10 Year Build-Out Anticipated**

Brief Project Description

60 acres of former railroad property being studied for comprehensive redevelopment. Vandewalle and Associates have been hired by the City of Tomah to conduct site and regional asset analysis for the Greater Tomah area. The principal goal of the project is to enhance the economic base of the community. The likely development schedule will be in phases over time. 4 key concepts were developed that include broad uses that work well together. The first is a Multi-modal transportation hub that would be a regional visitor gateway and would include the Jefferson and Greyhound bus services, local transit which is being developed by Tomah, high speed rail, Amtrack (which currently serves the site) and a visitors bureau facility featuring area attractions such as the Amish community, military presence, cranberries, etc. The second concept is a 'Wellness Village' that includes



healthcare uses and a mix of complimentary medical and residential uses. The third concept is base upon Tomah's regional institutional and food initiatives due to a large amount of prepared meals being made in the area to serve the Veteran's hospital and Fort McCoy. This concept takes advantage of local ag/food adjacencies, food services and preparation including food waste/digester opportunities. The fourth concept is a technology campus due to Tomah being well served by broadband high speed infrastructure and the possibility of attracting a back-up data center for other data users such as Fort McCoy, military contractors, etc. Opportunities may exist for powering facilities like this with renewable energy sources.

Site Size:
60 Acres

Land Uses:
Vacant Railyard

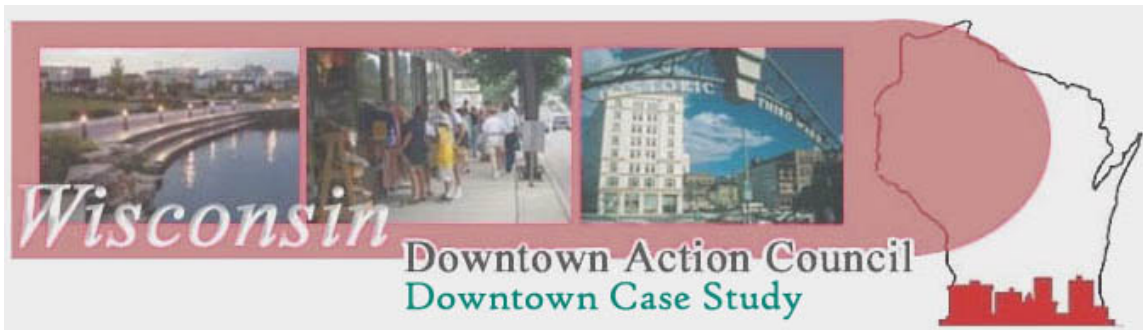
Key Words, Special Features:
CDBG Planning Grant, \$25,000 from WI Commerce for planning

Project Address:
Superior Avenue, Tomah, WI

Owner:
CP Railway

Developer:
Forward Tomah, Independent Non Profit Entity that buys key development sites and holds them for large business opportunity

Architect:
Vandewalle and Associates, Scott Harrington



Site Description (Infill, Adjacencies, Transportation, Age, Opportunities...)

100 year history of very active railyard-started 'winding down' in the 1970's and 80's-large brownfield site with many DNR files. Rialroad has taken some remedial actions to make the area look better visually.

Development Process (Explain, in detail, the development story)

Three years ago a citizen driven group interested in the downtown and connecting the commercial areas outside the downtown hired Vandewalle and Associates with \$5,000 to do a preliminary study of the railyard. People encouraged the railroad to get involved and the railroad hired Vandewalle and Associates to conduct a market study from which opportunities emerged. The study was shown to the Tomah Long Range Planning Committee who applied for the CDBG planning grant to develop concept plans.

Approvals and Permitting (Agencies, Challenges, Costs, What was learned...)

The City of Tomah does not have an active economic development program, except for the Long Range Planning Committee which presents challenges due to it being a volunteer organization. Tomah Lumber a local business, is a tennant on the rail site, a 100 year business-this presents a challenge since their use does not appear to fit into the mix of uses in the concept plans. It has been challenging dealing with the potential relocation of a well-liked historic business.