



PLANNING COMMISSION MINUTES

A Planning Commission - meeting was held on **Thursday, November 06, 2025 at 5:30 PM**
in the **Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.**

Call to Order

- Mayor Paul Dwyer Called the meeting to order at 530pm

Pledge of Allegiance

ROLL CALL

- | | |
|---------------------------|-------------|
| 1. Mayor Paul Dwyer: | Present |
| 2. Alderperson Koel: | not Present |
| 3. Alderperson Glynn: | Excused |
| 4. Citizen Eric Prise: | Present |
| 5. Citizen Tina Thompson: | Present |
| 6. Citizen Brian Rice: | Present |
| 7. Citizen Bryan Meyer: | Present |

APPROVAL OF MEETING MINUTES

1. **2 October 2025 Plan Commission and**
 2. **13 October Plan Commission Special Meeting Minutes**
- Eric Prise motion to approve both sets of minutes. Brian Rice seconded
 - Unanimous Approval: 5-0

DISCUSSION ITEMS

3. Public Hearing: 1409 Superior Ave

- Prise Made a motion to open the public hearing, seconded by Thompson
- Unanimous approval 5-0, The public hearing was opened

Applicant Spoke on request for conditional use permit, Dwyer asked for Public in favor, none;
Dwyer asked for public in opposition, none;

- Meyer made a motion to close the public hearing, seconded by Thompson
- Unanimous approval 5-0, The public hearing was closed

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4. Approval: Condition Use Permit 2025-1, 1409 Superior Ave

- Thompson made a motion to approve CUP 2025-1, seconded by Rice
- Approval, 4-0-1 with Prise abstaining.

5. Approval: Certified Survey Map, Buan St.

Bryan Meyer requested a correction to the agenda item, to refer to the Certified survey Map as CSM located in section 21 & 28 -----see recording to correct

- Motion made by Meyer to approve CSM in section 21&28 as shown above , second by Prise,
- Unanimous approval 5-0.

6. Review of Zoning Ordinance Amendments

The Plan Commission had significant discussion regarding “Short term rentals” and details of the ordinance amendment to make them an authorized use with an annual permit. The following subjects were reviewed: draft fee, notification of property owners within 200’ of the issuance of the permit, on-site placard requirement, who carries out enforcement, room tax, State statutes, violations, etc.

The Plan Commission recommended amending the draft to require the applicant to pay within the fee for the City staff to send the 200’ list.

The Plan Commission discussed the residential zoning district amendments as drafted. Details discussed included the reduced set-backs, and the removal of the R-6 zero lot line in the table. It was clarified that zero lot line would be added as authorized in r-2 and r-3, so the r-6 was unnecessary/ redundant.

- The consensus of the Plan Commission was to amend the ordinance draft as discussed tonight and at previous meetings and to schedule a public hearing on said ordinance amendments at the December 4th, 2025 Plan Commission meeting.

FUTURE AGENDA ITEMS

- Recommend Adoption of Zoning Ordinance Amendments

FUTURE MEETING DATE: 4 December 2025

ADJOURNMENT

- Meyer made a motion to adjourn, Prise second
- Unanimous Vote: 5-0
- Meeting adjourned at 6:32 pm

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 Becki Weyer, City Clerk, at 819 Superior Avenue, Tomah, WI 54660.