

AMENDED AGENDA FOR PLANNING COMMISSION MEETING NOTICE

A Planning Commission meeting will be held on Thursday, April 27, 2023 at <u>5:30 PM</u> in the Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.

Join Zoom Meeting

https://us06web.zoom.us/j/2708608080?pwd=ZTZ0cmlLVEFEb1dzVDNwdi91UHFYQT09

Meeting ID: 270 860 8080

Passcode: 206751

One tap mobile +13126266799,,2708608080#,,,,*206751# US (Chicago)

ROLL CALL

ELECT VICE CHAIR

APPROVAL OF MEETING MINUTES

A. March Meeting Minutes

PUBLIC HEARING

- Public hearing, Sec. 52-10 (1)(a)(4), to consider amendments Use Restrictions and Performance Standards
- 2. Discussion and recommendation on ordinance change for Sec. 52-10 (1)(a)(4).

DISCUSSION ITEMS

- Discussion and Recommendation on Ordinance 4-97 thru 4-102 Amendment and Repeal of 4-133
- 2. Discussion and Recommendation on Ordinance 6-1 thru 6-3 Amendment
- 3. Site Plan Review/Approval: 600 Sime Ave
- 4. Certificate of Appropriateness: 1408 Superior Ave
- 5. Site Plan Review/Approval: 1408 Superior Ave
- 6. <u>Discussion on amending 52-116 Parking Requirements</u>

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

AMENDED MINUTES FOR PLANNING COMMISSION

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

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

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 behave 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.

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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/equineassisted 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 excepts 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.

ORDINANCE NO.	•		

Ordinance Amending Section 52-10 (1)(a)(4) of the City of Tomah **Municipal Code Regarding Open Decks**

SECTION ONE: Section 52-10 (1)(a)(4) of the City of Tomah Municipal Code is hereby amended to read as

The Common Council of the City of Tomah, Monroe County, Wisconsin, do ordain as follows: follows: 4. All accessory structures which are attached to the principal building shall comply with the yard requirements of the principal building except for open decks. Open decks (without a roof or enclosure) may not exceed one-half the distance of the required front, side and rear yard setbacks for the zoning classification of the property. **SECTION TWO:** All ordinances in conflict with the foregoing are hereby repealed. **SECTION THREE:** This ordinance shall take effect upon passage and publication. Michael Murray, Mayor ATTEST: Rebecca Weyer, City Clerk **READ:** PASSED: **PUBLISHED:**

- CODE OF ORDINANCES Chapter 4 - ALCOHOL BEVERAGES ARTICLE II. - LICENSING DIVISION 3. OUTDOOR FACILITIES LICENSE

DIVISION 3. OUTDOOR FACILITIES LICENSE

Sec. 4-97. Approval required.

Any retail class B license issued shall limit and restrict the consumption of fermented malt beverages and intoxicating liquors as defined in Wis. Stats. ch. 125 to the building premises so defined on the liquor license application unless, prior to the application of a liquor license or renewal thereof, approval has been obtained from the plan commission Committee of the Whole for an outdoor facility.

(Code 1993, § 12.03(6)(a))

Sec. 4-98. Application; site plan.

The application to the plan commission City Clerk shall be accompanied by the application fee established by the city council, together with a site and landscape plan of the entire parcel showing the outdoor facility, designating its location with respect to the main premises and other buildings on the site, designating entrances and exits of both the main structure and outdoor facility, and the location of the outdoor facility with respect to buildings on adjoining sites. The application shall also include such other information as the plan commission City Clerk may require to ensure compliance with this Code.

(Code 1993, § 12.03(6)(b))

Sec. 4-99. Requirements and guidelines for outdoor facilities.

(a) Requirements:

- (1) Entrance and exits. The normal entry and exit should be from inside the building. However, an entrance and exit must be available from the outdoor facility. The fire department and building inspector shall review the entrance and exit systems to ensure that the same are code compliant. In addition, the entrance and exit from the site shall have an alarm system meeting the requirements of the building inspector and chief of police to ensure that the staff inside the parent building will be immediately notified if the entrance or exit has been utilized.
- (2) Use of right-of-way; setback. No outdoor area shall be located on a dedicated public right-of-way or within 20 feet thereof. Exceptions may be requested for those lots not able to accommodate the 20-foot minimum setback requirement.
- (3) Video monitoring. An operating video camera monitoring system shall be installed in the outdoor area.
- (4) Fencing and lighting. The outdoor area shall be enclosed with a fence. The requirements for location, height and style shall meet the minimum requirements as directed by the building inspector and chief of police Committee of the Whole after due consideration is made to the site location and any other pertinent factors specific to the site. Exposed sources of light shall be shielded so as not be visible outside their premises.

- (b) Guidelines: The plan commission shall consider the following guidelines when reviewing an application for an outdoor facility:
 - (5) Location. In the event the location of the outdoor area is within 300 feet of property zoned residential, conditions shall be instituted to ensure that such area does not significantly compromise the uses, values and enjoyment of such residential property within the neighborhood of the proposed site.
 - (6) Overall appearance and size. The overall appearance must meet the downtown standards requirements if applicable or otherwise required by the plan commission Committee of the Whole. The outdoor area must be patrolled for trash and cleaned on a daily basis.
 - (7) Tables, chairs and trash receptacles. A seating plan shall be submitted and reviewed by the plan commission Building Inspector/Fire Chief. The building inspector and/or fire chief shall provide a calculated occupant load for the area. The occupant load shall be clearly posted. Trash receptacles will be required.
 - (8) Liquor availability. The availability of liquor shall be consistent with liquor license of applicant. The liquor license must be amended to include the outdoor area as part of the premises.
 - (9) Surface and materials. The outdoor area should be on a hard surface; however, exceptions may be granted upon approval by the Plan Commission Committee of the Whole and after due consideration is made to the site location and any other pertinent factors specific to the site. Any and all building materials for structures thereon shall meet the requirements of the plan commission Committee of the Whole.
 - (10) Hours of operation. An outdoor facility shall only be operated during the hours as designated per Wisconsin State Statute for Class B alcohol beverage licenses.
 - (11) Noise restraint. Efficient means shall be employed to prevent the ordinary sound of music, dancing, singing or entertainment within the outdoor facility from being heard on adjoining premises or on the public street, and no unusually loud music, singing or entertainment or Any boisterousness or noisy conduct on the part of the patrons shall not be permitted.

(Code 1993, § 12.03(6)(c); Ord. No. 2014-02-03-D, 2-11-2014; Ord. No. 2018-08-07-D, § 1, 8-13-2018)

Sec. 4-100. Public hearing; notice.

The plan commission Committee of the Whole shall conduct a public hearing and make a recommendation to the city council. Notice shall be given by ordinary mail of the proposed establishment of an outdoor facility to the owners of property immediately adjacent to the area to be considered for the new use extending 300 feet therefrom and to the owners of properties extending 300 feet from the street frontage of the opposite property and also by a class I publication in the official newspaper.

(Code 1993, § 12.03(6)(d))

Sec. 4-101. Recommendation to council.

After hearing, the plan commission Committee of the Whole shall make a recommendation to the city council. The recommendation shall recommend either approval without special conditions, approval with special conditions (taking into consideration the above guidelines), or denial.

(Code 1993, § 12.03(6)(d)1-3)

Sec. 4-102. Determination by council.

Upon recommendation from the plan commission Committee of the Whole, the city council shall consider the application and any special conditions recommended by the plan commission Committee of the Whole. If final approval is granted by the city council, a special use permit shall be issued with any restrictions stated thereon. Any violation of the stated restrictions shall subject the special use permit to automatic revocation without further notice or public hearing.

(Code 1993, § 12.03(6)(e))

Secs. 4-103—4-132. Reserved.

ORDINANCE NO	_
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Ordinance Amending Section 4-97 thru 4-102 of the City of Tomah Municipal Code

The Common Council of the City of Tomah, Monroe County, Wisconsin, do ordain as follows:

SECTION ONE: Section 4-97 of the City of Tomah Municipal Code is hereby amended to read as follows:

Any retail class B license issued shall limit and restrict the consumption of fermented malt beverages and intoxicating liquors as defined in Wis. Stats. Ch. 125 to the building premises so defined on the liquor license application unless, prior to the application of a liquor license or renewal thereof, approval has been obtained from the Committee of the Whole for an outdoor facility.

SECTION TWO: Section 4-98 of the City of Tomah Municipal Code is hereby amended to read as follows:

The application to the City Clerk shall be accompanied by the application fee established by the city council, together with a site and landscape plan of the entire parcel showing the outdoor facility, designating its location with respect to the main premises and other buildings on the site, designating entrances and exits of both the main structure and outdoor facility, and the location of the outdoor facility with respect to buildings on adjoining sites. The application shall also include such other information as the City Clerk may require to ensure compliance with this Code.

SECTION THREE: Section 4-99 Requirements for outdoor facilities of the City of Tomah Municipal Code is hereby amended to read as follows:

- (1) *Entrance and exits*. The fire department and building inspector shall review the entrance and exit systems to ensure that the same are code compliant. In addition, the entrance and exit from the site shall have an alarm system meeting the requirements of the building inspector and chief of police to ensure that the staff inside the parent building will be immediately notified if the entrance or exit has been utilized.
- (2) *Use of right-of-way; setback.* No outdoor area shall be located on a dedicated public right-of-way or within 20 feet thereof. Exceptions may be requested for those lots not able to accommodate the 20-foot minimum setback requirement.
- (3) *Video monitoring*. An operating video camera monitoring system shall be installed in the outdoor area.
- (4) Fencing and lighting. The outdoor area shall be enclosed with a fence. The requirements for location, height and style shall meet the minimum requirements as directed by the Committee of the Whole after due consideration is made to the site location and any other pertinent factors specific to the site. Exposed sources of light shall be shielded so as not to be visible outside their premises.
- (5) *Location*. In the event the location of the outdoor area is within 300 feet of property zoned residential, conditions shall be instituted to ensure that such area does not significantly compromise the uses, values and enjoyment of such residential property within the neighborhood of the proposed site.
- (6) Overall appearance and size. The overall appearance must meet the downtown standards requirements if applicable or otherwise required by the Committee of the Whole. The outdoor area must be patrolled for trash and cleaned on a daily basis.
- (7) *Tables, chairs, and trash receptacles*. A seating plan shall be submitted and reviewed by the Building Inspector/Fire Chief. The Building Inspector and/or Fire Chief shall provide a calculated occupant load for the area. The occupant load shall be clearly posted. Trash receptacles will be required.

- (8) *Liquor availability*. The availability of liquor shall be consistent with the liquor license of applicant. The liquor license must be amended to include the outdoor area as part of the premises.
- (9) *Surface and materials*. The outdoor area should be on a hard surface; however, exceptions may be granted upon approval by the Committee of the Whole and after due consideration is made to the site location and any other pertinent factors specific to the site. Any and all building materials for structures thereon shall meet the requirements of the Committee of the Whole.
- (10) *Hours of operation*. An outdoor facility shall only be operated during the hours as designated per Wisconsin State Statute for Class B alcohol beverage licenses.

SECTION FOUR: Section 4-100 of the City of Tomah Municipal Code is hereby amended to read as follows:

The Committee of the Whole shall conduct a public hearing and make a recommendation to the city council. Notice shall be given by ordinary mail of the proposed establishment of an outdoor facility to the owners of property immediately adjacent to the area to be considered for the new use extending 300 feet therefrom and to the owners of properties extending 300 feet from the street frontage of the opposite property and also by a class I publication in the official newspaper.

SECTION FIVE: Section 4-101 of the City of Tomah Municipal Code is hereby amended to read as follows:

After hearing, the Committee of the Whole shall make a recommendation to the city council. The recommendation shall recommend either approval without special conditions, approval with special conditions, or denial.

SECTION SIX: Section 4-102 of the City of Tomah Municipal Code is hereby amended to read as follows:

Upon recommendation from the Committee of the Whole, the City Council shall consider the application and any special conditions recommended by the Committee of the Whole. If final approval is granted by the City Council, a special use permit shall be issued with any restrictions stated thereon. Any violation of the stated restrictions shall subject the special use permit to automatic revocation without further notice or public hearing.

SECTION SEVEN: All ordinances in conflict with the foregoing are hereby repealed.

SECTION EIGHT: This ordinance	e shall take effect upon passage and publication.		
	Michael Murray, Mayor		
ATTEST:			
Rebecca Weyer, City Clerk			
READ:			
PASSED:			
PUBLISHED:			

ORDINANCE NO

Ordinance Repealing Sections 4-133 thru 4-138 of the City of Tomah Municipal Code

The Common Council of the City of Tomah, Monroe County, Wisconsin, do ordain as follows:

SECTION ONE: Division 4: CAB	SARET LICENSES is hereby repealed.
SECTION TWO: Section 4-133 is	hereby repealed.
SECTION THREE: Section 4-134	is hereby repealed.
SECTION FOUR: Section 4-135 i	s hereby repealed.
SECTION FIVE: Section 4-136 is	hereby repealed.
SECTION SIX: Section 4-137 is h	ereby repealed.
SECTION SEVEN: Section 4-138	is hereby repealed.
SECTION EIGHT: All ordinance	s in conflict with the foregoing are hereby repealed.
SECTION NINE: This ordinance	shall take effect upon passage and publication.
A TEXTS OF THE	Michael Murray, Mayor
ATTEST:	
Rebecca Weyer, City Clerk	
READ:	
PASSED:	
PUBLISHED:	

- CODE OF ORDINANCES Chapter 6 - AMUSEMENTS AND ENTERTAINMENT ARTICLE I. CABARETS

ARTICLE I. CABARETS

Sec. 6-1. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Indoor cabaret means a place to which the general public is admitted and where dancing or live entertainment such as music, karaoke, or any other amplified sound is permitted or furnished to patrons by the management with or without special charge therefor, and where liquid refreshment or foods are sold.

Outdoor cabaret means an outdoor area to which the general public is admitted and where dancing or live entertainment such as music, karaoke, or any other amplified sound is permitted or furnished to patrons by the management with or without special charge therefor., and where liquid refreshment or foods are sold.

Special event outdoor cabaret shall be permitted to conduct an outdoor cabaret; however, such license shall be for a period not exceeding one day, and may exceed the noise levels established in the City Code, provided the sounds emanating from the outdoor cabaret are reasonable under the circumstances, subject to common council approval. All property owners within 200 feet of the proposed licensed premises for a special event outdoor cabaret license shall receive written notice of the original application. Subsequent applications for similar events will require a general notice to the public, A license shall only be granted following approval by a two-thirds vote of the common council.

(Ord. No. 2019-05-02-D, § 1, 5-14-2019; Ord. No. 2020-01-01-D, § 1, 1-14-2020)

Sec. 6-2. Violation by agent or employee.

A violation of this article by a duly authorized agent or employee of a licensee shall constitute a violation of the licensee. Violations of the provisions of Wis. Stat. ch. 125 shall be grounds for immediate revocation of the cabaret license by the common council.

(Ord. No. 2019-05-02-D, § 1, 5-14-2019)

Sec. 6-3. Restrictions.

No cabaret shall be licensed, maintained, or operated except in conformity with the following regulations:

- (1) Unless otherwise provided in this Code, any noise emanating from within the licensed area shall not violate the regulations of this Code pertaining to noise.
- (2) All cabarets shall be sufficiently lighted to ensure the safety of patrons at all times when any patrons shall be therein, and at all times when the same is open to the public.
- (3) Any lighting of the outdoor area of an outdoor cabaret must be shielded so as not to shine directly onto adjoining property or create glare, which is distracting to adjoining property owners or occupiers.
- (4) No licensee of an outdoor cabaret shall be permitted to provide music, dancing or singing from 10:00 9:00 p.m. to 10:00 a.m., except the common council shall establish the time restrictions for a special event outdoor cabaret.

Tomah, Wisconsin, Code of Ordinances (Supp. No. 17)

- (5) No person under the legal drinking age shall be permitted in any cabaret when such presence is contrary to any state or local regulations.
- (6) Every cabaret shall comply with all applicable state and local regulations.
- (7) The sale, service or consumption of commodities for which licenses are otherwise required shall not be permitted in any cabaret unless the proper license or licenses therefor are obtained for said premises, in the name of the owner or manager of such cabaret.
- (8) Prior to the issuance of the special event outdoor cabaret license by the clerk, the applicant shall furnish evidence of insurance in an amount established by the city council for the event, and shall be in force and effect at the time such event is to take place. Said evidence of insurance shall include a certificate of insurance naming the City of Tomah as additional insured in connection with said event. If an entity is self-insured, it must provide evidence of alternative proof of coverage, in a form acceptable to the city clerk. The city shall be named as an additional insured on the policy.
- (9) Outdoor cabaret licensees must provide sufficient sanitation facilities to accommodate the anticipated capacity.
- (10) Noise levels for Outdoor cabarets. Noise from a stationary source shall not exceed the following standards for maximum sound pressure levels measured at the property line:

Zone	Noise Rating (db)*
Residential Districts	75
Business Districts	85
All other Districts	75

^{*}Noise measurement shall be made with a sound level meter. Noise measurement shall be made at the nearest lot line of the premises from which a noise complaint is received. The noise meter shall be placed at a height of at least three feet above the ground and at least three feet away from walls, barriers, obstructions, and all other sound-reflective surfaces.

(Ord. No. 2019-05-02-D, § 1, 5-14-2019)

Sec. 6-4. License required.

No person shall hereafter keep, maintain, conduct or operate any cabaret as defined in section 6-1 without first obtaining a license therefor.

(Ord. No. 2019-05-02-D, § 1, 5-14-2019)

Sec. 6-5. Exemptions.

A license under this article is not required for musical entertainment provided at events located at Recreation Park.

(Ord. No. 2019-05-02-D, § 1, 5-14-2019)

Sec. 6-6. Applications.

Any person desiring a cabaret license shall pay the license fee and present to the city clerk an application in writing, on forms created by the city clerk, giving the location of the premises to be licensed by street address, premises description, the name of the owner of such premises, the name of the lessee therefor, if any, the name of the person proposing to operate such cabaret, the name of the manager to be in charge of such cabaret, a description of other business to be conducted upon the licensed premises, and a statement of the nature of the entertainment to be furnished. No applicant or manager for such license shall have an arrest or conviction record which substantially relates to the licensed activity.

(Ord. No. 2019-05-02-D, § 1, 5-14-2019)

Sec. 6-7. Classes of licenses and fees.

- (a) License fees shall be in the amount established by resolution. There shall be three classes of cabaret licenses designated as:
 - (1) Indoor cabaret. Indoor cabaret licensees shall be permitted to conduct an indoor cabaret as defined in section 6-1.
 - (2) Outdoor cabaret. Outdoor cabaret licensees shall be permitted to conduct an outdoor cabaret as defined in section 6-1.
 - (3) Special event outdoor cabaret. Special event outdoor cabaret licensees shall be permitted to conduct an outdoor cabaret as defined in section 6-1.
- (b) Except for the special event outdoor cabaret license, each license shall terminate on June 30 next following its issuance.

(Ord. No. 2019-05-02-D, § 1, 5-14-2019)

Sec. 6-8. Investigation.

Each application submitted in accordance with the preceding subsection shall immediately be transmitted by the city clerk to the police department, fire department, and building inspection department for review, and said officers shall sign off on the application or report in writing to the city council their recommendations on such application; and therefore said application shall be presented for action by the Council at the next or any subsequent meeting thereof. The fire department and building inspection department shall inspect the premises (if applicable) for new applications only.

(Ord. No. 2019-05-02-D, § 1, 5-14-2019; Ord. No. 2020-01-01-D, § 1, 1-14-2020)

Sec. 6-9. Granting license.

- (a) A license shall be issued by the city clerk and contain with particularity a description of the premises licensed and the name and address of the licensee. The licenses shall be numbered, and such license shall be posted conspicuously in the premises licensed at all times when the cabaret shall be in use.
- (b) All the owners of property zoned residential or multiple dwelling within 100 feet of the indoor cabaret premises shall receive notice of the original application, and a license shall only be granted following approval by a two-thirds vote of the Common Council.

- (c) All property owners within 200 feet of the proposed licensed premises for an outdoor cabaret license shall receive notice of the original application. A license shall only be granted following approval by a two-thirds vote of the common council.
- (d) All property owners within 200 feet of the proposed licensed premises for a special event outdoor cabaret license shall receive written notice of the original application. Subsequent applications for similar events will require a general notice to the public. A license shall only be granted following approval by a two-thirds vote of the common council.

(Ord. No. 2019-05-02-D, § 1, 5-14-2019; Ord. No. 2020-01-01-D, § 1, 1-14-2020)

Sec. 6-10. Transfer of license.

No cabaret license shall be transferable as to location but may be transferred as to ownership by the council, upon approval of the new owner's application for such transfer and payment of the license fee.

(Ord. No. 2019-05-02-D, § 1, 5-14-2019)

Sec. 6-11. Discretion.

The council shall have discretion to refuse the granting of any license or transfer thereof if in its judgment the granting or transfer of such license shall be against the public interests, either because of the unsuitability of the location, undesirability or unreliability of the applicant or manager, or because of the failure of such applicant or manager to observe the provisions of this Code in the prior conduct of a cabaret, dance hall, tavern, or other similar place.

(Ord. No. 2019-05-02-D, § 1, 5-14-2019)

Sec. 6-12. Revocation, suspension, refusal to issue or renew.

Any license granted hereunder shall be subject to revocation or suspension by the city council as follows:

- (1) The council shall cause to be served on the licensee a notice specifying how the licensee has failed to comply with this chapter.
- (2) The notice shall require the licensee to appear before the city council or a committee thereof at a specified day and hour not less than ten days after personal service of the notice on the licensee, to show cause at such time and place why the license should not be revoked or suspended.
- (3) At the time and place set for appearance of the licensee before the council, the licensee shall have the right to appear in person or by counsel and introduce such evidence as he may desire and the city shall confront the licensee with any charges the city may have against him.
- (4) After the hearing the council may, at its discretion, revoke or suspend the license.

(Ord. No. 2019-05-02-D, § 1, 5-14-2019)

Secs. 6-13—6-18. Reserved.

ORDINANCE NO.	
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Ordinance Amending Section 6-1 and 6-3 of the City of Tomah Municipal Code

The Common Council of the City of Tomah, Monroe County, Wisconsin, do ordain as follows:

SECTION ONE: Section 6-1 of the City of Tomah Municipal Code is hereby amended to read as follows:

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Indoor cabaret means a place to which the general public is admitted and where entertainment such as music, karaoke, or any other amplified sound is permitted or furnished to patrons by the management with or without special charge therefor.

Outdoor cabaret means an outdoor area to which the general public is admitted and where entertainment such as music, karaoke, or any other amplified sound is permitted or furnished to patrons by the management with or without special charge therefor.

Special event outdoor cabaret shall be permitted to conduct an outdoor cabaret; however, such license shall be for a period not exceeding one day and may exceed the noise levels established in the City Code, provided the sounds emanating from the outdoor cabaret are reasonable under the circumstances, subject to common council approval. All property owners within 200 feet of the proposed licensed premises for a special event outdoor cabaret license shall receive written notice of the original application. Subsequent applications for similar events will require a general notice to the public. A license shall only be granted following approval by a two-thirds vote of the common council.

SECTION TWO: Section 6-3 of the City of Tomah Municipal Code is hereby amended to read as follows:

No cabaret shall be licensed, maintained, or operated except in conformity with the following regulations:

- (1) Unless otherwise provided in this Code, any noise emanating from within the licensed area shall not violate the regulations of this Code pertaining to noise.
- (2) All cabarets shall be sufficiently lighted to ensure the safety of patrons at all times when any patrons shall be therein, and at all times when the same is open to the public.
- (3) Any lighting of the outdoor area of an outdoor cabaret mush be shielded so as not to shine directly onto adjoining property or create glare, which is distracting to adjoining property owners or occupiers.
- (4) No licensee of an outdoor cabaret shall be permitted to provide music, dancing or singing from 9:00 p.m. to 10:00 a.m., except the common council shall establish the time restrictions for a special event outdoor cabaret.
- (5) No person under the legal drinking age shall be permitted in any cabaret when such presence is contrary to any state or local regulations.
- (6) Every cabaret shall comply with all applicable state and local regulations.
- (7) The sale, service or consumption of commodities for which licenses are otherwise required shall not be permitted in any cabaret unless the proper license or licenses therefor are obtained for said premises, in the name of the owner or manager of such cabaret.
- (8) Prior to the issuance of the special event outdoor cabaret license by the clerk, the applicant shall furnish evidence or insurance in an amount established by the city council for the event, shall be in force and effect at the time such event is to take place. Said evidence of insurance shall include a certificate of insurance naming the City of Tomah as additional insured in connection with said

- event. If an entity is self-insured, it must provide evidence of alternative proof of coverage, in a form acceptable to the city clerk. The city shall be named as an additional insured on the policy.
- (9) Outdoor cabaret licensees must provide sufficient sanitation facilities to accommodate the anticipated capacity.
- (10) Noise levels for outdoor cabarets. Noise from a stationary source shall not exceed the following standards for maximum sound pressure levels measured at the property line:

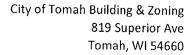
Zone	Noise Rating (dB)*
Residential Districts	75
Business Districts	85
All Other Districts	75

^{*}Noise measurement shall be made with a sound level meter. Noise measurements shall be made at the nearest lot line of the premises from which a noise complaint is received. The noise meter shall be placed at a height of at least three feet above the ground and at least three feet away from walls, barriers, obstructions, and all other sound-reflective surfaces.

SECTION THREE: All ordinances in conflict with the foregoing are hereby repealed.

SECTION FOUR: This ordinance	shall take effect upon passage and publication.
	Michael Murray, Mayor
ATTEST:	S, S
Rebecca Weyer, City Clerk	
READ:	
PASSED:	
PUBLISHED:	

PLAN COMMISSION: Site Plan Review Data Checklist	Zoning Admin	Plan Comm	Compliant
ADDRESS : 600 Sime Ave. #2_ PARCEL #: 286-02609-1000			
Zoning on the site: M2- General Industrial District	F		
V Permitted Conditional Use			
Max lot coverage = 60 ■ %: Total Lot Area 96,268 X 60 % = 57,760 sq ft allowed for structures		[
14,800 sq ft proposed = Compliant	<u> </u>		
Min. frontage required: 100 Proposed frontage: 320 ▼			
Driveways (ingress/egress): ✓ Existing ✓			
per of parking and loading spaces, location, and layout (ADA compli			
Min. parking space = 180 sq ft. Min parking spaces needed: NA Proposed parking spaces: NA ADA compliant spaces: NA			
Proposed sidewalks provide handicap accessible access buildings at grade	>		
Max building Height: 45 Proposed building height: 24 ▼			
apply to objects which are less the traff mile of the airport boundar			
()=Required setbacks Principal structure front 30 (25) , rear 120 (20), and side yard 49 (25) setbacks			
Accessory structure front , rear , and side yard setbacks			
Location and type of exterior lighting of all proposed site (Fully shielded required)			
Location of trash receptacle(s) and transformer pad(s) and method of screening NA			
Location of outdoor storage materials/equipment NA			
Finished graded surface (shall be dust free)			
ENVIRONMENT: Wetlands Floodplain			
Zoning Administrator: Stane Rolff	☐ AF	APPROVED	Œ





SITE PLAN REVIEW APPLICATION

(This review does not include utilities and storm water)

The following checklist will ensure the timely processing of your site plan review request: Site Plan Review Checklist:

 \succ Include all items applicable and requested on the checklist

If incomplete, no further processing of the application will occur until the deficiencies are corrected. All development must meet the requirements of the City of Tomah and any other applicable local, state, or federal ordinances.

Description of Proposed Developme Self Storage Units	ent:	
If you have any	questions, please contact the Zoning	Department at 608-374-7429
Property Address:		Parcel Number:
600 Sime Street		286-02699-1000
Applicant: Sime Center, LLC	Mailing Address: 315 Plastic Avenue, PO Box	City, State, Zip:
Phone Number: 608-343-9195	Email: TomahRentals@outlook.com	Primary Contact
Business: Owner/Contact: Dale Martin/Leigh Bardeen	Mailing Address: PO Box 184	City, State, Zip: Tomah, WI 54660
Phone Number: 608-343-9191/608-343-9195	Email: tomahrentals@outlook.co	Primary Contact
Property Owner:	Mailing Address:	City, State, Zip:
Dale Martin/Leigh Bardeen	PO Box 184	Tomah, WI 54660
Phone Number: 608-343-9191/608-343-919	Email: 95 tomahrentals@outlook	Primary Contact
The undersigned hereby makes applic	cation at the location stated herein. The	e undersigned agrees that all work shall be done in with all other applicable City Ordinances and the la
Signature of Applicant:	rdeen	Date: 4/10/2023
Signature of Property Owner:	Rardeen	Date: 4/10/2023
OFFICE USE ONLY:	Date Received:	Application Received by:
Zoning District:		1,

APPLICANT: Site Plan Review Data Checklist	Submitted	N/A
Cover/Title Page:		·····
Name and address of applicant and property owner		
Address and common description of property and complete legal description	V .	
Dimensions of land and total acreage	 	
Description of proposed project or use, type of building or structures, and name of proposed	<u> </u>	
development, if applicable	✓	
Name and address of firm or individual who prepared the site plan		
Site and Zoning Data:	<u> </u>	L
Show North arrow, scaled drawing, Bench Mark location and elevation to NGS (if required)	1	
Existing lot lines, building lines, structures, parking areas, and other improvements on the		
site and within 100 feet of the site	\checkmark	
Proposed lot lines, lot dimensions, property lines setback dimensions, structures, and other improvements to the site	V	
Label all building front, rear, and side yard setbacks of new development to adjacent		
property lines		
All existing and proposed easements		
Lot coverage, lot dimensions, frontage, area in conformance	V V	
Finished graded surface (shall be dust free)	 	
Natural Features:	I V	
Wetlands ✓ Floodplain		-
Access and Circulation:	[V]	
Dimensions, curve radii, and centerlines of existing and proposed access points, roads, and		
road rights-of-way or access easements		
Location of proposed roads, driveways (ingress/egress), sidewalks, handicap ramp widths,		
and interior parking islands	✓	
Calculations for required number of parking and loading spaces, location, and layout (ADA		
compliant)		
Dimensions of parking spaces, islands, circulation aisles, and loading zones		
Identify existing and proposed street improvements including streets, alleys, curbs,		
sidewalks, and trails		
Building, Structure, and Miscellaneous Site Information:		
Location, height, and outside dimensions of all buildings and structures		T
Building floor plans and total floor area	V /	
Details on accessory structures and any screening	V	
Location of exterior lighting (site and building lighting)	 	+
Lighting details: Sec. 52-208(3) Exposed sources of light shall be shielded so as not to be		
visible outside their premises.	\checkmark	
Screens and buffers: Sec. 52-207: Required buffer strips in industrial districts and property		=
zoned business (North of Jefferson, East of Grain Ave, South of View St. West of Hugh Dickie		
Dr, and other similar areas) abuts a residential district.	<u> </u>	<u> </u>
Location of trash receptacle(s) and transformer pad(s) and method of screening		7
Location of outdoor storage materials/equipment		7

M-2 — General Industrial District

Lot Requirements

- Min. area = 20,000 sq. ft.
- Min. frontage = 100 ft.
- Max. building height = 45 ft.
- Max. lot coverage = 60%

Setbacks

 Principal structure setbacks:

Front = 25 ft.

Side = 25 ft. Rear = 20 ft.

Accessory structure setbacks:

Side = 10 ft.

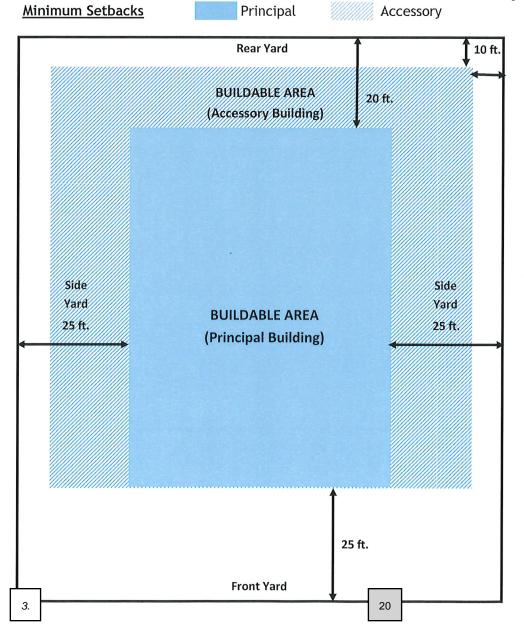
Rear = 10 ft.

Permitted Uses

- All uses permitted in M-1
- Freight yards and terminals
- Ministorage facilities
- Transshipment
- All other manufacturing and processing uses except those listed as conditional

Conditional Uses

- All uses conditional in M-1
- Mineral extraction





Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION			
COMMUNITY	CITY OF TOMAH, MONROE COUNTY, WISCONSIN COMMUNITY NO.: 550291	Lot 1, as shown on the Certified Survey Map recorded as Document No. 538753, in Volume 17, Page 135, in the Office of the Register of Deeds, Monroe County, Wisconsin			
AFFECTED MAP PANEL	NUMBER: 55081C0401D				
	DATE: 1/20/2010	*			
		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:43.980891, -90.488712 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83			
		DETERMINATION			

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
1			600 Sime Avenue	Property	X (shaded)		-	957.7 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

STATE LOCAL CONSIDERATIONS

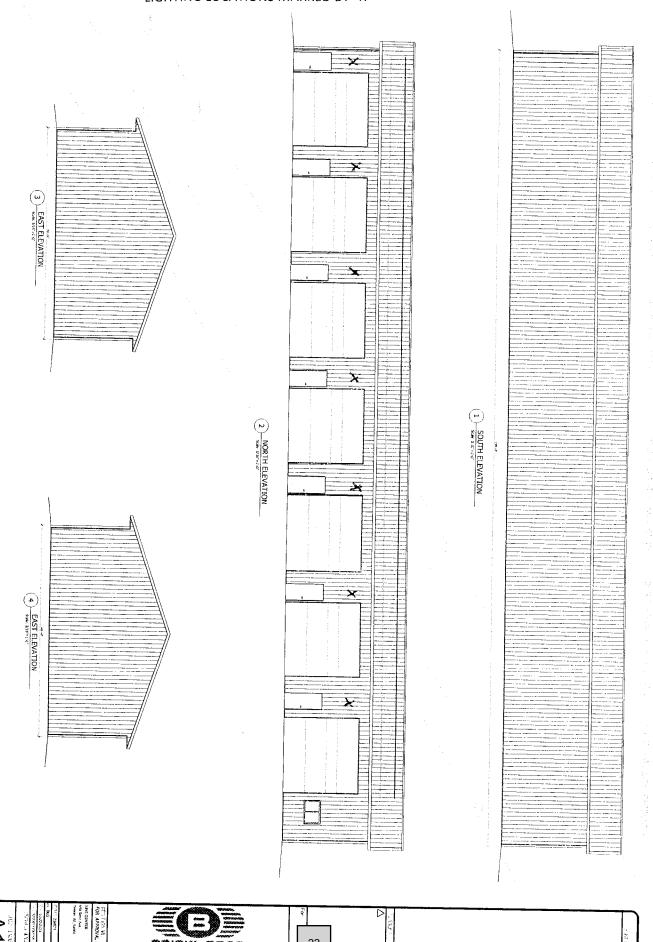
This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Enders I Insurance and Mitigation Admin

Federal Insurance and Mitigation Administration

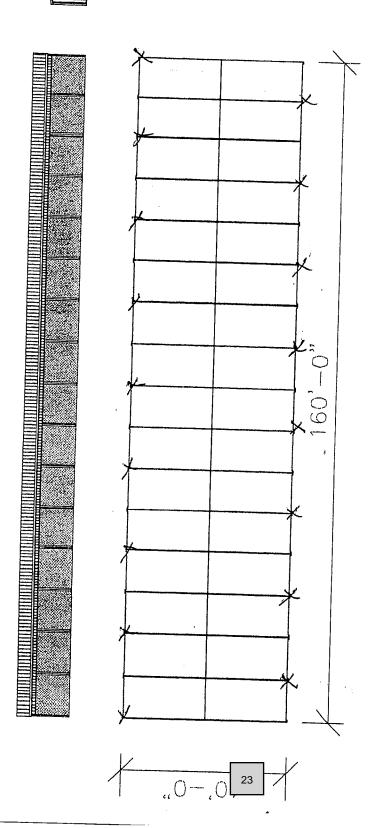
LIGHTING LOCATIONS MARKED BY "X"



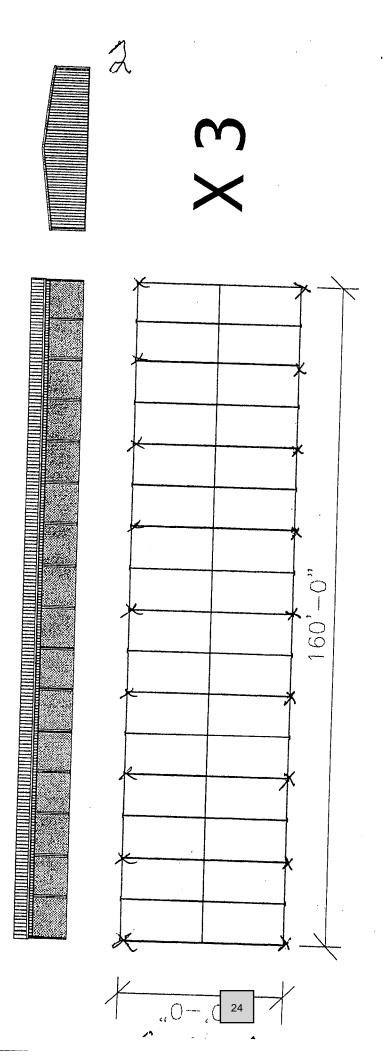
22

ONE-

Out Door Lighting

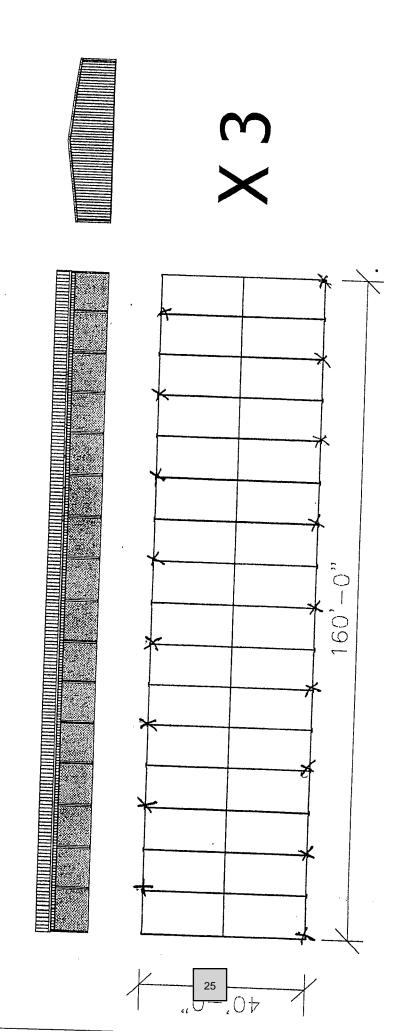


2 NE



3.

3) NE



SAFETY-QUALITY-PRODUCTION

Tomah, Wi. 54660 **GENERAL NOTES**

GENERAL REQUIREMENTS

NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE ALL MATERIALS AND WORK PERFORMED SHALL CONFORM TO THE REQUIREMENTS OF

AND AMENDMENTS ALL MATERIAL SHALL BE FURNISHED AS SHOWN HEREIN UNLESS THE OWNER OR ENGINEER OF RECORD APPROVES EQUAL ALTERNATIVES

NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ENGINEER OF RECORD. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND SHORING. OBSERVATION VISITS TO THE SITE BY THE ENGINEER OF RECORD AND/OR THE ENGINEER'S REPRESENTATIVE (S) SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OF THE CONSTRUCTION PROCEDURES

DESIGN LOADS DEAD:

= 12 PSF= 5 TOP, 5 BTM AND 2 TRUSS GROUND SNOW LOAD (Pg) IMPORTANCE FACTOR (Is) THERMAL FACTOR (Ct) EXPOSURE FACTOR (Ce) SLOPE FACTOR (Cs) SLOPED ROOF SNOW LOAD (Ps) SEE DIAGRAM BELOW DRIFT SNOW LOAD = N/A ROOF LIVE LOAD = 20 PSF (NOT REDUCIBLE)

BASIC WIND SPEED EXPOSURE CATEGOR IMPORTANCE FACTOR (Iw) TOPOGRAPHIC FACTOR (Kzt) WIND DIRECTIONALITY FACTOR (Kz) = 1.0INTERNAL PRESSURE COEFFICIENT (GCpi) = ±0.18 ENCLOSED BUILDING COMPONENT AND CLADDING DESIGN PRESSURE - SEE CHART BELOW USE GROUP SITE CLASS IMPORTANCE FACTOR

DEFLECTION AMPLIFICATION FACTOR = 4.0 LOADS TO BE APPLIED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2018 WISCONSIN COMMERCIAL BUILDING CODE

ANALYSIS PROCEDURE – MINIMUM LATERAL FORCE RESISTING SYSTEM – BEARING WALL SYSTEM 13

SPECTRA RESPONSE COEF. Sds SPECTRA RESPONSE COEF. Sd1

RESPONSE MODIFICATION COEF.
OVERSTRENGTH FACTOR

ENCLOSED, PARTIALLY ENCLOSED BUILDINGS COMPONENT & CLADDING DESIGN SUCTION (psf) h <= 60 FT. BUILDING

BUILDING INFORMATION CONSTRUCTION TYPE JSE GROUP OCCUPANCY LOAD ACTUAL BUILDING SIZE (SQ. FT.) = 9,000 W/O FRONTAGE INCREASE ALLOWABLE BUILDING SIZE (SQ. FT.) ACTUAL MAXIMUM BUILDING HEIGHT (FT) = 24.0 AT RIDGE ALLOWABLE BUILDING HEIGHT (FT) ACTUAL NUMBER OF STORIES ALLOWABLE NUMBER OF STORIES

DESIGN CRITERIA

REINFORCING STEEL SHALL BE:

NON WELDABLE FY WELDABLE MARKED AS GRADE 60W

SPRINKLER SYSTEM FIRE ALARM HEATED

MINIMUM COMPRESSIVE STRENGTH OF CONCRETE (f'c) AT 28 DAYS SHALL BE: SLAB-ON-GRADE 4000 PSI (MAX 3/4" AGGREGATE) 3500 PSI (MAX 1 1/2" AGGREGATE) FOUNDATION WALLS 4000 PSI (MAX 3/4" AGGREGATE) 5000 PSI (MAX 3/8" AGGREGATE) GROUT FOR BASE PLATES

= 60 KSI (ASTM A615, GRADE 60)

34.60 PSF

W SHAPES y = 50 KSI (ASTM A992) Fy = 46 KSI (ASTM 500, GRADE B) HSS RECT. HSS ROUND Fy = 42 KSI (ASTM 500, GRADE B)Fy = 35 KS (ASTM A53, GRADE B) PLATES AND MISC. = 36 KSI (ASTM A36) WELDING ELECTRODES E70XX (AWS D1.1-04) WOOD MEMBERS SPECIES AND GRADES ARE TO BE CALLED OUT ON PLANS AND Fb = 875 PSI Fv = 135 PSI E = 1,400,000 PSI

Fb = 1650 PSI Fv = 135 PSI E = 1,500,000 PSI SPF MSR 1650 Fb = 1,850 PSI Fv = 175 PSI SYP #1 E = 1,700,000 PSIFb = 2950 PSI Fv = 285 PSI E = 2,900,000 PSI LVL MIRROR ABOUT RIDGE FOR WORSE CASE

DESIGN METHOD

2018 WISCONSIN COMMERCIAL BUILDING CODE (IBC 2015 AMENDED) BUILDING CODE REQUIREMENT FOR STRUCTURAL CONCRETE (ACI 318-14) SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (AISC 360-10) STEEL DECK INSTITUTE (SDI), SPECIFICATIONS FOR ROOF AND FLOOR DECK, LATEST

NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS 15) NATIONAL DESIGN STANDARDS FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION (TPI 1-14) ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ICC/ANSI A117.1-09)

TYPE AT A DEPTH OF THE FOOTING ELEVATION. THE CONTRACTOR SHALL PROVIDE TEST HOLE REPORT TO THE ENGINEER OF RECORD. THE SOIL BEARING CAPACITY IS PRESUMED TO BE 2,000 PSF. SOIL TYPE IS PRESUMED TO BE SAND BUILDING PAD AREA. THE BUILDING PAD AREA IS DEFINED AS AN AREA

FOUNDATIONS SHALL NOT BE PLACED PRIOR TO CONFIRMATION OF THE SOIL

REMOVAL IS DICTATED BY THE UNSUITABLE SOILS ENCOUNTERED SUCH AS SILT, ORGANIC MATTER SUCH AS ROOTS AND VEGETATION, AND RANDOM FILL MATERIALS SUCH AS WOOD, TINS, ASPHALT, MUCK, ETC. FILL MATERIALS REQUIRED SHALL BE PLACED IN LIFTS NOT TO EXCEED 12 INCHES AND COMPACTED TO 95% MODIFIED PROCTOR (ASTM D1557, LATEST EDITION) AT OPTIMUM MOISTURE CONTENT WITHIN A DISTANCE OF 5 FEET SIX INCHES MINIMUM GRANULAR MATERIAL TO BE PLACED UNDER THE FLOOR

REMOVE UNSUITABLE MATERIAL BELOW FOUNDATION. THE DEPTH OF THE

TRANSIT MIXED CONCRETE SHALL CONFORM TO ASTM C94, SPECIFICATION FOR READY—MIXED CONCRETE

THE WATER CEMENT RATIO SHALL BE KEPT TO A MINIMUM AND CONCRETE SLUMP SHALL NOT EXCEED 4 INCHES WHEN TESTED IN ACCORDANCE WITH CONCRETE SHALL HAVE THE REQUIRED MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS WHEN TESTED ACCORDING TO ASTM C39 PORTLAND CEMENT SHALL CONFORM TO ASTM C150 - SPECIFICATION FOR FINE AND COURSE AGGREGATES SHALL CONSIST OF CLEAN HARD STRONG AND DURABLE INERT MATERIAL FREE OF INJURIOUS AMOUNTS OF DELETERIOUS SUBSTANCES AND CONFORM TO ASTM C33 - SPECIFICATION FOR CONCRETE AGGREGATES MIXING WATER SHALL BE FREE OF ANY ACID, ALKALI, OIL OR ORGANIC MATERIAL THAT MAY INTERFERE WITH THE SETTING OF THE CEMENT

ALL EXTERIOR CONCRETE SHALL BE AIR-ENTRAINED. THE ENGINEER OF RECORD SHALL APPROVE ALL ADMIXTURE REINFORCING BARS TO BE WELDED SHALL BE IDENTIFIED AS GRADE 60W WELDED WIRE FABRIC SHALL CONFORM TO THE MOST CURRENT ASTM REINFORCING SHALL HAVE THE MINIMUM COVER REQUIREMENTS AS INDICATE! IN ACI 318-14 WITH THE FOLLOWING MINIMUM VALUES:

CAST AGAINST AND PERMANENTLY EXPOSED TO FARTH = 3"

EXPOSED TO EARTH OR WEATHER: #5 AND SMALLER = 1 1/2" #6 AND LARGER = 2" ALL REINFORCING SHALL BE DETAILED, FABRICATED AND PLACED, IN ACCORDANCE WITH ACI DETAILING MANUAL, LATEST EDITION (SP-66) ALL REINFORCING SHALL BE SUPPORTED IN FORMS, SPACED WITH NECESSARY ACCESSORIES AND SHALL BE SECURELY WIRED TOGETHER IN ALL CONCRETE SHALL CURE A MINIMUM OF 7 DAYS. IF FORMS ARE REMOVED BEFORE THE END OF THE CURING PERIOD, COAT SURFACES WITH LIQUID SAW CUTTING OF CONTROL JOINTS IS TO BE PERFORMED AS SOON AS CONDITIONS PERMIT, BUT NO MORE THAN 12 HOURS AFTER THE CONCRETE

PROVIDE STANDARD HOOKED DOWELS IN WALL FOOTINGS WITH EQUAL SIZE AND SPACING AS VERTICAL WALL STEEL, UNLESS NOTED OTHERWISE ALL CONCRETE SLABS SHALL BE REINFORCED AS INDICATED ON THE DRAWINGS. FIBER REINFORCED CONCRETE MAY BE USED IN THE FLOOR SLABS IN ADDITION TO THE REQUIRED REINFORCING AT DOSAGE RATES ACCORDING TO SUPPLIERS USE NON-SHRINK, NON-METALLIC GROUT UNDER BASE PLATES DIMENSIONS OF THE FINISHED PRODUCT SHALL BE WITHIN THE LIMITS RECOMMENDED BY ACI 117 THE CONCRETE CONTRACTOR SHALL COORDINATE ALL OTHER TRADES FOR SIZE AND LOCATION OF ALL OPENINGS IN WALLS AND FLOORS. ALL OPENINGS IN STRUCTURAL CONCRETE SHALL BE DETAILED OR APPROVED BY THE ENGINEER CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL

NOTES: 1) NORMAL WEIGHT CONCRETE BAR SIZE MIN. LAP LENGTH (INCHES) 2) CLEAR COVER > BAR DIAMETER 3) MINIMUM SPACING S >= BAR DIA. 4) MINIMUM SPACING S >= 2* BAR DIA. W/O STIRRUPS 5) fc' = 3000 PSI, Fy = 60,000 PSI6) FOR TOP BARS MULTIPLY BY 1.3 7) UNCOATED REINFORCING BARS

STEEL ROOF AND WALL PANEL ROOF DECK TYPE: 29 GA. MAX-RIB

USE #12 X 1 1/2" FASTENER AT SUPPORTS FASTENERS ARE TO BE 9" O/C AT ALL SUPPORTS AND (2) FASTENERS AT 9" O/C AT PANEL ENDS

FIELD CUT ALL METAL ROOF PANEL OPENINGS SHOWN ON THE CONSTRUCTION DOCUMENTS AND REINFORCE ALL OPENINGS GREATER THAN DO NOT ATTACH OR HANG EQUIPMENT, MATERIALS, OR ANY LOADS TO METAL ROOF PANEL WALL DECK TYPE: 29 GA. MAX-RIB

USE #12 X 1 1/2" FASTENER AT SUPPORTS FASTENERS ARE TO BE 9" O/C AT ALL SUPPORTS AND (2) FASTENERS AT 9" O/C AT PANEL ENDS FIELD CUT ALL METAL WALL PANEL OPENINGS SHOWN ON THE CONSTRUCTION DOCUMENTS AND REINFORCE ALL OPENINGS GREATER THAN

DO NOT ATTACH OR HANG EQUIPMENT, MATERIALS, OR ANY LOADS TO METAL ROOF PANEL

STRUCTURAL WOOD CONSTRUCTION

9" DIAMETER WITH 2X6 SPF #2 FRAMING

STRUCTURAL WOOD SHALL BE VISUALLY GRADED IN ACCORDANCE WITH ASTM D245. WOOD SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY A RECOGNIZED INSPECTION AGENCY ALL WOOD SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 15% PRIOR TO ALL WOOD PERMANENTLY EXPOSED TO THE WEATHER, IN CONTACT WITH EXTERIOR, IN CONTACT WITH THE GROUND, SHALL HAVE A PRESERVATIVE TREATMENT EQUAL TO 0.4 P.C.F. RETENTION OF PRESSURE INJECTED CCA NO WOOD MEMBER SHALL BE CUT, NOTCHED, OR DRILLED WITHOUT SPECIFIC WRITTEN APPROVAL OF THE ENGINEER OF RECORD ALL JOISTS AND RAFTERS SHALL BE SUPPORTED BY DIRECT END BEARING ON BEAMS, PARTITIONS, OR JOIST HANGERS. ALL ROOF AND FLOOR TRUSSES MUST BE LOCATED ABOVE WALL STUDS DO NOT EMBED WOOD MEMBERS IN CONCRETE UNLESS THEY ARE TREATED PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS,

PLYWOOD SHALL BE CAPABLE OF SUPPORTING DESIGN LOADS AT REQUIRED SUPPORT SPACING AND BEAR APPROPRIATE GRADING STAMP FROM AMERICAN PLYWOOD/OSB SHEAR WALL SHALL BE FASTENED TO SUPPORTS WITH 8d NAILS SPACED AT 4" O.C. AT PANEL EDGES AND 6" O.C. AT INTERMEDIATE

SUPPORTS, UNLESS OTHERWISE NOTED

PLYWOOD/OSB DIAPHRAGM SHALL BE FASTENED TO SUPPORTS WITH 10d NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS, UNLESS OTHERWISE NOTED USE COMMON WIRE NAILS UNLESS NOTED OTHERWISE

ALL BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM A307. USE STEEL ASHERS BETWEEN HEAD OF BOLT OR LAG SCREW AND WOOD. USE STEEL ALL FASTENERS USED FOR PRESERVATIVE TREATED WOOD SHALL BE GALVANIZED OR STAINLESS STEEL ALL NAILING SHALL CONFORM TO TABLE 2304.9 OF IBC 2015, UNLESS NOTED

LAP ALL DOUBLE TOP PLATES A MINIMUM OF FOUR FEET AND FASTEN TOGETHER WITH MINIMUM (25) 16d NAILS

WOOD TRUSSES SHALL BE FABRICATED BY AN AUTHORIZED TRUSS MANUFACTURER IN ACCORDANCE WITH THE DESIGN(S) AS PREPARED BY THE

FIVE BOUND SETS OF ENGINEERING DRAWINGS, SHOWING CONFORMANCE TO THE DESIGN LOADS AND CODE DEFLECTION CRITERIA AND INDICATING MEMBER SIZES SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR DESIGN CONCEPT APPROVAL. DESIGN CALCULATIONS AND DRAWINGS ARE TO BE PREPARED BY AND BEAR THE SEAL AND SIGNATURE OF A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED DESIGN STANDARDS SHALL CONFORM TO THE APPLICABLE PREVISIONS OF THE NDS 2015 AND THE LATEST "DESIGN SPECIFICATION FOR METAL PLATE CONNECTION TO WOOD TRUSSES"

BOTTOM CHORD AND WEB BRACING REQUIREMENTS ARE TO BE DETERMINED BY THE TRUSS MANUFACTURER. BRACING TO BE INSTALLED BY THE GENERAL CONTRACTOR. CONSULT TRUSS MANUFACTURER FOR SIZE, LOCATION AND NAILING REQUIREMENTS BEFORE BIDDING AT ALL ENDS OF THE BUILDING AND AT INTERVALS ALONG THE LENGTH OF THE

BUILDING, AS DETERMINED BY THE TRUSS MANUFACTURER, 'X' BRACING SHALL BE INSTALLED ALONG LATERALLY BRACED WEBS ALL TRUSS SPANS ARE TO BE FIELD VERIFIED PRIOR TO FABRICATION OF CONTRACTOR IS RESPONSIBLE FOR ERECTION PROCEDURE OF ROOF TRUSSES.

ROOF TRUSSES TO BE ERECTED AND BRACED PER THE LATEST BCSI

ROOF FRAMING PLAN IS A SCHEMATIC ONLY, TRUSS MANUFACTURER IS TO

DF ASTM AND SHALL BE FABRICATED AND ERECTED ACCORDING TO AISC

PREPARE A TRUSS SETTING PLAN FOR CONTRACTOR'S USE IN FIELD

STRUCTURAL STEEL ALL STRUCTURAL STEEL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS

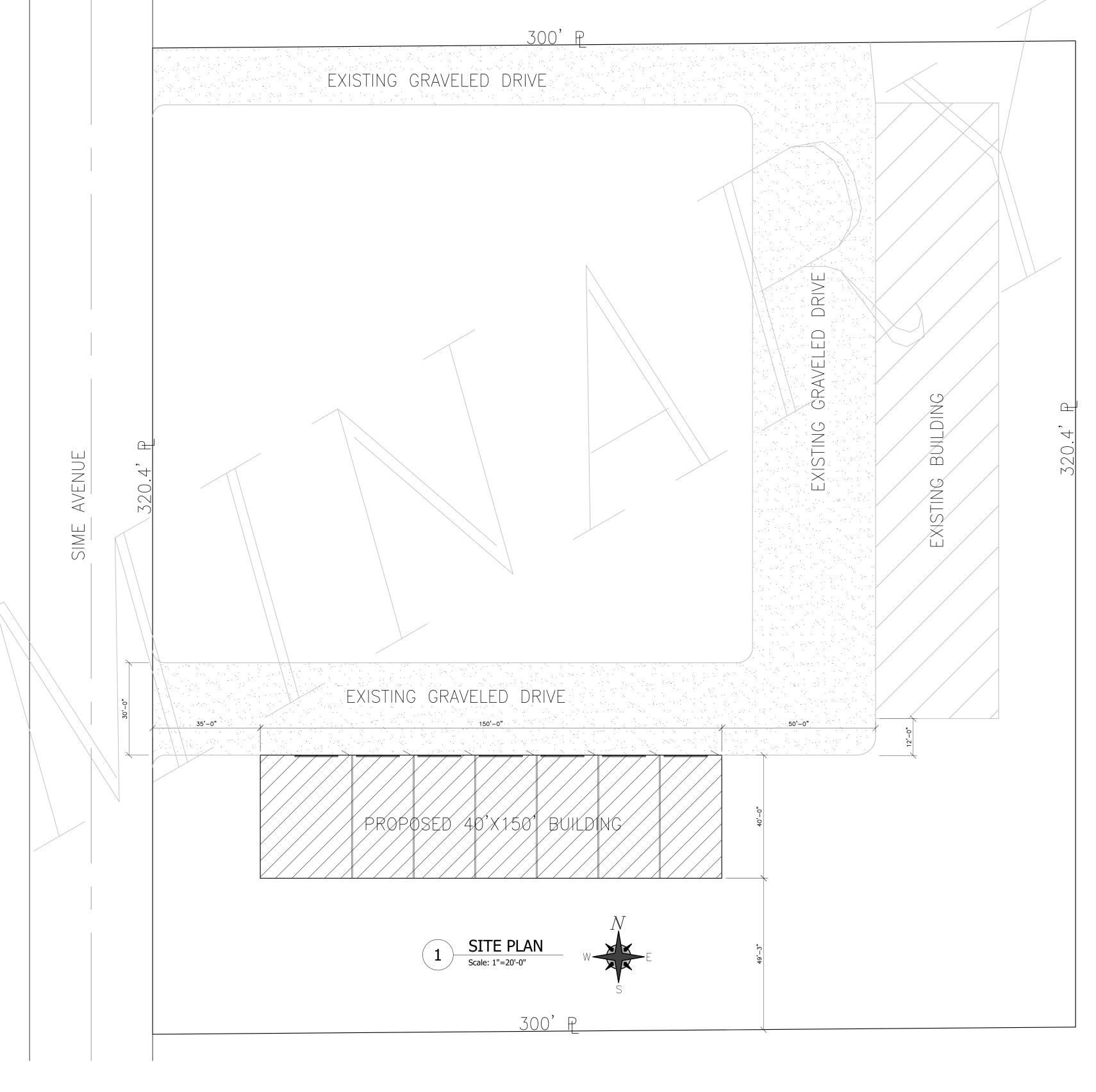
STEEL FABRICATOR/SUPPLIER SHALL DESIGN CONNECTIONS TO RESIST REACTIONS CALCULATED FROM THE UNIFORM LOAD CONSTANTS SHOWN IN THE AISC BEAM TABLES UNLESS REACTIONS ARE NOTED ON THE DRAWINGS OR SHOWN FULLY DETAILED ON THE CONSTRUCTION DOCUMENTS. CONNECTIONS SHALL BE SHOP WELDED AND FIELD BOLTED UNLESS NOTED OTHERWISE ON THE DRAWINGS. PROVIDE AN MINIMUM OF TWO (2) BOLTS FOR EACH CONNECTION AND USE MINIMUM 3/4" DIAMETER BOLTS AND 3/8" MINIMUM

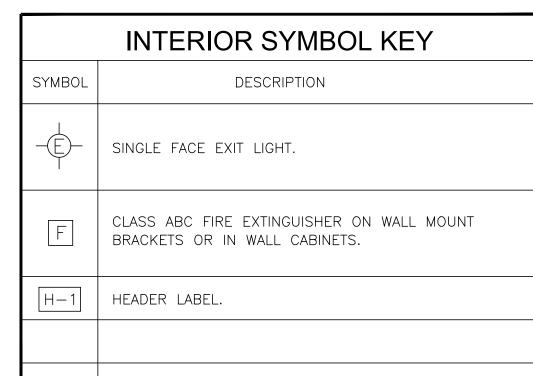
ALL SHOP AND FIELD BOLTED CONNECTIONS SHALL USE A325 BOLTS AND NUTS, UNLESS OTHERWISE NOTED. AISC INSTALLATION PROCEDURES FOR A325 BOLTS AND NUTS MUST BE FOLLOWED WELDING SHALL CONFORM TO THE LATEST EDITION OF AWS D1.1. ALL WELDING SHALL BE PERFORMED BY APPROVED CERTIFIED WELDERS THROUGH STRUCTURAL STEEL MEMBERS

FABRICATE ALL BEAMS WITH THE MILL CHAMBER UP

THE STEEL FABRICATOR SHALL SUBMIT FOUR BOUND SETS OF

ERECTION/SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR DESIGN





SHEET INDEX SHEET DESCRIPTION GENERAL NOTES, SITE PLAN ELEVATIONS FLOOR PLAN, CONCRETE PLAN SECTIONS, CONCRETE DEDAILS

ENGINEER SCOMS BRIAN J. ELEKAMP E-41476 WEST SALEM, Was.

ŒVISIONS



DRAWINGS ARE: FOR APPROVAL SIME CENTER

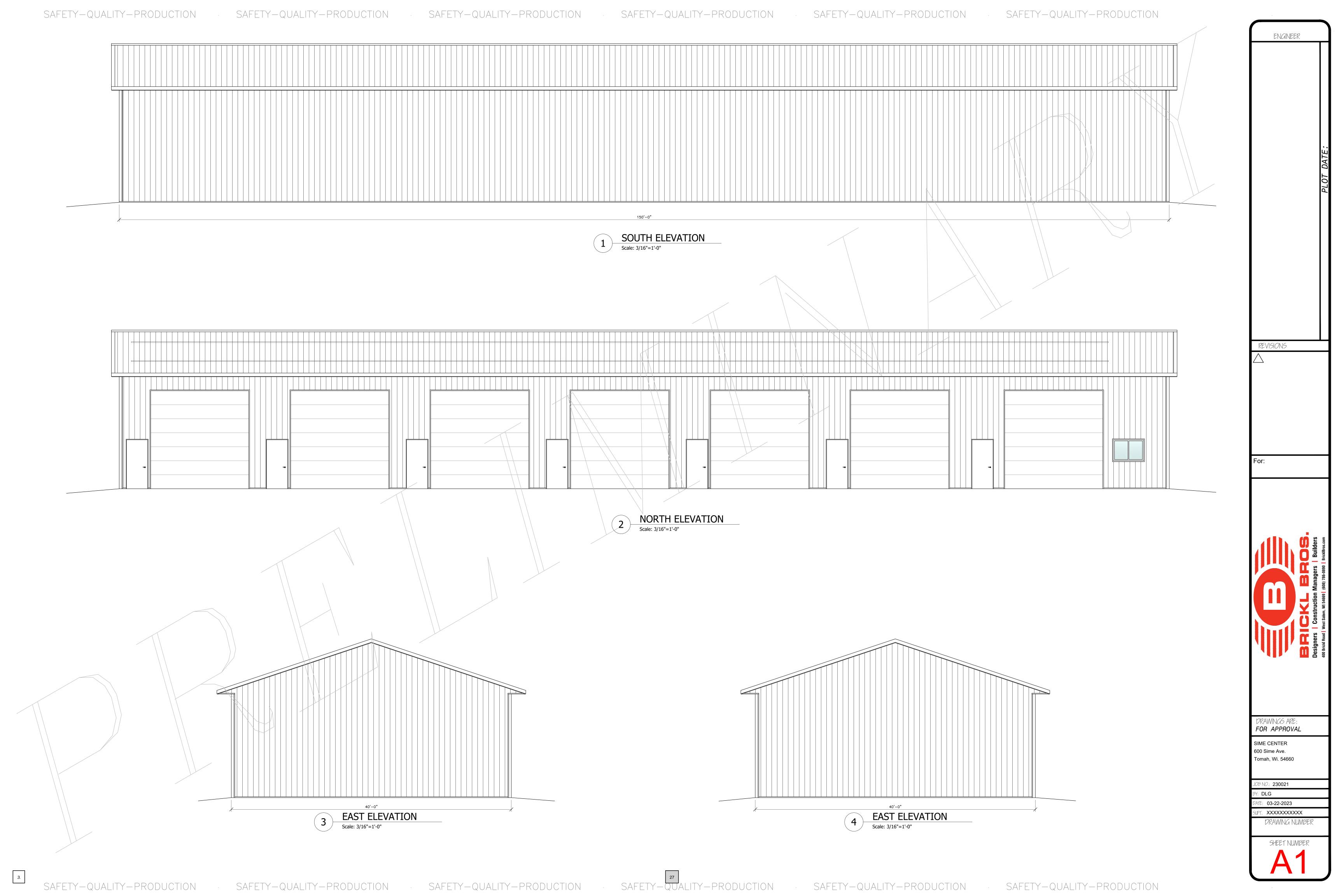
600 Sime Ave.

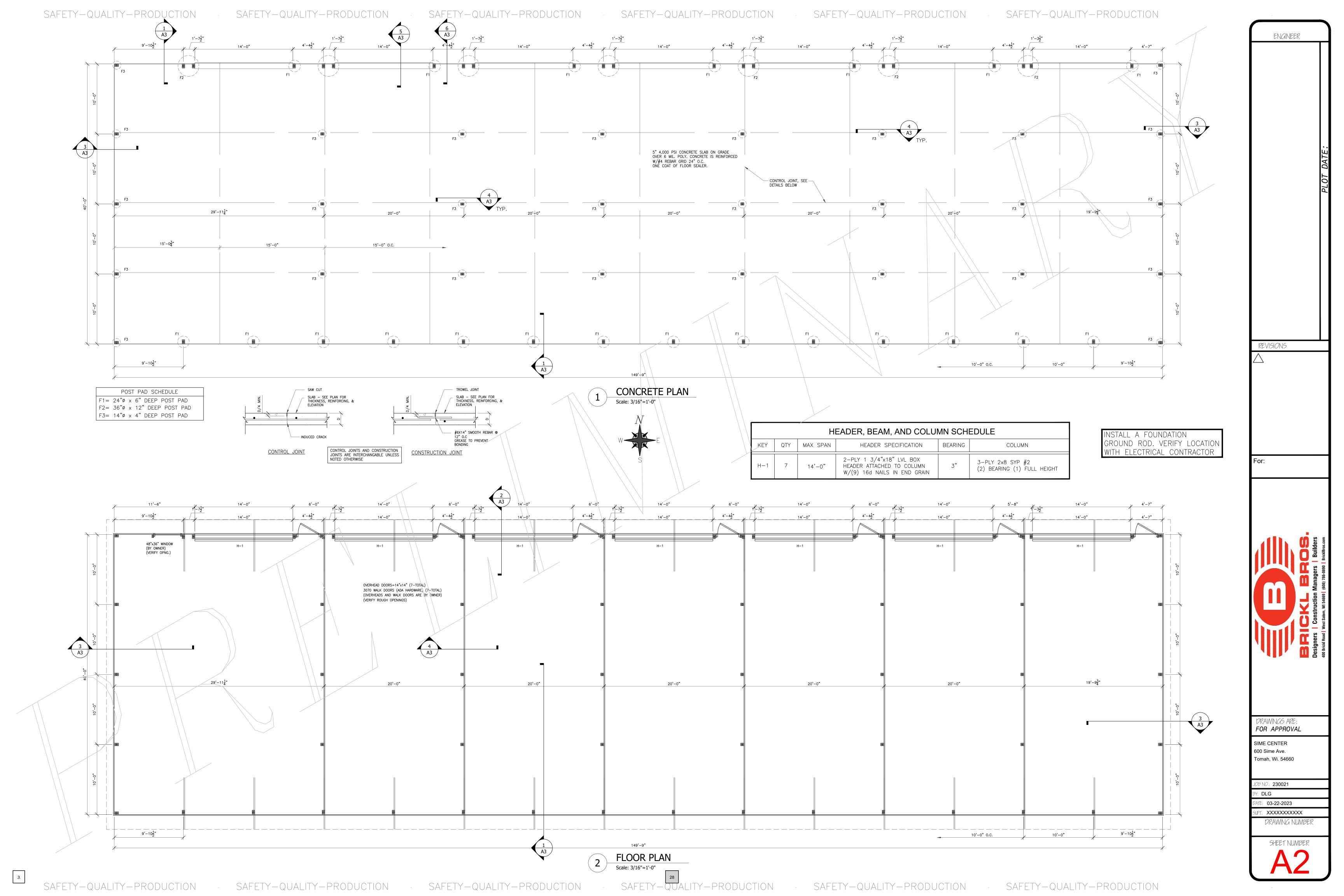
Tomah, Wi. 54660

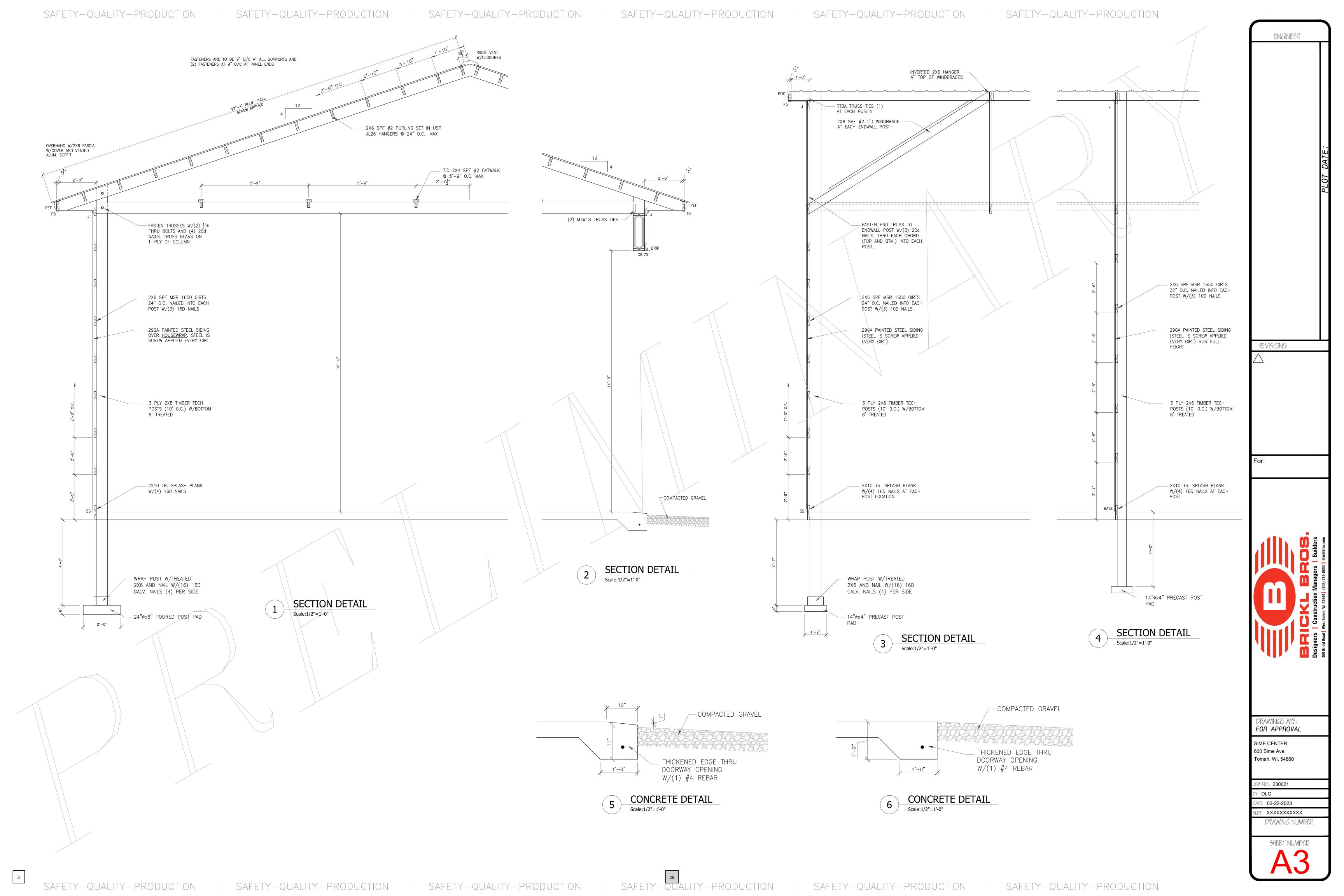
NO.: **230021** DLG 03-22-2023 XXXXXXXXXXX

DRAWING NUMBER

SHEET NUMBER







Sec. 52-116. Parking requirements.

All new nonresidential parking lots in excess of four stalls and all alterations of existing lots shall be subject to the approval of the Planning Commission. Required Request for such parking lots shall be accompanied with detailed plans on landscaping, parking layout, drainage provisions and driveway locations. In all districts and in connection with every use there shall be provided, at the time any use of building is erected, enlarged, extended or increased, off-street parking stalls for all vehicles in accordance with the following:

(1) Adequate access to a public street shall be provided for each parking space. and driveways shall be at least ten feet wide for one- and two-family dwellings and a minimum of 20 feet for all other uses. Minimum width of aisles providing access to stalls for one-way traffic shall be as follows: 11 feet for 30-degree parking; and 20 feet for 90-degree parking. Minimum width of aisles providing access to stalls for two-way traffic shall be 24 feet. No parking area of more than two spaces shall be designed as to require any vehicle to back into a public street. Driveways shall be at least ten feet wide for one- and two- family dwellings and a minimum of 20 feet for all other uses.

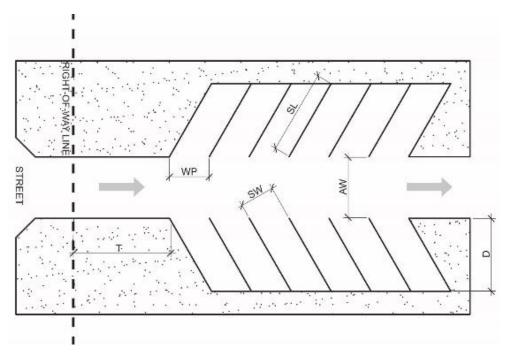
Figu	re X:	Parking	La	vout	Dimensions

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<u> </u>	Parking Angle in Degrees				
Minimum Permitted Dimensions	o°	45°	60°	75°	90°
Stall Width at Parking Angle (SW)	9'	9'	9'	9'	9'
Stall Width Parallel to Aisle (WP)	20'	12'6''	10'3"	9'3"	9'
Stall Depth to Wall (D) ¹	9'	18'	18'	18'	18'
Stall Length (SL)	18'	25'	22'	20'	18'6"
Aisle Width for 1-way traffic flow (AW)	14'	14'	16'	23'	24'
Aisle Width for 2-way traffic flow with angled parking	24'	24'	24'	24'	24'
Throat Length (right-of-way to parking angle) (T) ²			Figure X		

Notes:

¹Stall Depth (D) may be reduced by 2 feet, provided vehicle overhang is located over a landscaped area or pedestrian walk if said walk is oversized to provide a minimum of 5 feet of clear pedestrian access and a concrete curb or wheel stop is provided to protect vegetation and pedestrians.

²In no case shall the throat length be less than the required setback.



- (2) Size of each parking space shall not be less than 180 162 square feet (9 feet by 18 feet), exclusive of the space required for ingress and egress. The Zoning Administrator may authorize up to 10% of the required number of parking stalls be sized for compact cars and electric vehicles (8 feet by 16 feet).
- (3) Location shall be on the same lot as the principal use or not over 400 feet from the principal use. Cases where off-street parking facilities are permitted on land other than the same lot as the principal use, such facilities shall be in the same possession as the lot occupied by the use to which the parking facilities are accessory. Such possession shall be by deed whereby the owner of the land on which the parking facilities are to be located shall be bound by a covenant filed and recorded in the office of the county register of deeds requiring such owner, his heirs or assigns to maintain the required facilities for the duration of the use served. No parking stall or driveway, except in residential districts, shall be closer than 25 feet to a residential district lot line or a street opposite a residential district.
- (4) All off-street parking areas shall be graded and surfaced so as to be dust-free and properly drained an improved surface. Any parking area for more than five vehicles shall have the aisles and spaces clearly marked, and shall be sufficiently screened in the form of a solid fence or shrubbery to protect adjacent residential uses. Any lighting used to illuminate off-street parking areas shall be directed away from residential properties and public streets in such a way as not to create a nuisance. However, in no case shall such lighting exceed three footcandles measured at the lot line.
- (5) Curbs or barriers shall be installed so as to prevent parked vehicles from extending over any lot lines in all non-residential districts and for any residential development with five or more units.
- (6) Number of parking stalls required: The number of parking stalls required is shown in the following table. Where floor space is indicated in the table below as a basis for determining the amount of off-street parking required, it shall mean the gross floor area inside the exterior walls, unless specified otherwise with the standard.

Single-family dwellings	2 stalls for each dwelling unit and mobile home
Multifamily dwellings (senior/elderly housing)	1 stall per dwelling unit*, plus 1 stall for each
	employee on the largest work shift.
	*less resident parking may be approved based on
	demonstrated demand for the target resident
	population, down to a minimum of 0.5 stalls per unit.
Multifamily dwellings (except senior/elderly housing)	1.5 stalls for each dwelling unit
	Studio – 1 stall per dwelling unit
	1 Bedroom – 1.5 stalls per dwelling unit
	2+ Bedroom – 2 stalls per dwelling unit
Hotels, motels	1 stall for each guest room and 1 stall for every 3
	employees, plus 1 stall for each employee on the
	largest work shift
Hospitals, clubs, lodges, sororities, dormitories,	1 stall for every 2 beds and 1 stall for every 3
lodging houses and boardinghouses	employees, plus 1 stall for each employee on the
	largest work shift
Sanitariums, institutions, rest homes and nursing	1 stall for every 5 beds and 1 stall for every 3
homes	employees , plus 1 stall for each employee on the
	largest work shift
Medical and dental clinics	3 stalls for each doctor 1 stall per 300 square feet of
	floor area
Churches, theaters, auditoriums, community centers,	1 stall for every 5 seats at maximum capacity
vocational and night schools, and other public places	
of public assembly	
Colleges, secondary and elementary schools	1-stall for every 2 employees
Restaurants, bars, places of entertainment, repair	1 stall for every 140 200 sq. ft. of floor area used for
shops, <mark>retai</mark> l and service stores	customer seating, or 1 stall for every 3 seats available
—	for customers, whichever is greater
Automotive repair garages and stations	1 stall per employee on the largest work shift, plus 1
	stall for each service bay
Manufacturing and processing plants, laboratories and	1 stall for every 3 employees-1 stall for each full-time
warehouses	equivalent employee on the largest work shift, plus 1
	stall for each vehicle owned by the business and
	stored at the site
Retail and service stores, financial institutions;	1 stall for every 300 sq. ft. of floor area
business, governmental and professional offices	
Funeral homes, mortuaries and similar-type uses	1 stall for every 4 seats and 1 stall for each vehicle
	used in the business
Bowling alleys	54 stalls for each alley, plus 1 additional stall for each
	200 square feet used for retail or restaurant purposes
Day care centers and other similar facilities for	1 stall per employee on the largest work shift, plus 1
children or adults	stall per 10 students or persons licensed to attend
Commercial establishments permitted by conditional	1.5 stalls for every 2 employees
use permits in residential areas	

(7) Uses not listed. In the case of structures or uses not mentioned, the provision for a use which is similar shall apply or the Zoning Administrator may rely on standards and parking ratios that appear in the most recent edition of the Institute of Traffic Engineers Parking Generation Manual. Where floor space

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is indicated in subsection (6) of this section as a basis for determining the amount of off-street parking required, floor space or area shall mean the gross floor area inside the exterior walls.

- (8) combined uses. Combinations of any of the above uses shall provide a minimum of 80% of the sum the total of the number of stalls required for each individual use. Two or more uses may provide required off-street parking spaces in a common parking facility less than 80% of the sum of the spaces required for each use individually, provided such uses are not operated during the same hours. The following conditions must be met for any joint use:
 - a. The proposed joint parking space is within 400 feet of the use it will serve.
 - b. The applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.
 - c. A properly drawn legal instrument approved by the common council, executed by the parties concerned, for joint use of off-street parking facilities shall be filed with the city clerk. Said instrument may be a three-party agreement, including the city and all private parties involved. Such instrument shall first be approved by the city attorney.
 - (9) In addition to any other requirements relating to parking spaces contained in the Code, the provisions contained in Wis. Stats. §§101.13, 346.503 and 346.56, and any Wisconsin Administrative Code sections adopted pursuant thereto, are adopted by reference and made applicable to all parking facilities whenever constructed
- (10) Changes in buildings or use. Whenever a building or use is changed, structurally altered or enlarged to create a need for an increase of 25 percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change. Whenever a building or use is enlarged or changed to create a need for an increase to the extent of 50 percent or more in the floor area or required parking spaces, said building or use shall then comply with the parking requirements set forth in the district in which it is located.
- (11) Parking lots not on the same parcel or lot as principal use or parking lots which require the moving or demolition of structures. In addition to meeting the other requirements set forth in this section, parking lots in all zoning districts except the light industrial and heavy industrial districts for the parking of motor vehicles which are not on the same original parcel or original lot, whether on record or not, as that of the principal use, or which necessitate the moving or demolition of any structure or building, shall require the granting of a conditional use permit by the common council. The application for such conditional use permit shall state the location, current use of the property, whether any structures or buildings will be demolished and the type of such structures or buildings, the size of the parking lot, the purpose of the parking lot, and such other information as may be required by the planning commission. In determining whether to grant such conditional use permit, the planning commission shall consider any decrease in neighborhood values by permitting such use, any landscaping, drainage, or site plans of such proposed parking lot and the characteristics of the surrounding neighborhood. An opaque privacy fence of a minimum of five feet and no more than eight feet in height may be required in residential zoned districts if requested by an abutting residential property owner. Such fence shall comply with section 52-209 for fence installation and shall run from the front set back line to the rear property line. All abutting residential property owners shall be notified of this privacy fence provision in the notice from the city clerk's office.
- (12) Downtown parking minimum reduction. The plan commission may reduce the number of required minimum parking stalls for new construction, and expanding portions of, commercial uses on a case-by-case basis within the downtown study area, as identified in the downtown master plan. The plan commission will consider the current availability of on-street parking and municipal parking lots in the vicinity of the development site, and the proposed intensity and uses of the development. The

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conditions of approval of this parking reduction shall be incorporated into a site plan or site plan revisions submitted to the city for approval.

(13) Exceptions.

- a. The Planning Commission may authorize exceptions to the parking standards or other requirements of this section where the applicant can demonstrate that the proposed use will generate less parking demand than the parking standard requirements, or where an exception from the requirements would result in a site plan and development that would benefit the City and be consistent with the intent of this section. An applicant requesting an exception to the parking requirements shall be required to demonstrate and document the projected parking demand based on an analysis of similar or comparable uses;
- b. The Planning Commission may require additional parking stalls where it is determined that the proposed use is likely to generate a demand for more parking stalls than this chapter would require;
- c. The Planning Commission may also require less parking where it is determined that the number of stalls required by this section will exceed the demand;
- d. In granting exceptions to the parking standards, the Planning Commission may grant conditional exceptions, subject to future review and reconsideration.

(Code 1993, § 17.42; Ord. No. 2007-09-08-C, § 8, 9-10-2007; Ord. No. 2017-09-14-D, § 1, 9-12-2017)