

# AMENDED MINUTES FOR PLANNING COMMISSION

A Planning Commission was held on **Thursday, March 30, 2023 at 5:30 PM** in the Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.

**Bryan Meyer called the meeting to order at 5:30 PM**

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## **ROLL CALL**

Present: Bryan Meyer, Adam Gigous, Brian Rice, Eric Prise and Tina Thompson. Also present: Shane Rolff. Absent: Mike Murray and John Glynn.

## **APPROVAL OF MEETING MINUTES**

Motion by Prise, second by Thompson to approve February 2023 meeting minutes. All ayes.  
Motion carried.

## **PUBLIC HEARING**

Public Hearing, Section 52-116(10), to consider the Conditional Use Permit of Area Community Theater Inc, to obtain a permit to demolish an existing building at 920 Kilbourn Ave to provide additional parking area for the Area Community Theater at 907 Kilbourn Ave.

Public hearing opened at 5:30 PM. Rolff opened the hearing by reading ordinance 52-116(10). Joann Vespo spoke on behalf of her mother; Patrica Hendricks of 909 Woodard Ave. Patrica was present also. Joann and Patrica are for having a fence around the parking lot to block car lights from the property.

Steve Westpfahl has a rental property at 206 E Milwaukee Ave. He stated he does not have an issue with the building being torn down and a parking lot going in. He has requested a fence around the parking lot.

Motion made by Prise, second by Rice to close public hearing at 5:41 PM. All ayes. Motion carried.

Discussion and recommendation related to the request from Area Community Theater Inc to obtain a Condition Use Permit to demolish an existing building at 920 Kilbourn Ave to provide additional parking area for the Area Community Theater at 907 Kilbourn Ave

Rolff stated that the corner of Kilbourn Ave and E Milwaukee would need to have a triangular vision clearance space. This may reduce parking by one space. Referring to ordinance 52-114 Traffic visibility. Prise recommends a 2 ft setback from property line.

Motion made by Thompson, second by Gigous to approve the conditional use permit with the conditions that a survey is done, a 5ft opaque fence is constructed with a 2 ft setback from the property line. Prise abstained from the vote as he lives within 200 ft of the property. All ayes.  
Motion carried.

## **CERTIFIED SURVEY MAP**

Review/Approval of, Certified Survey Map (CSM) for Salem Development LLC, Description: Located in part of the NE-NW of Section 33, T18N, R1W, City of Tomah, Monroe County, Wisconsin.

Motion by Thompson, second by Gigous to approve the CSM as presented. All ayes. Motion carried.

## **DISCUSSION ITEMS**

Discussion item #4 was discussed first as Ali Mathews was present.

1. Site Plan Review: 400 Larkin

Rolff went over site plan review and checklist. Zoning is R3 Multifamily.

Motion made by Prise, second by Thompson to approve the Site Plan for 400 Larkin St. All ayes.  
Motion carried.

2. Discussion on ordinance 52-10: open decks

Rolff discussed the need to update the ordinance for open decks.

3. Discuss City owned property on CA

NASA would be interested in building a facility on city owned property to host programs/equine-assisted therapy. The city owned property has active mining permit and will continue to mine the property. Four Plan Commission members were in favor of considering the proposal.

4. Discussion of Noise Levels Pertaining to Outdoor Cabaret License

Ali Mathews of 1201 Kilbourn Ave was present for discussion. Ali suggested to put a limit on the live events per year for each license. Prise would like to hear input from the PD and City Attorney. Gigous suggested to have some exceptions be added into the ordinance. All members agreed that a short and to the point ordinance.

**ADJOURNMENT**

Motion made by Gigous, second by Thompson to adjourn at 7:06 PM.