



AGENDA FOR PLANNING COMMISSION

MEETING NOTICE

A Planning Commission meeting will be held on **Thursday, October 27, 2022 at 5:30 PM** 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

APPROVAL OF MEETING MINUTES

- A. [September and Special October Meeting Minutes](#)

DISCUSSION ITEMS

1. [Conditional Use Permit: 603 1/2 Superior](#)
2. [Site Plan Review: 201 Sime](#)
3. [Site Plan Review: 202 E Washington](#)
4. [Discussion and recommendation to form a Comprehensive Plan Adhoc Committee for the purpose of working on the City of Tomah Comprehensive Plan Update](#)
5. [Discussion and recommendation for appointment of members for the Comprehensive Plan Update Adhoc Committee](#)
6. Discussion on Outdoor Facilities
7. November Meeting Date: 11/28/2022

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.

MINUTES FOR PLANNING COMMISSION

A Planning Commission was held on **Thursday, September 22, 2022 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.

ROLL CALL

Present: Bryan Meyer, John Glynn, Brian Rice, Eric Prise and Tina Thompson.

Absent: Mike Murray and Adam Gigous.

APPROVAL OF MEETING MINUTES

Motion made by Prise, second by Glynn to approve previous months minutes. All ayes. Motion carried.

DISCUSSION ITEMS

- A. Adoption of Amendment for Public Participation Plan
Moved to later meeting date
- B. Site Plan Review: 201 Sime
Site plan for 201 Sime is to add a mini storage building on the property. Site plan meets all requirements for M-2 General Industrial District and permitted uses. Motion made by Thompson, second by Prise to approve site plan. All Ayes. Motion carried.
- C. Site Plan Review: 2015 N Superior
Site plan for 2015 N Superior is to build a new McDonalds on the property. Site plan meets all requirements for B-2 Highway Business District and permitted uses. Motion made by Prise, second by Glynn to approve site plan. All Ayes. Motion carried.
- D. Site Plan Review: 1100 E McCoy
Site plan for 1100 E McCoy is to add mini storage buildings on the property. Site plan meets all requirements for B - Business District and permitted uses. Motion made by Prise, second by Rice to approve site plan. All Ayes. Motion carried.
- E. Economic Development Fund Ordinance Amendment
Ordinance amendment will go to LRPC prior to Council for approval. If changes are made to amendment it will come back to Plan Commission for approval again. Motion made by Glynn, second by Thompson to approve ordinance amendment.
- F. Formula for House Move Bond
Latest house move bond cost the owner 1% of the cost of the structure. Shane will check with City attorney on their recommendation and Casey will check with surrounding municipalities.

CERTIFIED SURVEY MAP

Review/Approval of, Certified Survey Map (CSM) for Schafer Properties Partners LLC, Description: A parcel of land located in Vol. 2 Certified Survey maps, page 221, Doc. No. 321788 and Vol. 3 Certified Survey Maps, Page 338, Document No. 345422, being part of Outlot 247, Assessor's Plat, located in the NE1/4-NE1/4, Section 9, T17N-R1W, City of Tomah, Monroe County, Wisconsin.

Meyer looked of the CSM prior to the meeting. The CSM needed some minor changes. Changes have been made to the final copy. Meyer recommends approval of CSM. Motion made by Prise, second by Glynn to approve CSM listed above. All Ayes. Motion carried.

FUTURE MEETING DATES: October 27, 2022 and November 28, 2022

ADJOURNMENT: Motion made by Thompson, second by Rice to adjourn at 6:13PM. All ayes.

MINUTES FOR SPECIAL PLANNING COMMISSION

A SPECIAL Planning Commission was held on **Wednesday, October 12, 2022 at 2:00 PM** in the VIA TELECONFERENCE and Public Works Conference Room.

Bryan Meyer called the meeting to order at 2:00 PM

ROLL CALL

Present: Bryan Meyer, John Glynn, Brian Rice, Eric Prise and Tina Thompson.

Absent: Mike Murray and Adam Gigous.

DISCUSSION ITEM

- A. Review, discussion, and recommendation of the 2022 City of Tomah Comprehensive Plan Amendments (Resolution X)

Shane gave a brief background on the Resolution. The Resolution would allow the City of Tomah to move forward with the next step of rezoning the property.

Motion made by Glynn, second by Prise to approve the Resolution with the change of 10/12/2022 as the date on the Resolution. All ayes. Motion carried.

ADJOURNMENT

Motion made by Meyer, second by Thompson to adjourn at 2:03 PM.

STAFF COMMITTEE PREPARATION REPORT
October 27th, 2022

Agenda Item: Request from Joseph Roraff (WISCO Property Group LLC) to obtain a Conditional Use Permit to convert a commercial occupancy into a residential occupancy.

Summary and background information: Applicant wishes to convert a commercial occupancy into a residential occupancy. The current use of the property is one commercial occupancy and one residential occupancy. The conversion would create a duplex (two family) occupancy with no commercial occupancy. R-1, R-2 and R-3 dwellings are a listed conditional use in the B-Business District.

Sec. 52-35. - Business districts.

(a) *B business district.*

(1) *Established.* The B business district is established to delineate areas, both developed and undeveloped, where retail and limited wholesale trade establishments may exist. No use permitted in this district shall be dangerous, offensive or detrimental to the neighboring areas or residents by reason of the emission of dust, gas, smoke, noise, fumes, odors, vibrations, etc.

(4) *Conditional uses.* Governmental and cultural uses, transportation uses, drive-in theaters, drive-in restaurants, motels, funeral homes, drive-in banks, vehicle repair and sales, maintenance garages, recreational uses, recycling areas (not to include salvage yards or can crushing) provided the same are more than 500 feet from a residential area and enclosed by fences as directed by the planning commission, and R-1, R-2 and R-3 dwellings.

Recommendation: Based on review of the application I recommend approval of the Conditional Use Permit with any conditions set forth by the Plan Commission.

Shane Rolff

Zoning Administrator

10/3/22

Date

City of Tomah
CONDITIONAL USE APPLICATION

(608)385-6558

APPLICANT

Applicant Name: Joseph Roroff, member
Wisico Property Group, LLC

Address of Conditional Use Request: 603 1/2 Superior Ave Tomah, WI

Owner of Site: Wisico Property Group, LLC

DESCRIPTION OF THE SUBJECT SITE

(1) Legal Description: _____

(2) Present Zoning Classification: Commercial

(3) Description of Existing Use Including Structures if any: _____


(4) Describe Reason for Requesting a Conditional Use Permit: To change the commercial zoning to residential zoning. so it can be used to rent to individuals as a 1 bed apartment.

ATTACHMENTS

- (1) Plat Plan Drawn to Scale
- (2) Names and Addresses of All Owners of Properties within 200 Feet of subject property. (City shall provide)
- (3) Fee Receipt in the Amount of \$125.00 from the City Treasurer

CERTIFICATION

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

 PO Box 842 Onalaska, WI 54650 9/28/22
8420
Applicant Signature Address of Applicant Date

City of Tomah – Planning/Zoning/Inspection Dept.
819 Superior Ave., Tomah WI 54660

Memo

TO:

Owner Name	Owner Address	Owner City	Owner State	Owner Zip
BYZANTINE OF WISCONSIN, L.P.	PO BOX 1567	BEAVER FALLS	PA	15010
PAUL FREY	24304 FLINT AVE	TOMAH	WI	54660
ST. PAUL'S EVANGELICAL LUTHERAN CHURCH	525 SUPERIOR AVE	TOMAH	WI	54660
GEORGETTE C MARTIN	621 SUPERIOR AVE	TOMAH	WI	54660
HJS RENTALS LLC	18969 INNSWOOD RD	NORWALK	WI	54648
ELDRIDGE PROPERTIES II LLC	507 JOHN ST	NECEDAH	WI	54646
WISCO PROPERTY GROUP LLC	PO BOX 842	ONALASKA	WI	54650
FREDERIC E. LENZ	110 W BROWNELL ST	TOMAH	WI	54660
STANLEY A MACFARLANE	116 W BROWNELL ST	TOMAH	WI	54660
JAMIE NUSBAUM	122 W BROWNELL ST	TOMAH	WI	54660
TARA A SIVERTSEN	606 MCLEAN AVE	TOMAH	WI	54660
HOWARD J. SANDERS	608 MC LEAN AVE	TOMAH	WI	54660
ROBERT A. SPARKS	121 W SARATOGA ST	TOMAH	WI	54660
NANCY DE SANTIS	115 W SARATOGA ST	TOMAH	WI	54660

From: Shane Rolff – City of Tomah – Planning/Zoning Dept.

CC: Joseph Roraff

Date: 10/3/2022

Re: Notice to Property Owners within 200 feet of conditional use permit request for:

Notice

CONDITIONAL USE PERMIT

Notice is hereby given pursuant to City Ordinance, Section 52-152, at the City of Tomah Planning Commission meeting on October 27, 2022, at 5:30 P.M., via zoom.com, meeting ID: 270 860 8080, Passcode 206751 a Public Hearing will be held to consider the Conditional Use Permit application of Joseph Roraff, to convert a commercial occupancy into a residential occupancy at 603 ½ Superior Ave.

Parcel #: 286-01151-0000, HOLLISTER'S 2ND ADDITION LOT 6, BLK 2, EXC THE W 50'

You as a Property Owner within 200 feet of this conditional use permit request are given the opportunity to provide your input/feedback related to this request. If you have any questions or require additional information please call Shane Rolff at (608) 374-7429, e-mail srolff@tomahonline.com.

UNHEATED MINI-STORAGE BUILDING #2

201 SIME AVENUE TOMAH, WISCONSIN

OUTLINE SPECIFICATION

GENERAL CONDITIONS

THIS PLAN AND SPECIFICATION ARE INTENDED TO GIVE A DESCRIPTION OF THE WORK. HOWEVER, THE ALL CONTRACTORS SHALL VISIT THE SITE TO VERIFY EXISTING CONDITIONS AND ACCESS TO THE WORK AREA. THERE SHALL BE NO DEVIATIONS FROM THE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE CONTRACTOR IS TO CLARIFY ANY DISCREPANCIES WITH THE OWNER PRIOR TO BEGINNING WORK.

THE CONTRACTOR SHALL FURNISH ALL LABOR MATERIAL (INCLUDING TAXES) AND EQUIPMENT AS NECESSARY TO COMPLETE THE WORK. THE BUILDING PERMIT SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR. ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS, INCLUDING THE REQUIREMENTS ANSI A117.1-2009 ARE HEREBY MADE A PART OF THESE SPECIFICATIONS AND SHALL BE COMPLIED WITH RELATIVE TO WORK UNDER THIS CONTRACT.

THE CONTRACTOR AND/OR OWNER SHALL PROVIDE MARKED ACCESSIBLE PARKING STALLS NO LESS THAN 8' WIDE (FOR CAR) AND 11' WIDE (FOR VAN) X 20' LONG WITH 5' WIDE MINIMUM ACCESS AISLES ON BOTH SIDES. SPACES SHALL BE MARKED WITH PAVEMENT MARKINGS AND A SIGN COMPLYING WITH ANSI A117.1-2009 SECTION 703.6.3.1. ACCESSIBLE ROUTE FROM THE MARKED STALL TO THE PRIMARY BUILDING ENTRANCE SHALL BE OF THE SHORTEST PRACTICAL ROUTE AND HAVE A SLOPE NO GREATER THAN 1:48. PROVIDE ACCESSIBLE STALLS AT A RATIO OF ONE STALL PER 25 STALLS. SEE IBC2015 CHAPTER 11 AND ANSI A117.1-2009 FOR COMPLETE INFORMATION.

CONTACT "DIGGER'S HOTLINE" PRIOR TO ANY EXCAVATION WORK.

REFERENCE TO MATERIALS OR SYSTEMS HEREIN BY NAME MAKE OR CATALOG NUMBER IS INTENDED TO ESTABLISH A STANDARD OF QUALITY AND STYLE, AND NOT TO LIMIT COMPETITION AND THE WORDS "OR APPROVED EQUIVALENT" ARE IMPLIED FOLLOWING EACH BRAND NAME, "OR APPROVED EQUIVALENT" MATERIALS SHALL BE APPROVED BY THE OWNER/DESIGNER PRIOR TO ACCEPTANCE FOR USE.

SHOP DRAWINGS FOR ALL STRUCTURAL ITEMS SHALL BE SUBMITTED TO THE DESIGNER FOR APPROVAL. SHOP DRAWINGS AND SAMPLES FOR FINISHES AND NON-STRUCTURAL ITEMS ARE TO BE SUBMITTED TO THE OWNER/DESIGNER FOR APPROVAL PRIOR TO INSTALLATION. ALL SHOP DRAWINGS SHALL BE REVIEWED AND STAMPED BY THE CONTRACTOR PRIOR TO SUBMITTING FOR APPROVAL.

DESIGN LIVE LOADS:

GROUND SNOW LOAD	40 PSF
WIND LOAD	105 MPH
MAIN FLOOR LIVE LOAD	250 PSF

SITE WORK / EXCAVATION

WORK TO PREPARE ADJACENT AREAS FOR NEW CONCRETE APRONS AND FLOORS. NO TOPSOIL IS TO BE LEFT UNDER PAVED AREAS, BUILDING AREAS, OR FUTURE BUILDING AREAS. TOPSOIL IS THE PROPERTY OF THE OWNER; THE DISPOSAL OF SURPLUS IS TO BE DETERMINED BY THE OWNER. ANY OTHER UNSUITABLE MATERIAL WILL BE TRUCKED OFF THE SITE TO A SUITABLE DISPOSAL AREA.

PROVIDE EXCAVATION AND TRENCHING AS REQUIRED FOR FOUNDATION WORK AS SHOWN ON THE PLANS. ANY REQUIRED CUTS OR SUBSOIL EXCAVATION WILL BE ACCOMPLISHED TO MAINTAIN FINISH ELEVATIONS SHOWN. IMPORTED FILL TO BE PLACED IN 8" LIFTS COMPACTED TO 95% PROCTOR. PROVIDE LAST LIFT OF GRANULAR MATERIAL FOR THE INTERIOR FLOOR.

FOUNDATION TRENCH OR PIPING TRENCH BACKFILL INSIDE OF BUILDING OR UNDER DRIVE AND WALK AREAS IS TO BE GRANULAR MATERIAL. INCLUDE ALL ROUGH GRADING OF SITE. ADJACENT PUBLIC ROAD SURFACES ARE TO BE KEPT FREE FROM TRACKED MUD AND DIRT.

CONCRETE

DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE CONCRETE WORK SHALL CONFORM TO ACI 318 AND CRSI STANDARDS.

DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94.

- STRENGTH TO BE MINIMUM 3,500 PSI AT 28 DAYS FOR FOOTINGS AND WALLS.
- STRENGTH TO BE MINIMUM 4,000 PSI AT 28 DAYS FOR GRADE BEAM SLABS.
- STRENGTH TO BE MINIMUM 4,000 PSI AT 28 DAYS FOR COLUMNS, BEAMS AND STRUCTURAL SLABS.
- SLUMP SHALL NOT EXCEED 4 INCHES
- ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED WITH 4-7% AIR CONTENT. NO ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF THE DESIGNER.
- MAXIMUM AGGREGATE SIZE FOR FOOTING TO BE 1 1/2"
- MAXIMUM AGGREGATE SIZE FOR ALL OTHER WORK TO BE 3/4".

ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1 1/2" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #1 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. IF USED, ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENT OF ASTM A185, AND SHALL BE PLACED IN LOWER THIRD OF SLAB UNLESS INDICATED OTHERWISE.

SAWCUT CONTROL JOINTS AS SOON AS PRACTICABLE. LOCATE SAWCUTS NO MORE THAN 30 TIMES THE SLAB THICKNESS ON CENTER, WITH 15' AS A MAXIMUM. SAWCUT SLAB TO 1/4 OF THICKNESS UNLESS EMBEDDED ITEMS PRECLUDE SUCH DEPTH.

LUMBER

ROUGH LUMBER SHALL BE GRADED AND STAMPED WITH STRUCTURAL DESIGN VALUES. ALL OTHER LUMBER SPF CONSTRUCTION GRADE OR BETTER. MULTI-PLY LOAD-BEARING COLUMNS BY 'TIMBERTECH'. ALL WOOD BASE PLATES IN CONTACT WITH CONCRETE, MASONRY, GROUND OR EXPOSED TO THE WEATHER TO BE P.P.T. LUMBER (NON-ARSENIC).

CONFORM TO FASTENING SCHEDULE 2304.10.1 IN IBC 2015. FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. FASTENERS OTHER THAN NAILS, TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B695, CLASS 55 MINIMUM.

ENGINEERED WOOD TRUSSES

PROVIDE WOOD TRUSSES DESIGNED BY WISCONSIN LICENSED ENGINEER. INCLUDE STAMPED AND SEALED DRAWINGS LISTING ALL LOADINGS, AND TEMPORARY AND PERMANENT BRACING. IBC2015 SECTION 2302.4.1.2-THE BRACING OF WOOD TRUSSES SHALL COMPLY TO THEIR APPROPRIATE ENGINEERED DESIGN. IBC2015 SECTION 2303.4.6 - IN ADDITION TO IBC SECTIONS 2303.4.1 AND 2303.4.5, THE DESIGN, MANUFACTURE AND QUALITY ASSURANCE OF METAL-PLATE-CONNECTED WOOD TRUSSES SHALL BE IN ACCORDANCE WITH TPI-1.

SIDING

PROVIDE PRE-FINISHED RIBBED METAL PANEL AS SPECIFIED IN CONTRACT WITH OWNER. PROVIDE ALL APPROPRIATE TRIMS AND ACCESSORIES.

ROOFING

PROVIDE PRE-FINISHED RIBBED METAL PANEL AS SPECIFIED IN CONTRACT WITH OWNER. PROVIDE ALL APPROPRIATE TRIMS AND ACCESSORIES. APPLY COMPATIBLE FLASHING AT CURBS, VENTS, PIPES, AND DRAINS, ETC., AS PER MANUFACTURER. DO NOT USE ASPHALTIC COMPOUNDS.

SEALANTS

CAULK AROUND ALL DOORS, VENT OPENINGS, WHERE DIFFERENT MATERIALS MEET, ROOF OPENINGS, EAVES, SOFFITS, JOINTS, AROUND PLUMBING FIXTURES, COUNTERTOPS, DOORFRAMES, ETC. AND AS REQUIRED FOR A WATERTIGHT CONNECTION. PROVIDE CAULK PER MANUFACTURERS RECOMMENDATIONS. CAULK TO BE INSTALLED AFTER FINISH IS APPLIED TO SURFACES PER MANUFACTURER.

SWING DOORS AND FRAMES (IF SHOWN)

FURNISH AND INSTALL ALL DOOR ASSEMBLIES AS INDICATED ON THE PLANS ALONG WITH ALL HARDWARE INDICATED AND THAT MAY BE REQUIRED FOR A COMPLETE JOB. ALL DOORS SHALL OPERATE SMOOTHLY WITHOUT BINDING, AND BE INSTALLED PLUMB AND TRUE. ALL HARDWARE SHALL FIT PROPERLY AND BE ADJUSTED AS REQUIRED.

FINISH HARDWARE

ALL FINISH HARDWARE SHALL BE AS REQUIRED TO MEET REQUIREMENTS OF ANSI A117.1-2009.

UPWARD ACTING DOORS

PROVIDE COMMERCIAL TYPE SECTIONAL UPWARD-ACTING DOORS WITH ALL ATTACHMENTS, FITTINGS AND TRIM; MANUAL OPERATION. SUPPLY WITH SLIDE LOCK FOR PADLOCK BY OTHERS.

FLOOR FINISHES

EXPOSED CONCRETE FLOOR.

PAINTING

MOST FINISH MATERIALS ARE FACTORY FINISHED; TOUCH-UP AS NECESSARY. PRIME AND PAINT DOORS IF NOT FACTORY PRE-FINISHED.

FIRE EXTINGUISHERS

FURNISH AND INSTALL EXTINGUISHERS PER N.F.P.A. MOUNT FIRE EXTINGUISHER NO HIGHER THAN 48" ABOVE FINISH FLOORS UNLESS LOCAL REGULATIONS REQUIRE DIFFERENT HEIGHT. ALL FIRE EXTINGUISHERS AND CABINETS TO MEET THE REQUIREMENTS OF ANSI A117.1-2009.

PLUMBING WORK

NONE REQUIRED.

HEATING AND VENTILATION WORK

NONE REQUIRED.

ELECTRICAL WORK

MINOR ELECTRICAL FOR SECURITY LIGHTING. THE ELECTRICAL WORK IS NOT A PART OF THIS PLAN SET.

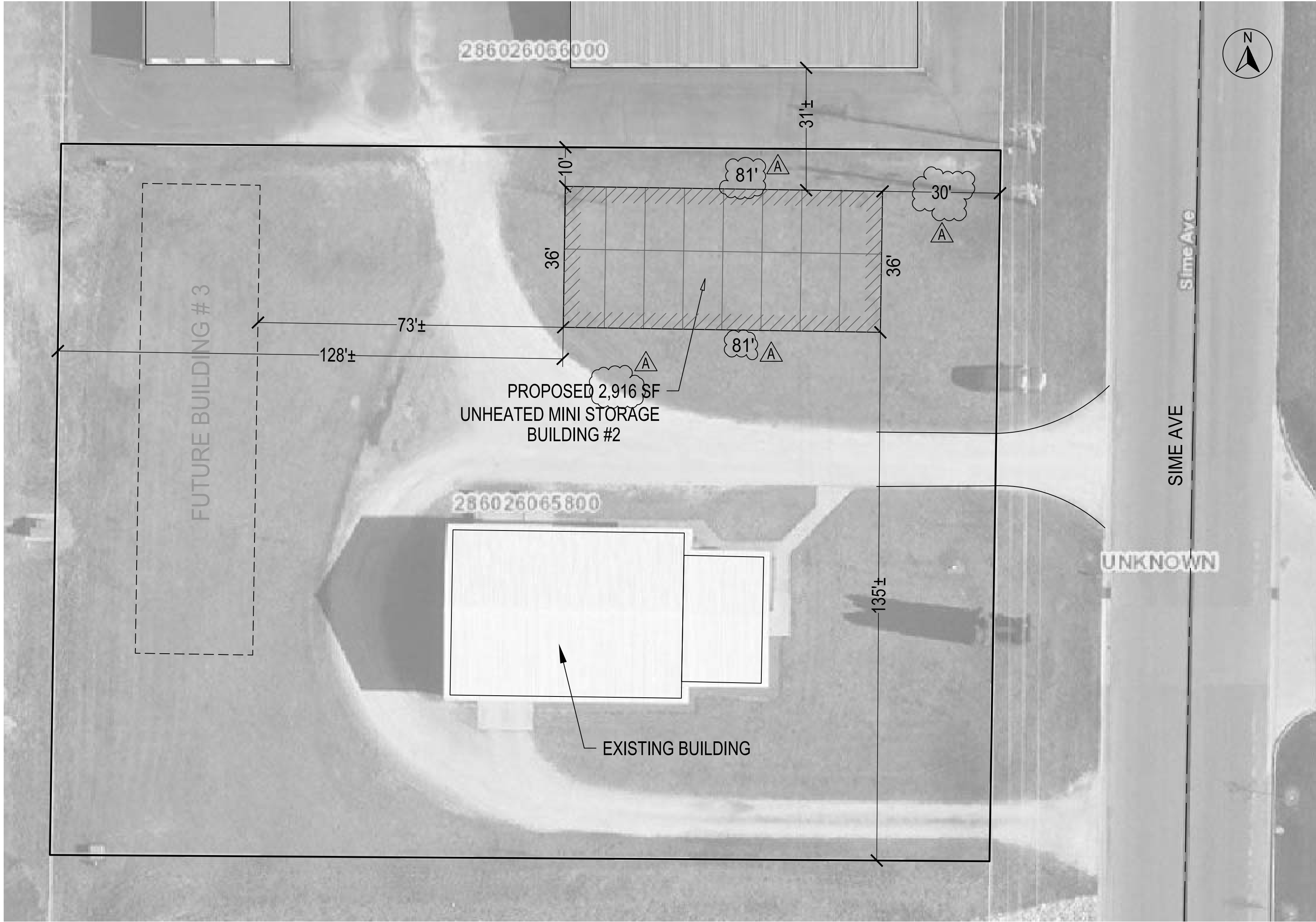
PROJECT DATA	
PROJECT	UNHEATED MINI-STORAGE BUILDING #2
OWNER	CITYSIDE PROPERTIES, LLC PO BOX 601 TOMAH, WI 54660
LOCATION	201 SIME AVENUE TOMAH, WI 54660 MONROE COUNTY
A.H.J.	CITY OF TOMAH MONROE COUNTY STATE OF WISCONSIN
PREVIOUS TRANS ID	NONE
CONTRACTOR	R.A. PINNO & SONS CONSTRUCTION, INC. W8856 COUNTY ROAD T ROSENDALE, WISCONSIN 54974
ZONING	-
GOVERNING CODE	IBC 2015
RISK CATEGORY	I MINDR STORAGE FACILITIES
CONSTRUCTION CLASS	VB NON-SPRINKLERED
USE AND OCCUPANCY	S-I MODERATE HAZARD STORAGE
OCCUPANTS	UNOCCUPIED
EXISTING AREA	0 SF
NEW AREA	2,916 SF
TOTAL AREA	2,916 SF X 12,000 SF PER IBC2015 SEC 903.2.9 (4) 2,916 SF X 9,000 SF PER TABLE IBC 2015 SEC 506.2
PROPERTY AREA	1.0 ACRES (LESS THAN 1 ACRE DISTURBED FOR THIS BUILDING)
FLOOR LOADING	250 PSF (SLAB ON GRADE)
WIND	LOAD EXPOSURE IMP. GUST TYPE
	105 MPH C 1.00 1.02 ENCLOSED
SNOW	LOAD IMP. SLOPE EXP. THERMAL
	40 PSF GROUND 0.8 0.9 29.5 PSF ROOF 1.0 1.20
SEISMIC	CATEGORY USE IMP.
	A I 1.00
SOILS	BEARING CAPACITY TYPE
	3000 PSF PRESUMED D

PAGE INDEX	
△ TITLE	TITLE SHEET WITH PROJECT DATA AND SPECIFICATIONS
△ C1	SITE OVERVIEW
△ 1	ELEVATIONS AND FLOOR PLAN
△ 2	FRAMING & FOUNDATION PLAN
3	SECTIONS AND DETAILS
4	FRAMEOUT DETAILS

DRAWING NO.	22-151
DRAWN BY:	KIMMEL
ISSUE DATE:	06/13/2022
REVISIONS:	△ 10/10/2022
PAGE:	TITLE



PINNO BUILDINGS
 Quality Post Frame Buildings
 W8856 COUNTY ROAD T
 ROSENDALE, WI 54974
 JOB NO. 2022-013
 OWNER: Cityside Properties LLC
 201 Sime Ave
 Tomah, WI 54660
 Monroe County
 BUILDING: UNHEATED MINI-STORAGE BUILDING #2
 36' x 81' x 9'-6" eave ht.
 -COPYRIGHT NOTICE-
 UNAUTHORIZED COPYING OF
 OR BUILDING FROM PLANS IS
 VIOLATION OF U.S. COPYRIGHT LAWS
 CONSTITUTING CRIMINAL THEFT
 DRAWING NO. 22-151
 DRAWN BY: KIMMEL
 ISSUE DATE: 06/13/2022
 REVISIONS: △ 10/10/2022
 PAGE: TITLE

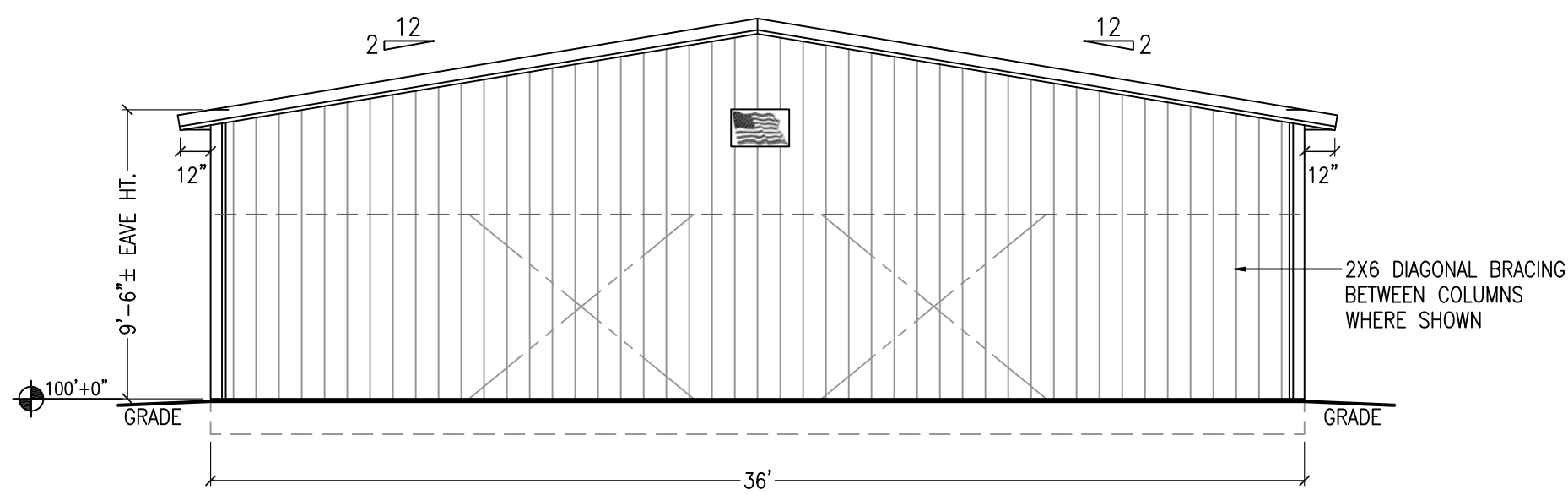


SITE OVERVIEW
SCALE: 1" = 20'

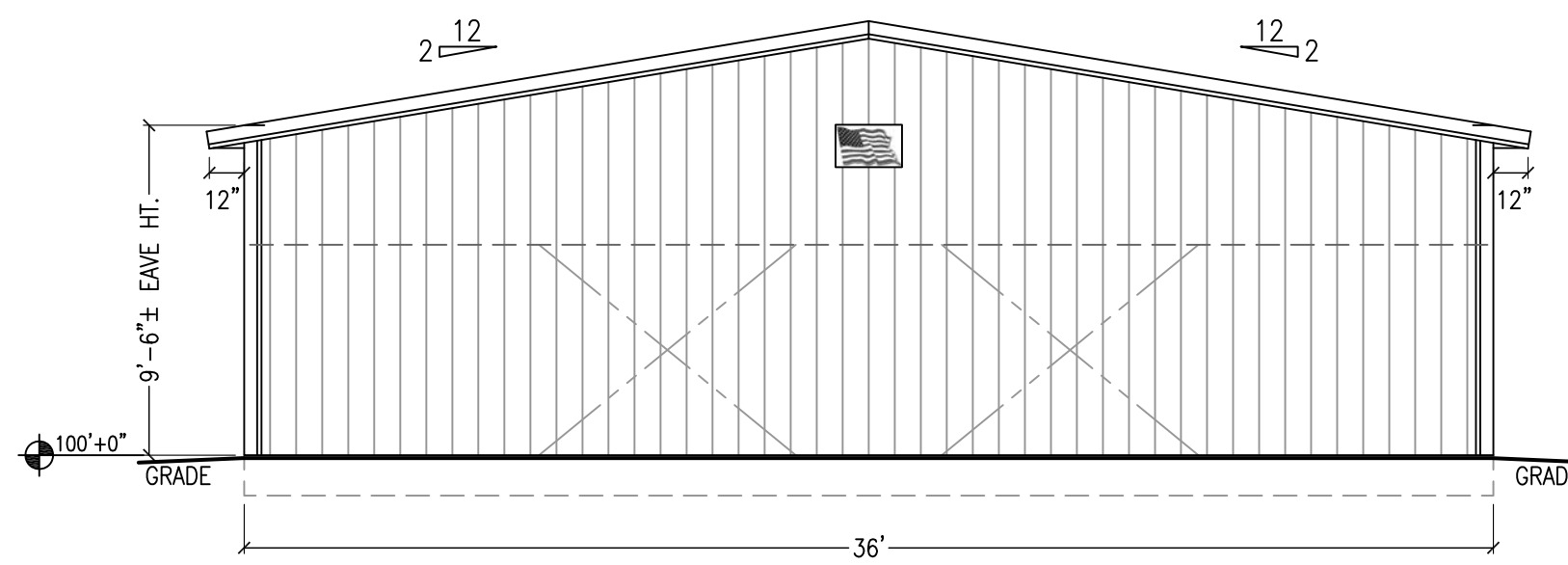
PROVIDE 8' X 18' ACCESSIBLE PARKING STALL WITH ADJACENT 8' X 18' MANEUVERING SPACE NEAR TO ACCESSIBLE UNIT(S). ROUTE TO ACCESSIBLE UNIT(S) SHALL NOT HAVE A SLOPE GREATER THAN 1/4":12" IN ANY DIRECTION AT ANY LOCATION.

ON ACCESSIBLE ROUTE, PER ANSI A117.1 SEC 303.3, CHANGES IN LEVEL GREATER THAN 1/4", AND NOT MORE THAN 1/2" MAXIMUM IN HEIGHT, SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. CHANGES IN ELEVATION GREATER THAN 1/2" SHALL BE RAMPED TO COMPLY WITH SEC 405 OR 406. SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT PER 302.1. PROVIDE BUILDING OR POLE MOUNTED SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. BOTTOM OF SIGN TO BE MINIMUM 60" ABOVE FINAL GRADE.

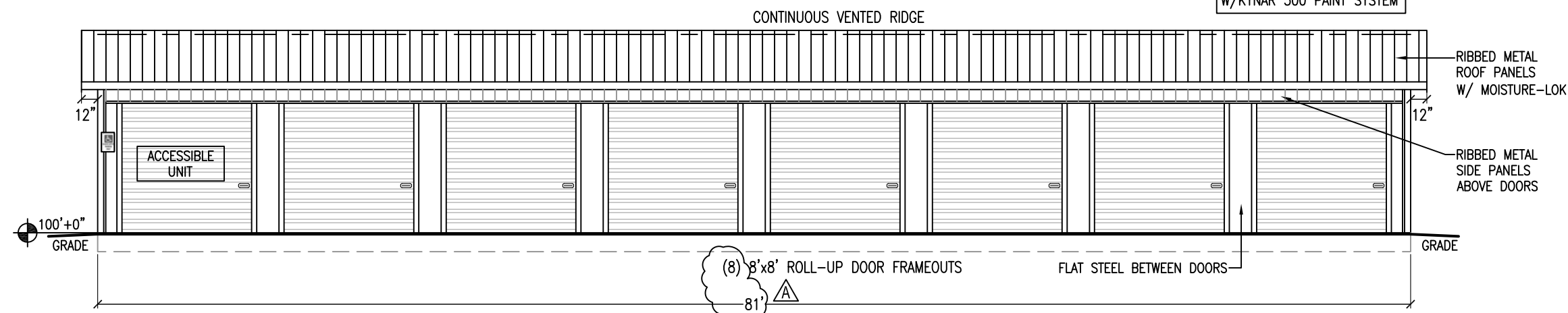
-COPYRIGHT NOTICE- UNAUTHORIZED COPYING OF OR BUILDING FROM PLANS VIOLATION OF U.S. COPYRIGHT LAWS CONSTITUTING CRIMINAL THEFT	DRAWING NO: 22-151
	DRAWN BY: K.JIMMEL
BUILDING: UNHEATED MINI-STORAGE BUILDING #2 36' x 81' x 9'-6" eave ht.	ISSUE DATE: 06/13/2022
OWNER: Cityside Properties LLC ATTN: Mike Paggi P.O. Box 001 Tomah, WI 54660	REVISIONS: 10/10/2022
SITE: Cityside Properties LLC 201 Sime Ave Tomah WI 54660 Monroe County	JOB NO. 2022-013
PINNO BUILDINGS Quality Post Frame Buildings W8856 COUNTY ROAD T ROSENDALE, WI 54974	PHONE: 608-226-7010 WWW.PINNO.COM



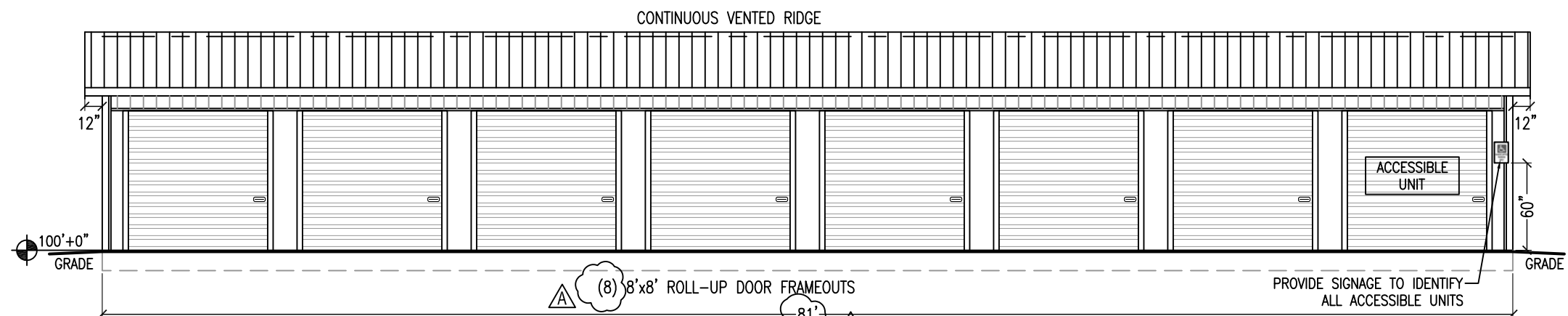
1 EAST ELEVATION
3/16" = 1'-0"



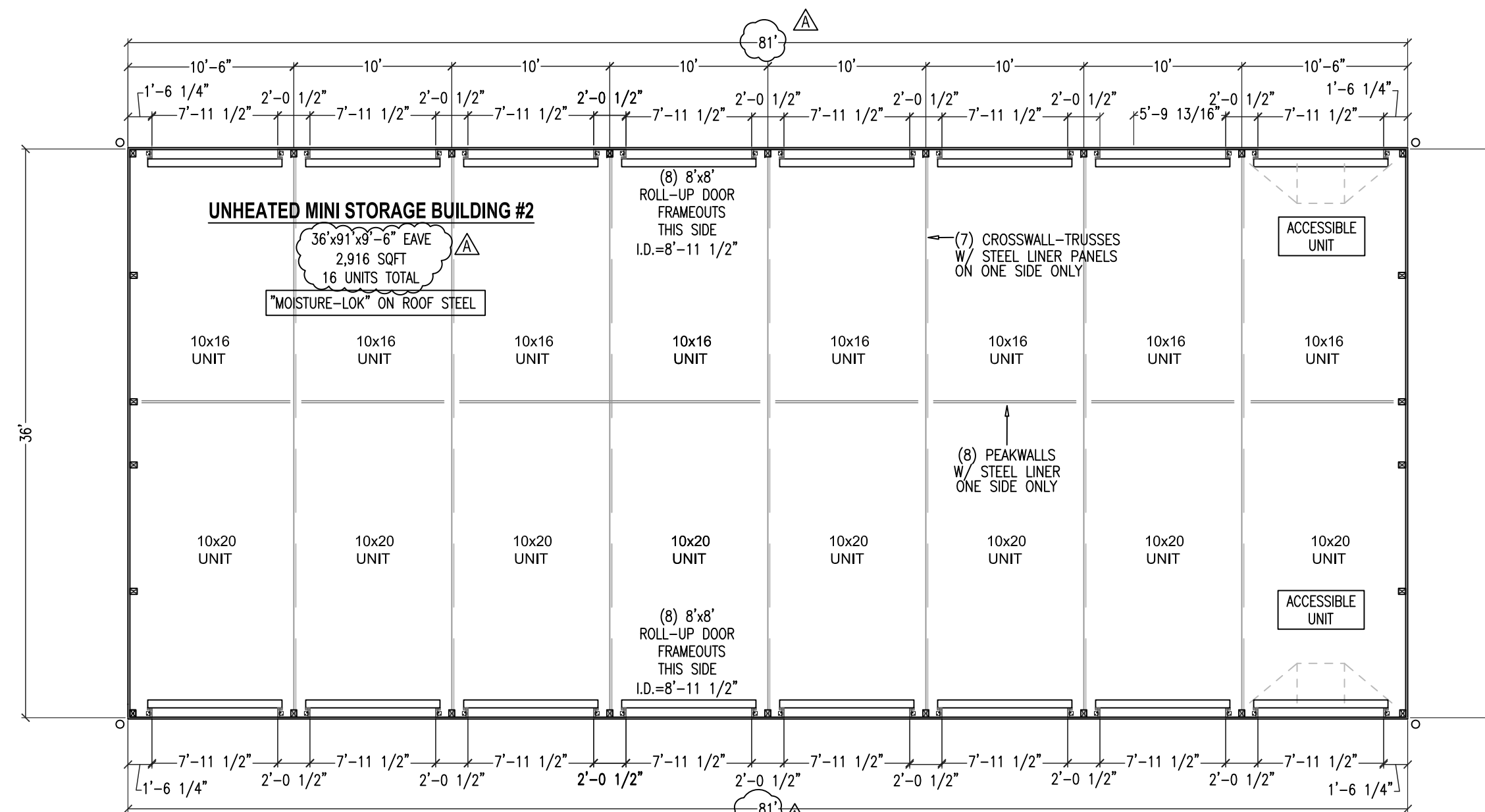
2 WEST ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



5 OVERALL FLOOR PLAN
1/8" = 1'-0"

IBC2015 TABLE 1108.3
ACCESSIBLE SELF-SERVICE STORAGE FACILITIES

1 - 200	5% BUT NOT LESS THAN 1
OVER 200	10, PLUS 2% OF TOTAL NUMBER OF UNITS OVER 200

BUILDING #2 = 16 UNITS (2 NEW ACCESSIBLE UNITS)
16 x 0.05 = 0.8 = 1 ACCESSIBLE UNIT REQUIRED

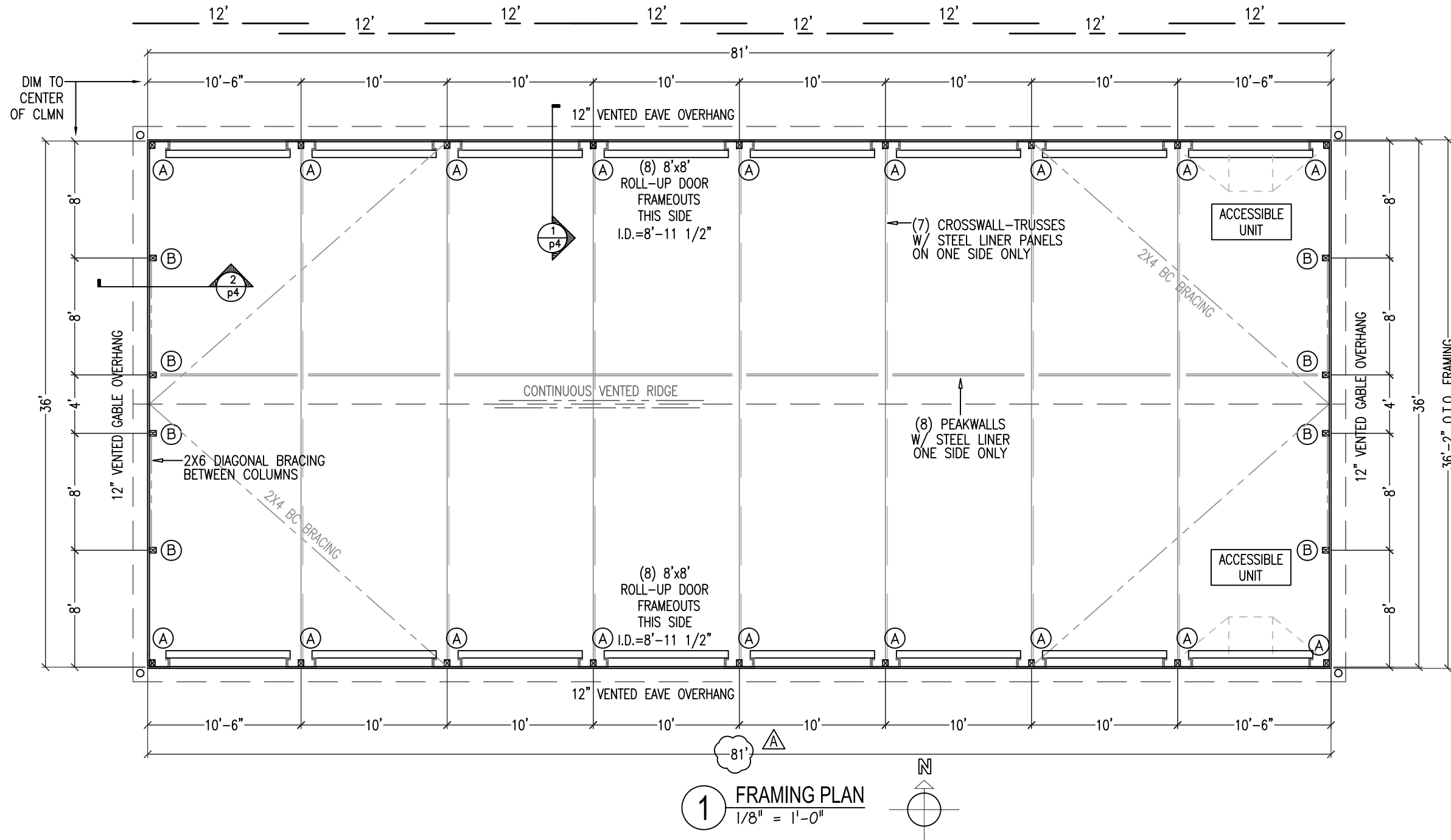
ALL ACCESSIBLE UNITS:
ANSI A117.1 SEC 308
LATCH/LOCK MECHANISM ON ACCESSIBLE ROLL-UP DOOR SHALL BE WITHIN REACH-RANGE OF 15" TO 48" ABOVE ACCESSIBLE SURFACE. PROVIDE PULL DOWN ROPE MEETING SAME RANGE.

ANSI 117.1 SEC 309
VERIFY THAT OPERATING FORCES NECESSARY TO RAISE OR LOWER THE DOOR SHALL BE NO MORE THAN 5 POUNDS OF FORCE.

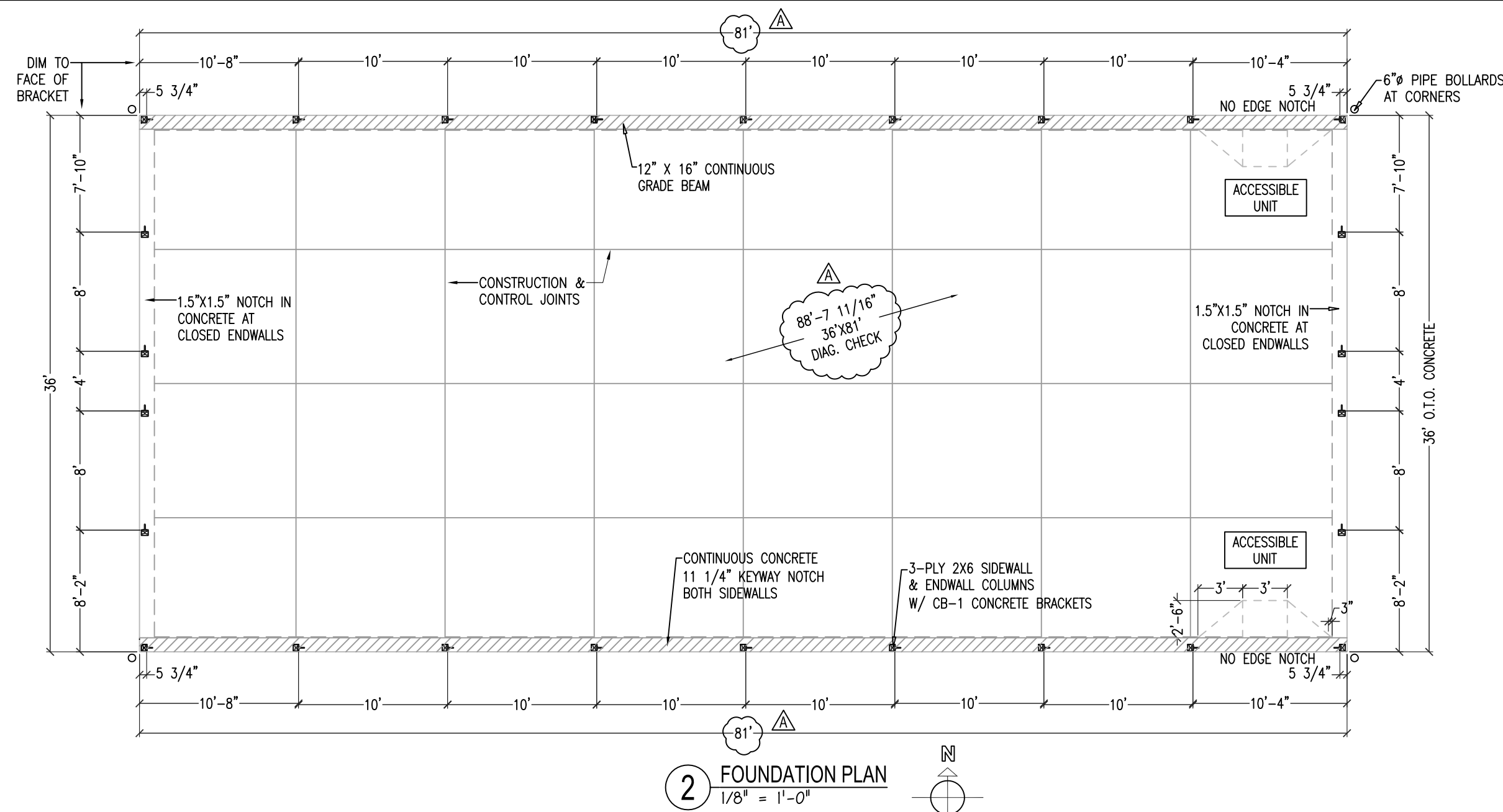
IBC2015 1804.4
THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5 PERCENT FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF WALL. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

IBC2015 TABLE 906.3 CLASS A FIRE HAZARD AND NFPA 10
PROVIDE (1) CLASS 2-A 5-B FIRE EXTINGUISHER PER UNIT -OR-
ON EXTERIOR @ NO MORE THAN 75' APART

PURLIN LAYOUT DBL 2X4 SPF MSR 1650 @ 24" O.C. OR SINGLE @ 12" O.C. NOTE: ATTACH 2X4 PURLINS TO EACH TRUSS WITH SIMPSON STRUCT SCREWS (SDWS22600DB)
 (ALT) 2X6 SPF MSR1650 PURLINS IN SIMPSON PFD26B SADDLE HANGERS @ 24" O.C. MAX



1 FRAMING PLAN
1/8" = 1'-0"



2 FOUNDATION PLAN
1/8" = 1'-0"

IBC2015 SECTION 1809 SHALLOW FOUNDATIONS
 1809.5 FROST PROTECTION
 DOES NOT APPLY PER SPS 362.1809 (2)
 "FLOATING SLABS USED WITH NON-MASONRY,
 UNHEATED, SINGLE-STORY BUILDINGS IN RISK
 CATEGORY I THAT ARE LESS THAN 12,000
 SQUARE FEET ARE EXEMPT FROM THE
 REQUIREMENTS FOR FROST PROTECTION."

IBC 2016 1003.5 ELEVATION CHANGE
 WHERE CHANGES IN ELEVATION OF LESS THAN 12 INCHES
 EXIST IN THE MEANS OF EGRESS, SLOPED SURFACES SHALL
 BE USED.
 EXCEPTIONS:
 1. A SINGLE STEP WITH A MAXIMUM HEIGHT OF 7 INCHES
 IS PERMITTED FOR BUILDINGS WITH OCCUPANCIES IN
 GROUPS F, H, R-2, R-3, S AND U AT EXTERIOR DOORS
 NOT REQUIRED TO BE ACCESSIBLE BY CHAPTER 11.

COLUMN SCHEDULE				
COLUMNS:	SIZE:	ANCHOR:	FOOTING:	QTY:
(A)	3-PLY 2x6 x 10'	WET SET STEEL BRACKET	12"x16" POURED CONC GRADE BEAM	18
(B)	3-PLY 2x6 x 12'	WET SET STEEL BRACKET	12"x16" POURED CONC GRADE BEAM	8

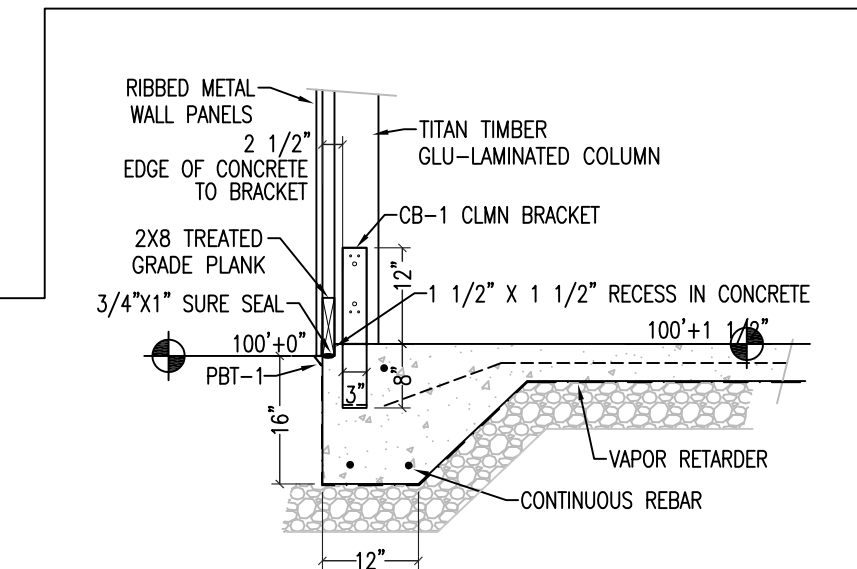
NOTES:

- 1) FIELD VERIFY ALL ACTUAL DOOR R.O. DIMENSIONS BEFORE INSTALLING FRAMEOUTS
- 2) N/A
- 3) N/A
- 4) 2X6 CORNER BRACING REQUIRED WHERE SHOWN
- 5) SEE DETAILS FOR GIRT SPACING
- 6) 2/12 ROOF PITCH

COLUMNS ARE TITAN TIMBER
 GLUE LAMINATED COLUMNS
 LOWER - #1 SYP .60 CCA
 UPPER - 2X6 SPF MSR1650
 COMB #47

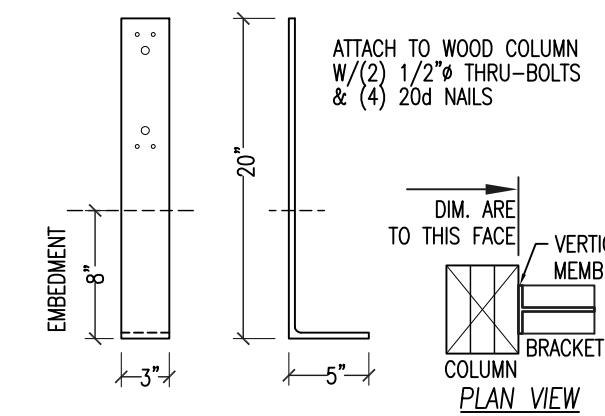
IBC2015 1804.4

THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5 PERCENT FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF WALL. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.



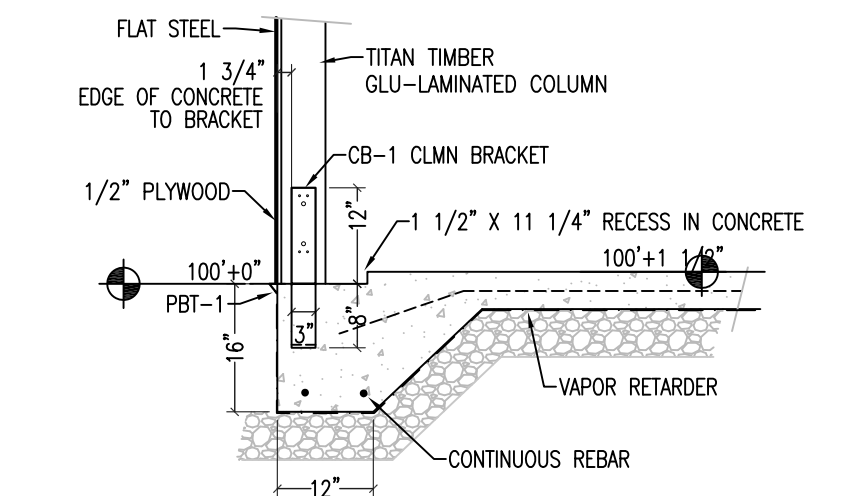
3 BRACKET PLACEMENT @ 1-1/2" KEYWAY NOTCH
1/2" = 1'-0"

CONCRETE SPECIFICATIONS
 -12"x16" CONCRETE GRADE BEAM W/
 (2) #4 CONTINUOUS REBAR.
 -CONC. SLAB TO BE 4000 PSI; 5 BAG MIX.
 -4" THICK CONCRETE SLAB WITH
 FIBERMESH REINFORCEMENT.
 -ON 6 MIL POLY VAPOR BARRIER.
 -ON 6" MIN. GRANULAR FILL.
 -SAW CUT AND SEAL.

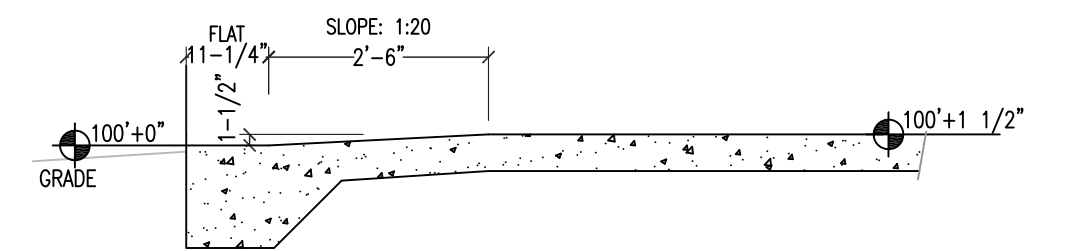


CB-1 BRACKET

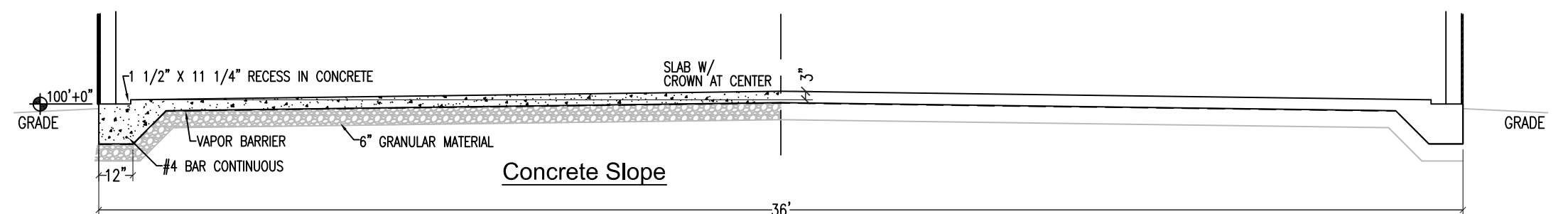
26 BRACKETS



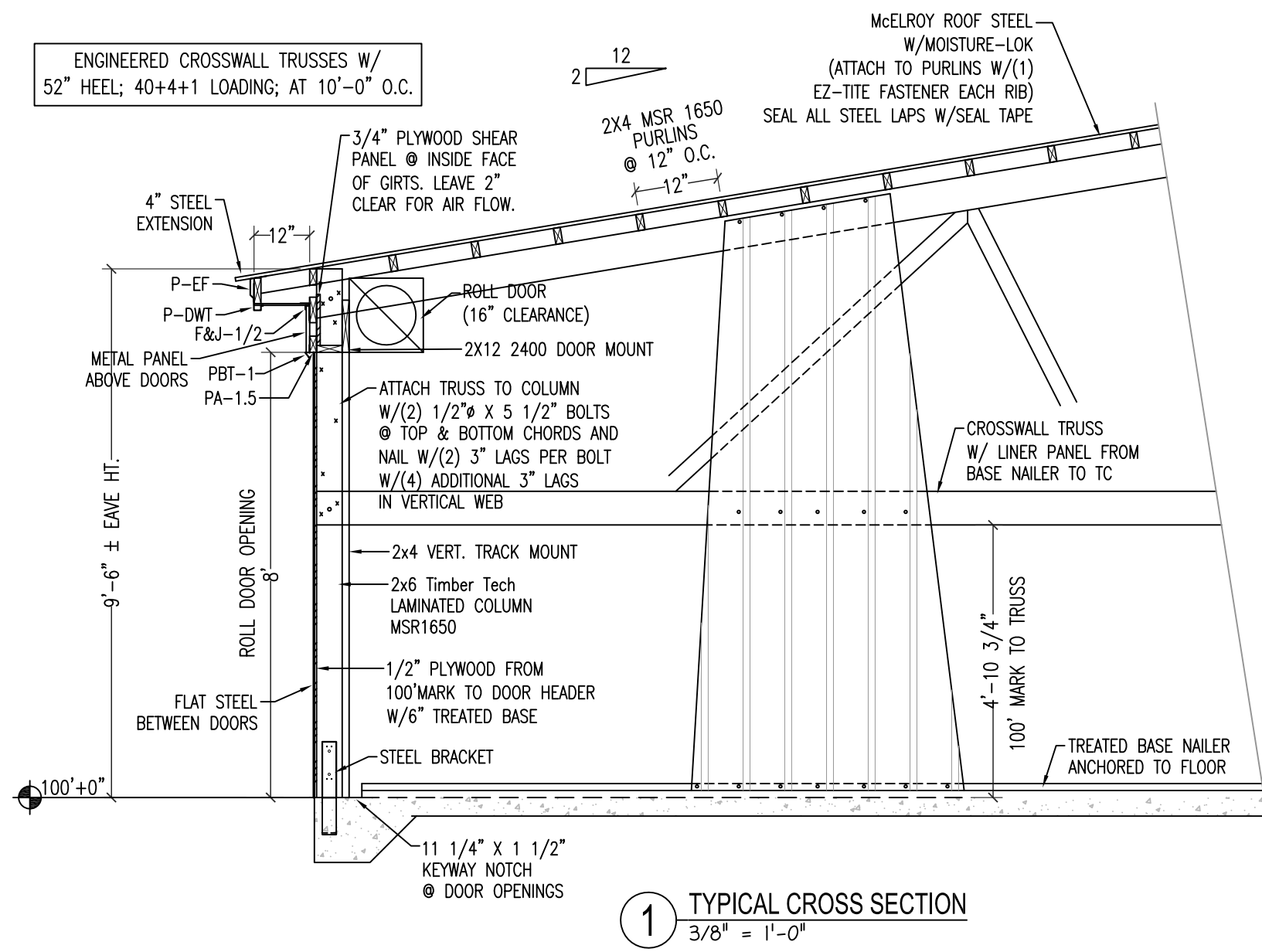
4 BRACKET PLACEMENT @ 11-1/4" KEYWAY NOTCH
1/2" = 1'-0"



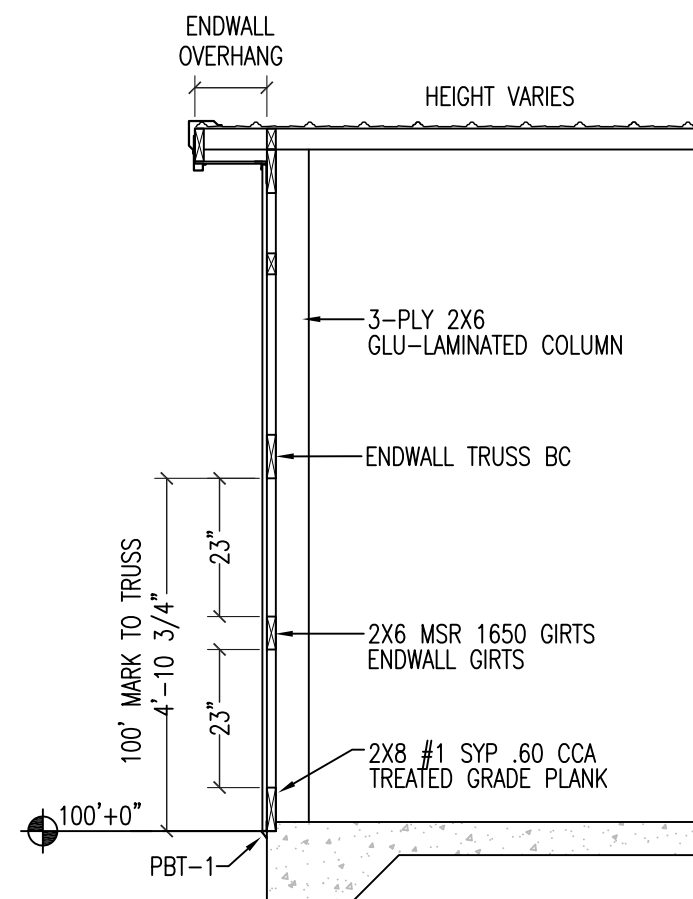
Concrete Floor Slope
@ ADA Accessible Units



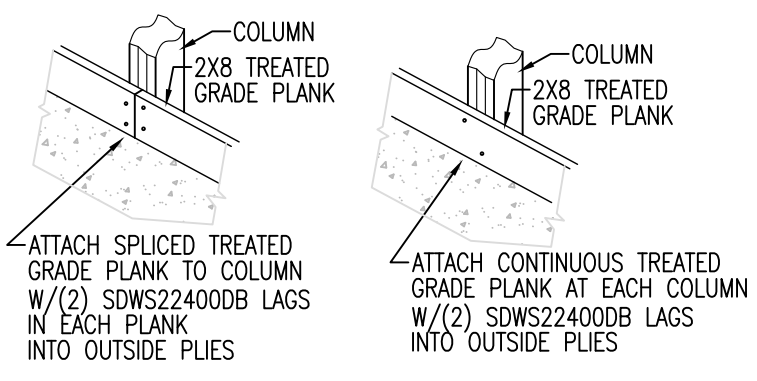
Concrete Slope



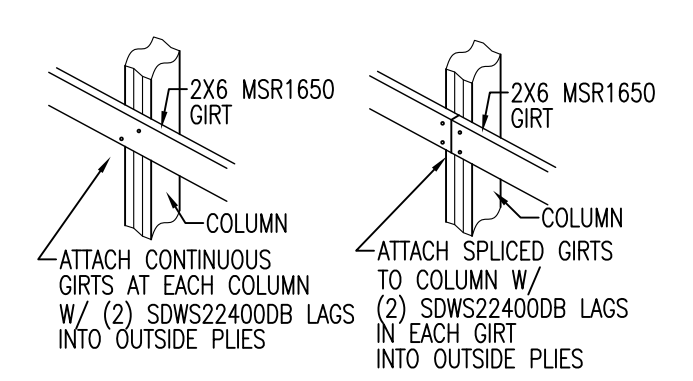
1 TYPICAL CROSS SECTION
3/8" = 1'-0"



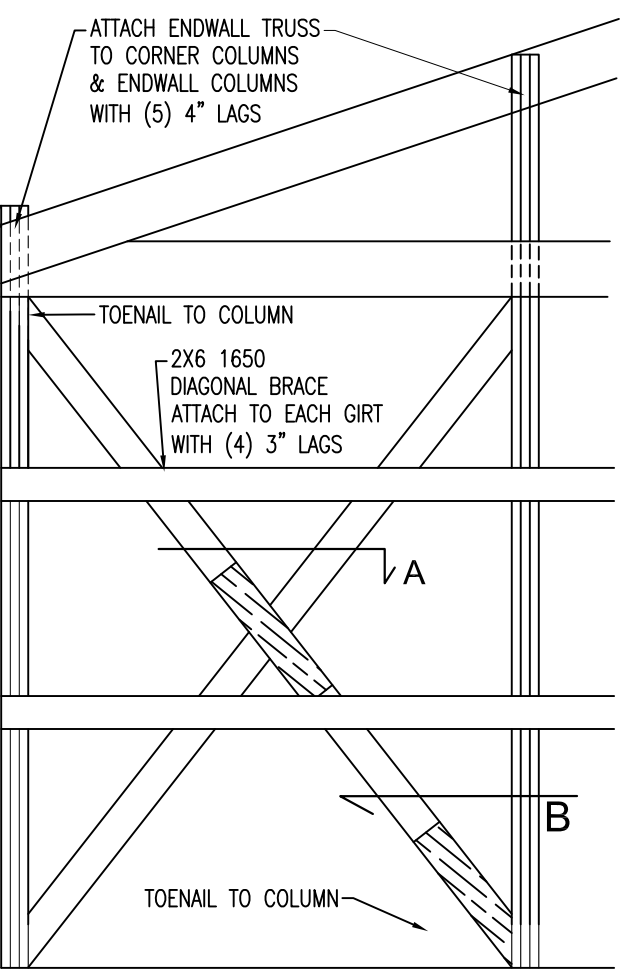
2 ENDWALL SECTION W/ GIRT SPACING
3/8" = 1'-0"



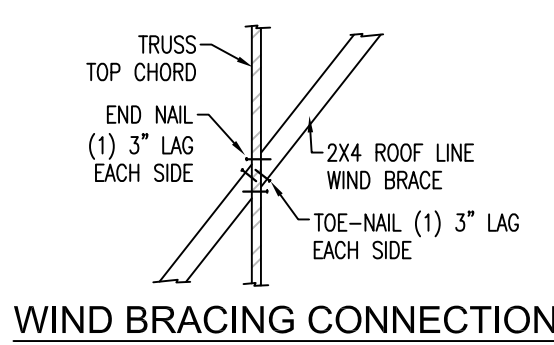
GRADE PLANK ATTACHMENT DETAILS
4" LAGS



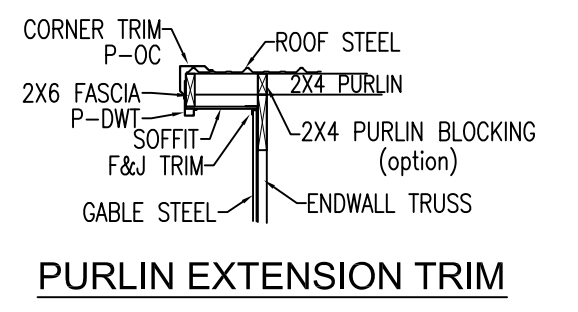
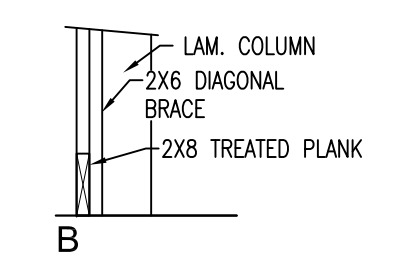
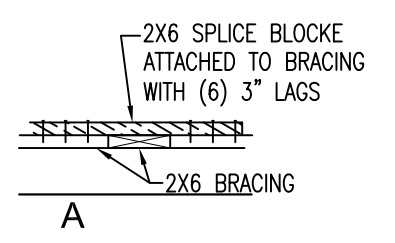
GIRT ATTACHMENT DETAILS
4" LAGS



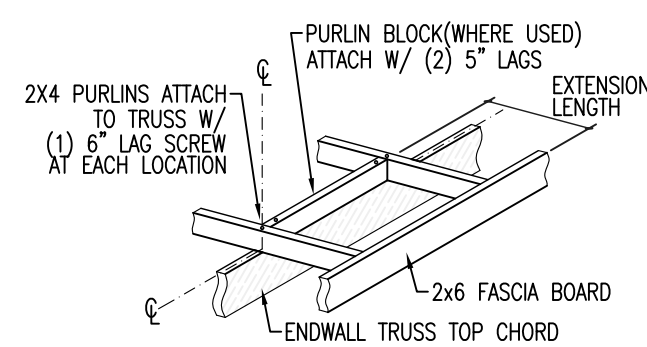
WALL X-BRACING



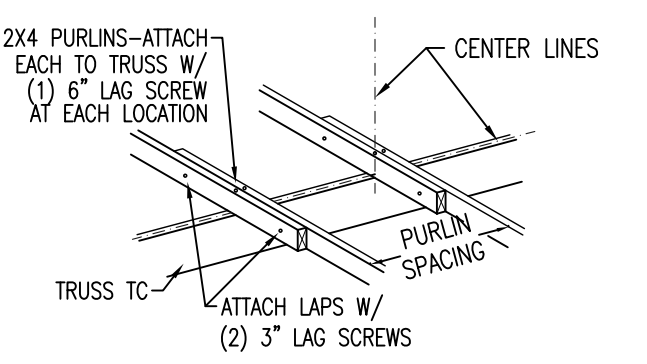
WIND BRACING CONNECTION



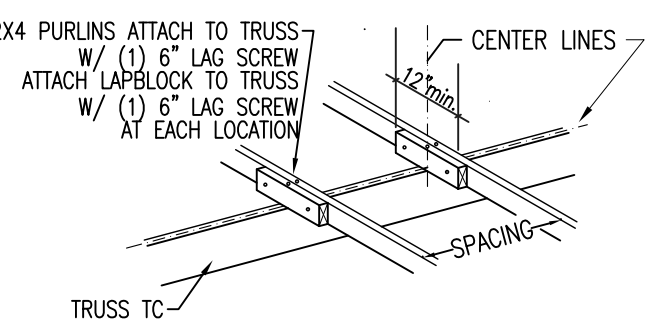
PURLIN EXTENSION TRIM



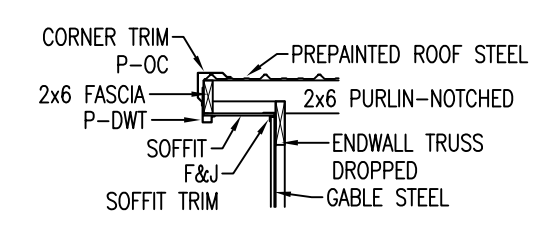
PURLIN EXTENSION



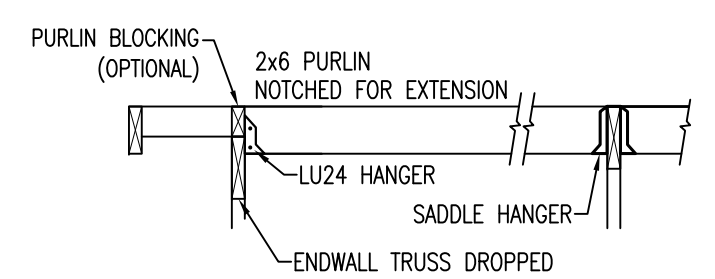
PURLIN LAP SPLICE DETAIL



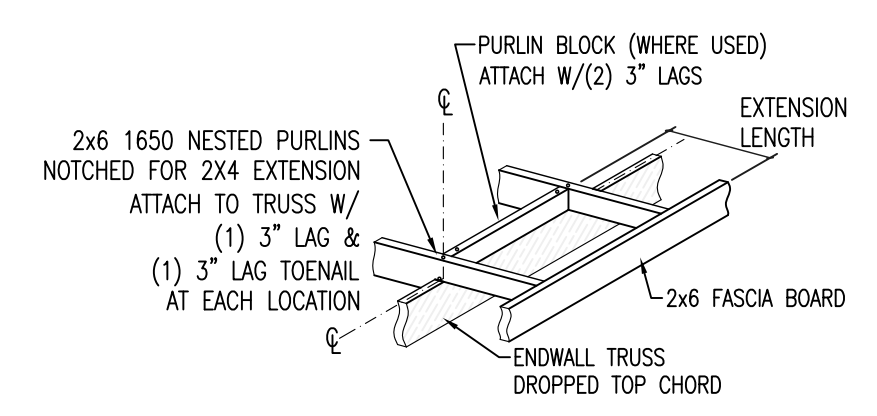
PURLIN LAPBLOCK DETAIL



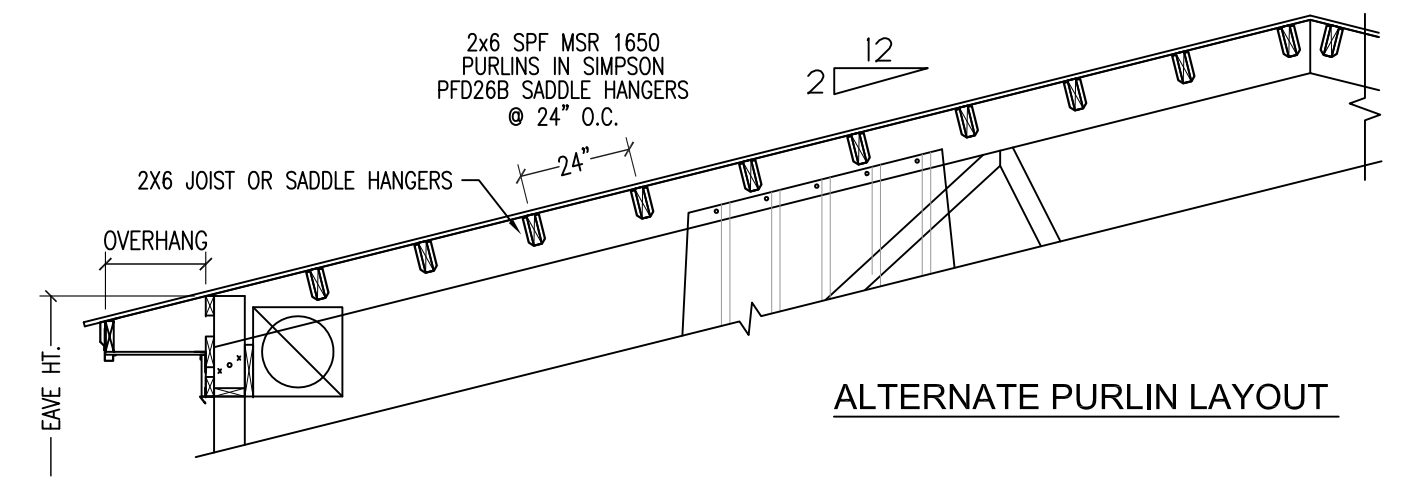
2x6 PURLIN EXTENSION



2x6 PURLIN w/ EXTENSION



2x6 PURLIN EXTENSION



ALTERNATE PURLIN LAYOUT

Pinno BUILDINGS Quality Post Frame Buildings
W8856 COUNTY ROAD T ROSENDALE, WI 54974
PHONE: 800.622.7010
www.pinno.com

SITE: Cityside Properties LLC
201 Sime Ave
Tomah WI 54680
Monroe County

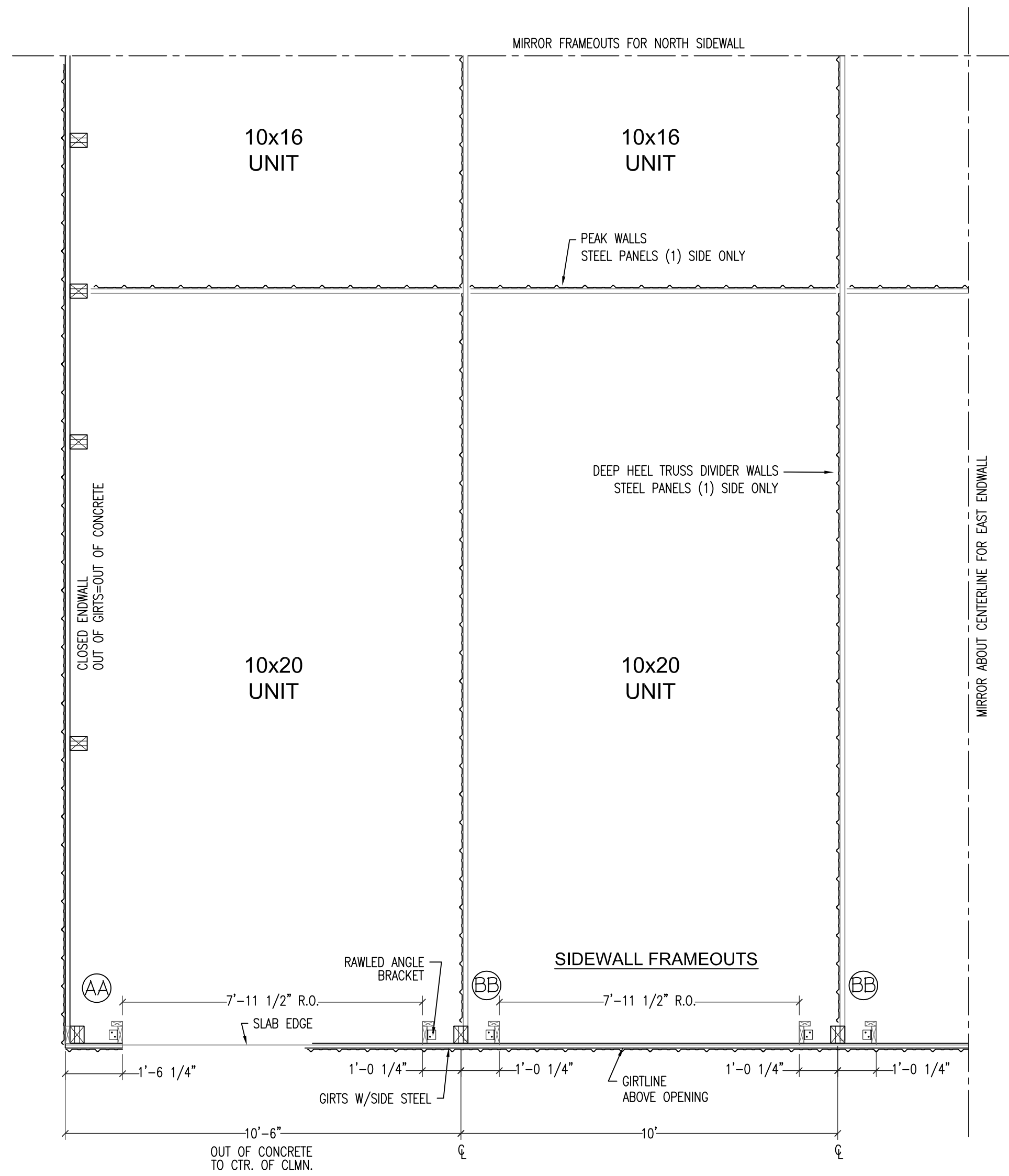
OWNER: Cityside Properties LLC
ATTN: Mike Paggi
P.O. Box 001
Tomah, WI 54680

BUILDING: UNHEATED MINI-STORAGE BUILDING #2
36' x 91' x 9'-6" eave ht.

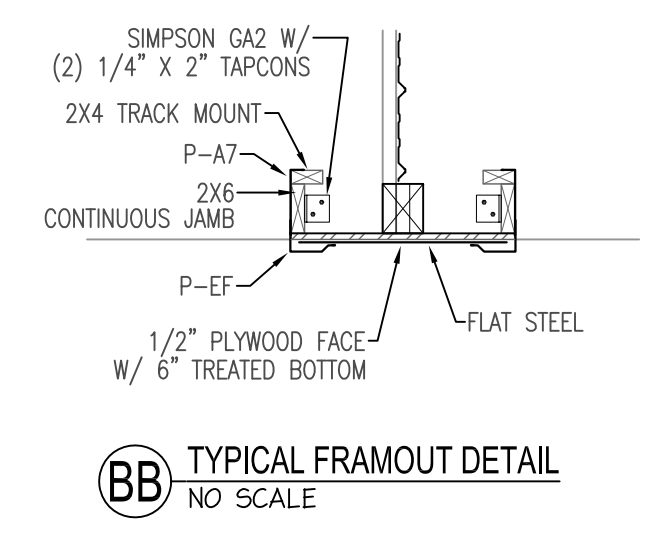
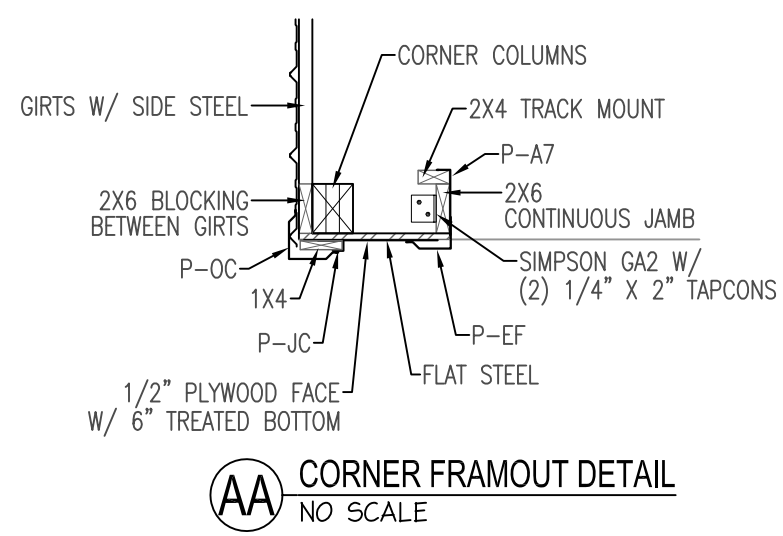
BUILDING: -COPYRIGHT NOTICE- UNAUTHORIZED COPYING OF OR BUILDING FROM PLANS VIOLATION OF U.S. COPYRIGHT LAWS, CONSTITUTING CRIMINAL THEFT

DRAWING NO. 22-151
DRAWN BY: K.JIMMEL
ISSUE DATE: 06/13/2022
REVISIONS:

PAGE: 3 OF 4



1 FRAMOUT DETAILS
3/8" = 1'-0"





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

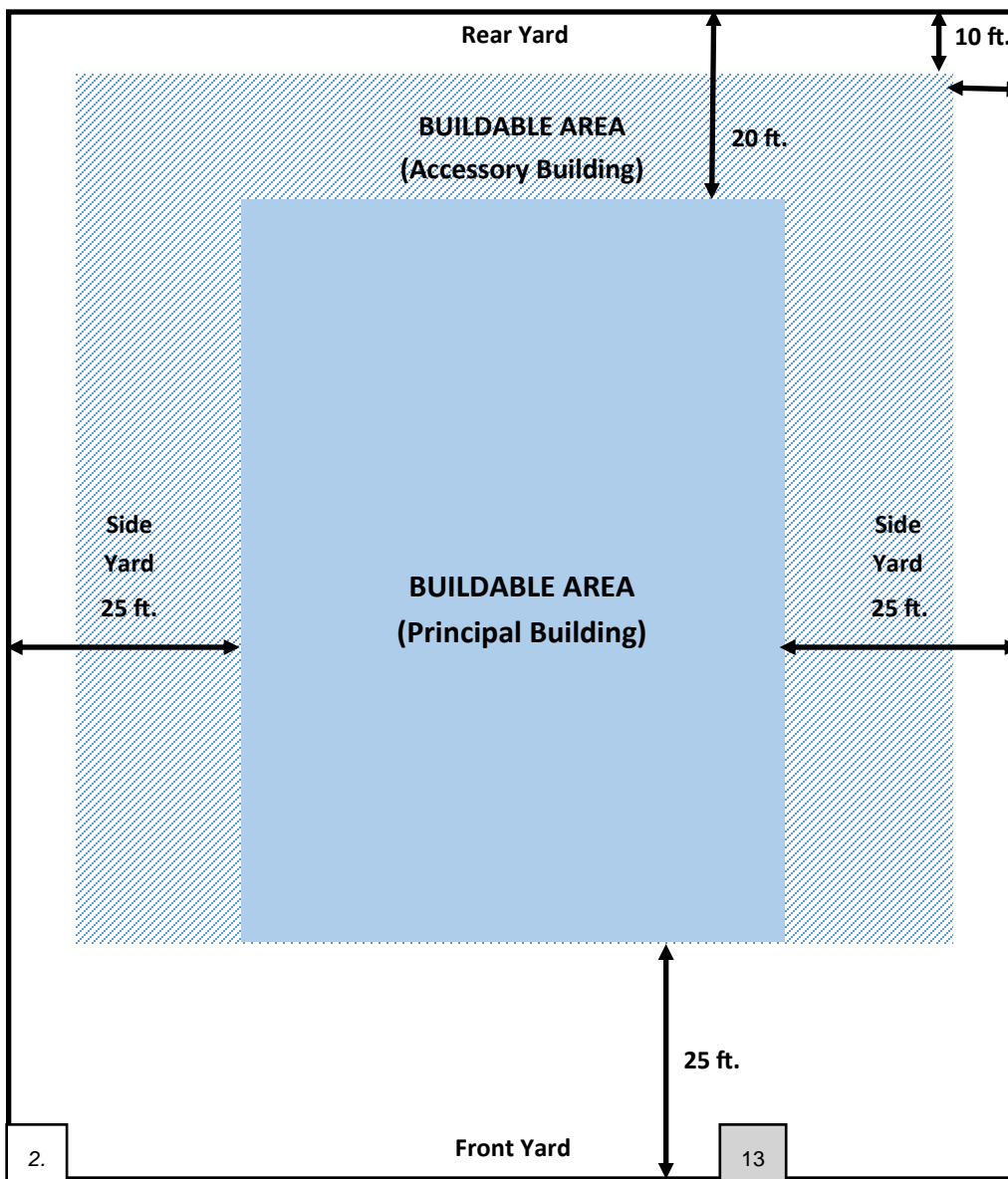
- All uses permitted in M-1
- Freight yards and terminals
- Ministorage facilities
- Transshipment
- All other manufacturing and processing uses except those listed as conditional

Conditional Uses

- All uses conditional in M-1
- Mineral extraction

Minimum Setbacks

 Principal  Accessory



PLAN COMMISSION: Site Plan Review Data Checklist		Zoning Admin	Plan Comm	Compliant
ADDRESS: 202 E Washington St.		PARCEL #: 286-02350-0000		
Zoning on the site: B-Business District		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Permitted <input type="checkbox"/> Conditional Use		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Max lot coverage = 95 %: Total Lot Area 70,000 X 95 % = 66,500 sq ft allowed for structures 25,123 sq ft proposed = Compliant		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Min. frontage required: 20 Proposed frontage: 531		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driveways (ingress/egress): <input checked="" type="checkbox"/> Existing		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Calculations for required number of parking and loading spaces, location, and layout (ADA compliant) Min. parking space = 180 sq ft. Min parking spaces needed: NA Proposed parking spaces: NA ADA compliant spaces: NA		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed sidewalks provide handicap accessible access		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Max building Height: 45 Proposed building height: 14'4"		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Airport Height Limitations: within 3 mile buffer, not subject to limitation zone if under 100'		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well head protection overlay zone: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Principal structure front , rear , and side yard setbacks		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessory structure front none , rear 10 , and side yard none setbacks		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location and type of exterior lighting of all proposed site (Fully shielded required) <input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of trash receptacle(s) and transformer pad(s) and method of screening NA		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of outdoor storage materials/equipment NA		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finished graded surface (shall be dust free) Recycled blacktop acceptable		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENVIROMENT: <input type="checkbox"/> Wetlands <input type="checkbox"/> Floodplain		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zoning Administrator: <i>Shane Rolff</i>		<input type="checkbox"/> APPROVED		

B – Business District

Lot Requirements*

- Min. area = 3,000 sq. ft.
- Min. frontage = 20 ft.
- Max. building height = 45 ft.
- Max. lot coverage = 95%

Setbacks

- Principal and accessory structure setbacks:
 Front = none
 Side = none
 Rear = 10 ft.

*Lot Requirements for

Shopping Centers:

- Min. area = 4 acres
- Min. frontage = 300 ft.
- Max. height = 35 ft.
- Setbacks:
 Front = 100 ft.
 Rear = 40 ft.
 Side = 40 ft.

Permitted Uses

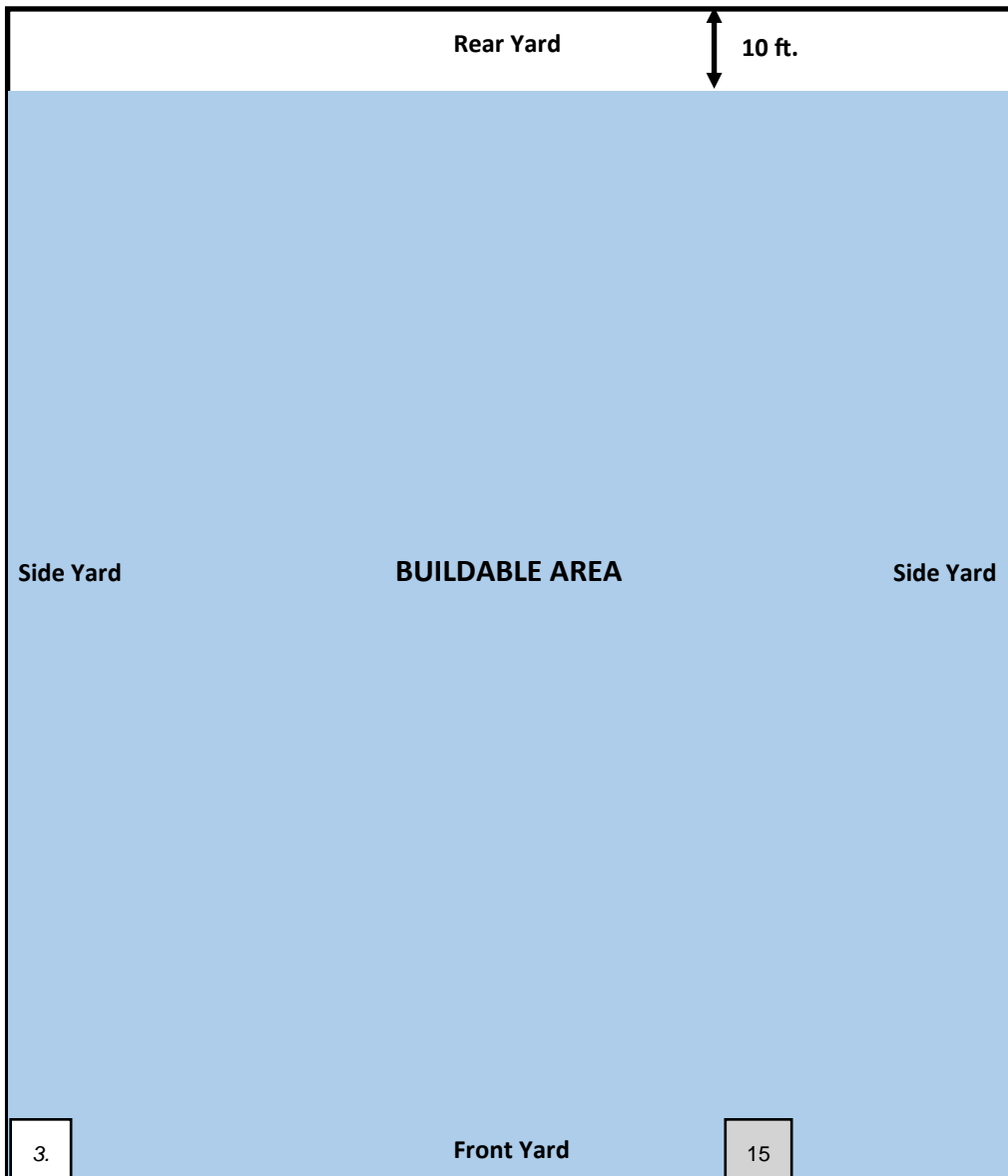
- Appliance dealers/sales
- Art and school supply stores
- Automotive parts sales
- Automobile sales
- Antique shops
- Bakeries (retail)
- Barbershops/salons
- Banks/financial institutions
- Candy/ice cream shops
- Caterers
- Clothing/dry goods stores
- Clubs
- Cocktail lounges
- Drugstores/pharmacies
- Department stores
- Electrical supply stores (retail)
- Food stores/supermarkets
- Funeral homes
- Hotels/inns
- Insurance agencies
- Jewelry stores
- Lumber yards
- Liquor stores
- Medical facilities/clinics
- Ministorage facilities
- Music stores
- Markets (fruit and vegetable)
- Newsstands
- Opticians/optical supply stores
- Offices
- Paint/wallpaper stores
- Shoe stores
- Taverns
- Tourist information/hospitality centers
- Upholsterers
- Variety stores
- Veterinary clinics (small animal)
- Other uses incidental to the above

Conditional Uses

- Governmental and cultural uses
- Transportation uses
- Drive-in theaters
- Drive-in restaurants
- Motels
- Drive-in banks
- Recreational uses
- Vehicle repair and sales
- Recycling areas (not including salvage yards or can crushing), provided they are more than 500' from residential
- R-1, R-2, R-3 dwellings
- Light fabrication if incidental to a permitted land use

Minimum Setbacks

Principal





PRELIMINARY NOT FOR CONSTRUCTION

DIGGERS HOTLINE
 DIAL **811** or 1-800-242-8511
 To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin
 Wis Statute 182.0175 (1974)
 Requires Min. 3 Work Days Notice Before You Excavate

NOTES:

1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. PARCELS 286-02355-0000 & 286-02350-0000 WILL BE COMBINED IN SEPARATE DOCUMENT.
3. PARCEL IS ZONED M-2 INDUSTRIAL.
4. BUILDING SETBACKS FOR M-2 INDUSTRIAL ZONING:
 FRONT YARD: 25'
 REAR YARD: 20'
 SIDE YARD: 25'
5. PROPOSED BUILDING: 110'x35' | 3,850 SQ. FT.



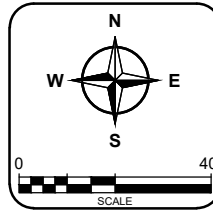
General Engineering Company

P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
608-742-2169 (Office) • 608-742-2592 (Fax)

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SITE PLAN
SITE IMPROVEMENTS
KO STORAGE ADDITION
202 E WASHINGTON ST
CITY OF TOMAH
MONROE COUNTY, WI

REVISIONS	NO.	BY	DATE



DRAWN BY	SRR
REVIEWED BY	KDA
ISSUE DATE	OCT 2022
GEC FILE NO.	2-1022-493
SHEET NO.	

C1.0



CHICAGO - MILWAUKEE - ST PAUL AND PACIFIC RAILROAD

INSTALLATION NOTES:

TYPE D

- DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30". MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
- THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCHE THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

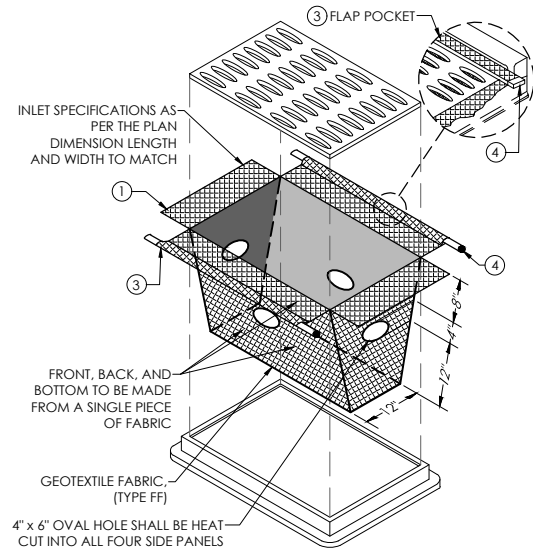
GENERAL NOTES:

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON WIS DOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

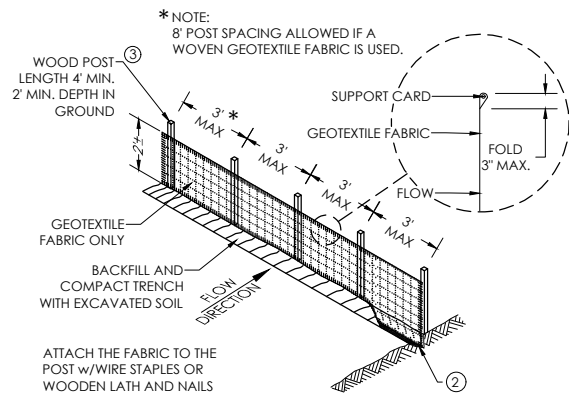
- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- N/A
- FLAP POCKET SHALL BE LARGE ENOUGH TO ACCEPT A WOOD 2" x 4".
- USE REBAR OR STEEL ROD FOR REMOVAL OR FOR INLETS WITH CURB CASTING; USE A WOOD 2"x4" EXTENDED 10" BEYOND SIDES OF GRATE. CONNECT 2"x4" TO GRATE WITH WIRE OR PLASTIC TIES.

NOTES

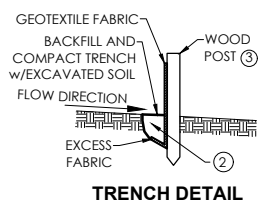


TYPE D

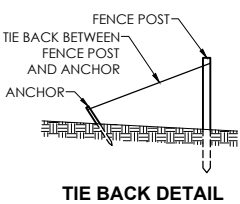
INLET PROTECTION



ISOMETRIC



TRENCH DETAIL

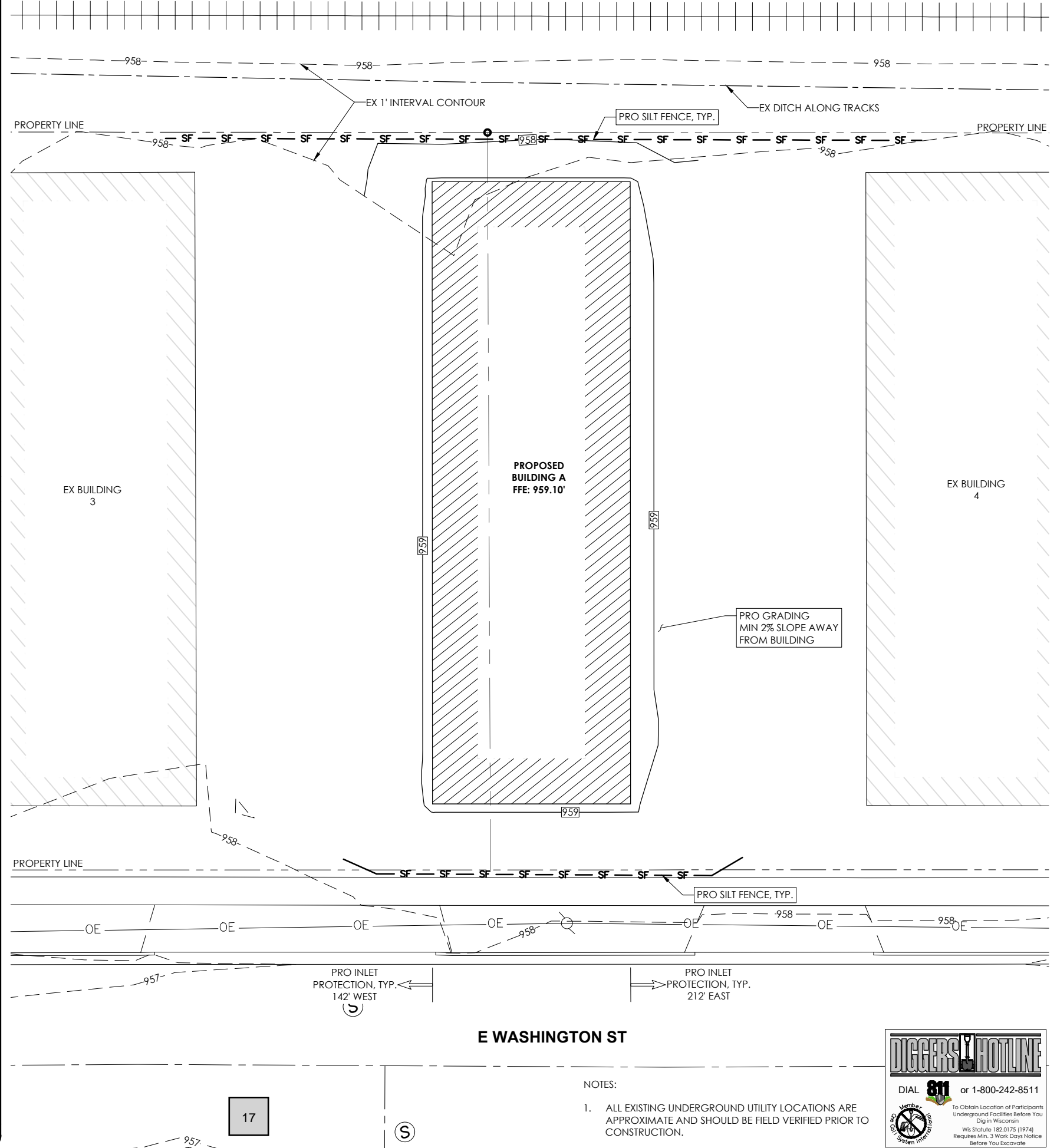


TIE BACK DETAIL WHEN REQUIRED BY ENGINEER

NOTES:

- HORIZONTAL BRACE WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POST AS DIRECTED BY THE ENGINEER.
- TRENCH SHALL BE A MINIMUM OF 4" WIDE BY 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC, FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POST SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.

SILT FENCE



E WASHINGTON ST

NOTES:

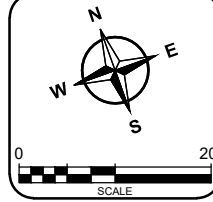
- ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

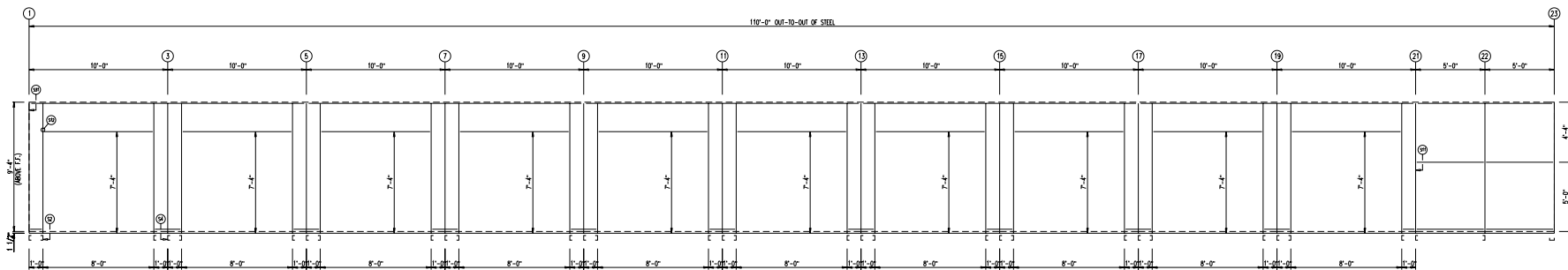
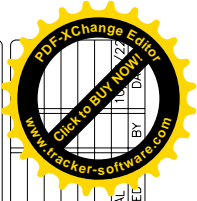
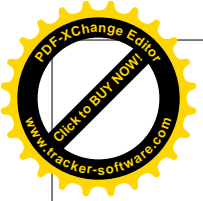
DATE	
BY	
NO.	
REVISIONS	
DRAWN BY	SRR
REVIEWED BY	KDA
ISSUE DATE	OCT 2022
GEC FILE NO.	2-1022-493
SHEET NO.	C2.0

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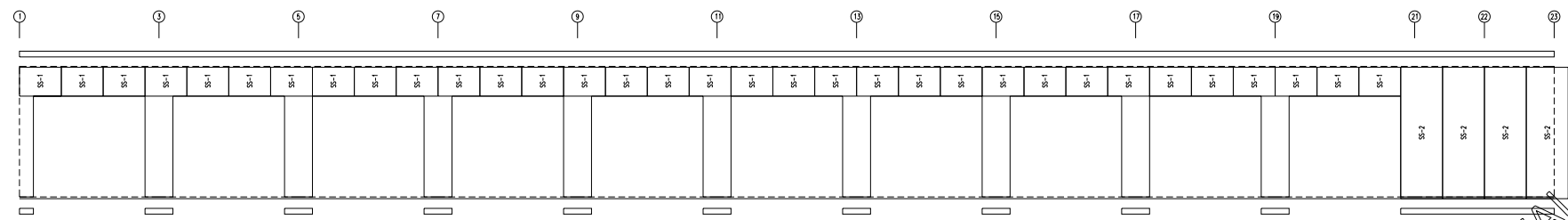
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**GRADING AND EROSION CONTROL
 SITE IMPROVEMENTS
 KO STORAGE ADDITION
 202 E WASHINGTON ST
 CITY OF TOMAH
 MONROE COUNTY, WI**





Sidewall Framing (NOT FOR CONSTRUCTION) FRAME LINE: 1



Sidewall Sheeting (NOT FOR CONSTRUCTION) & TRIM FRAME LINE: 1
FRAMELS: 2x 6x 8 - NEED COLOR

FOR APPROVAL ONLY
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STAFF COMMITTEE PREPARATION REPORT
October 27th, 2022

Agenda Item: Discussion and recommendation to form a Comprehensive Plan Adhoc Committee for the purpose of working on the City of Tomah Comprehensive Plan Update.

Summary and background information: The purpose and duties of the Adhoc Committee will be to provide the background research, discuss future opportunities, and make recommendations to the Plan Commission regarding updates to the City of Tomah Comprehensive Plan.

Recommendation: I recommend approval to form a Comprehensive Plan Adhoc Committee for the purpose of working on the City of Tomah Comprehensive Plan Update.

Shane Rolff

Zoning Administrator

10/14/22

Date

STAFF COMMITTEE PREPARATION REPORT
October 27th, 2022

Agenda Item: Discussion and recommendation for appointment of members for the Comprehensive Plan Update Adhoc Committee.

Summary and background information: Proposed membership is as follows:

1. Shawn Zabinski
2. Eric Prise
3. Tina Thompson
4. Bryan Meyer
5. Nellie Pater

Recommendation: I recommend approval of appointment of the proposed members.

Shane Rolff

Zoning Administrator

10/20/22

Date