AGENDA FOR PLANNING COMMISSION

MEETING NOTICE

A Planning Commission meeting will be held on **Thursday, December 03, 2026 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)

CALL TO ORDER

Pledge of Allegiance

Roll Call

APPROVAL OF MEETING MINUTES

1. Approval of November 2026 Meeting Minutes

PUBLIC HEARING

2. Consideration of Rezoning from R-1 Single-family residential district to R-3 Multifamily residential district at or about 500 King Avenue, Tomah
3. Consideration of Rezoning from M-2 General industrial district to R-3 Multifamily residential district parcel # 286027450000 on Grain Ave, Tomah, WI.

DISCUSSION ITEMS

4. Consideration of Rezoning from R-1 Single-family residential district to R-3 Multifamily residential district at or about 500 King Avenue, Tomah
5. Consideration of Rezoning from M-2 General industrial district to R-3 Multifamily residential district parcel # 286027450000 on Grain Ave, Tomah, WI.
6. Department Monthly Reports
7. Update of Short-Term Rental Ordinance

FUTURE AGENDA ITEMS

FUTURE MEETING DATE:

8. January 7th, 2027, 5:30 pm

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 Nicole Jacobs, City Clerk, at 819 Superior Avenue, Tomah, WI 54660.

PLANNING COMMISSION 11/05/ 2026

A Planning Commission meeting was held on Thursday, Nov. 5th . 3, 2026, at 5:30 PM in the Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.

ROLL CALL

Pledge of Allegiance

Roll Call:

Mayor Dwyer – Present

Alderman Glynn – Present

Alderman Koel – Present

Commissioner Prise – Present

Commissioner Meyer - Present

Commissioner Rice - Present

Commissioner Thompson - Present

APPROVAL OF MEETING MINUTES

1. Approval of Oct. 1st, 2026, Plan Commission Minutes: A motion was made by Commissioner Meyer and seconded by Alderman Koel to approve said minutes. All members present voted in favor, Motion Carried Unanimously

2. . Site Plan Approval at 905 Gopher Ave.

Daniel Meyer, of Morrow Home gave a presentation on the project, staff discussed the ordinance and engineering requirements. Commissioner Meyer asked about the driveway location and grading. Discussion ensued.

Motion by Alderman Koel, Second by Commissioner Rice to Approve the site plan
Six members present voted in favor, Commissioner Prise abstained, the site plan was approved

3. . Site Plan Approval at Cleveland Street:

Eric Hall of Tomah Lumber gave a presentation on the project, staff discussed the ordinance and engineering requirements. Alderman Glynn discussed [illegible] area of the City. Other discussion ensued.

Motion by Commissioner Thompson, Second by Commissioner Prise to Approve the site plan
All members present voted in favor, the site plan was approved

4. Department Monthly Reports, discussion about budget, number of permits. Handy discussed upcoming the amended FEMA maps and 90 day public comment and appeal period.

FUTURE AGENDA ITEMS

Update on short term rental ordinance.

FUTURE MEETING DATE: December 3rd, 2026 - 5:30PM

ADJOURNMENT A motion to adjourn was made by Commissioner Meyer and seconded by Alderman Koel, All members present approved the motion.
Meeting was adjourned at 5:50 pm

2.



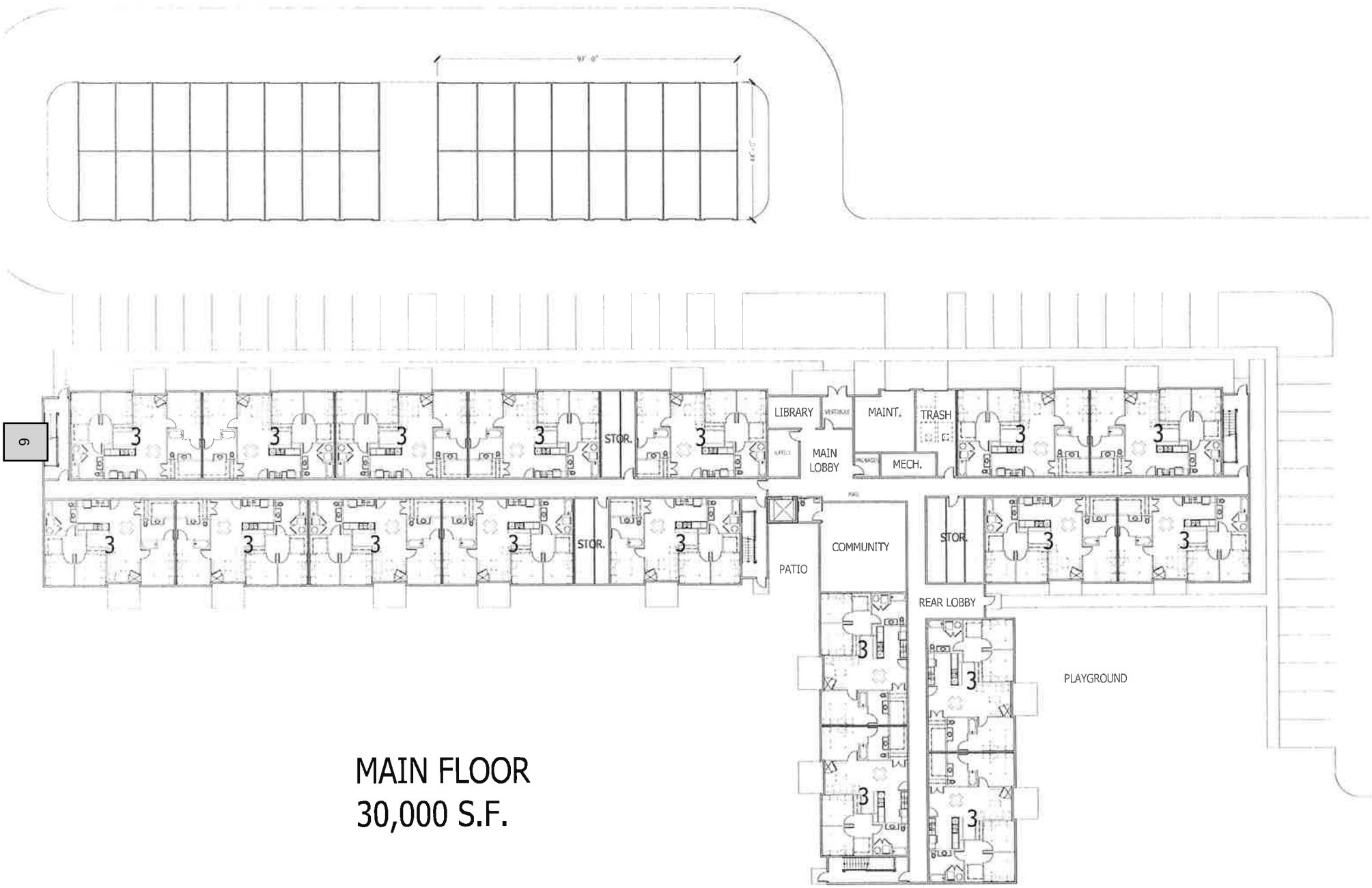
5

BUILDING AREA: 60,000

13 ONE BEDROOMS
18 TWO BEDROOMS
18 THREE BEDROOM
49 TOTAL UNITS

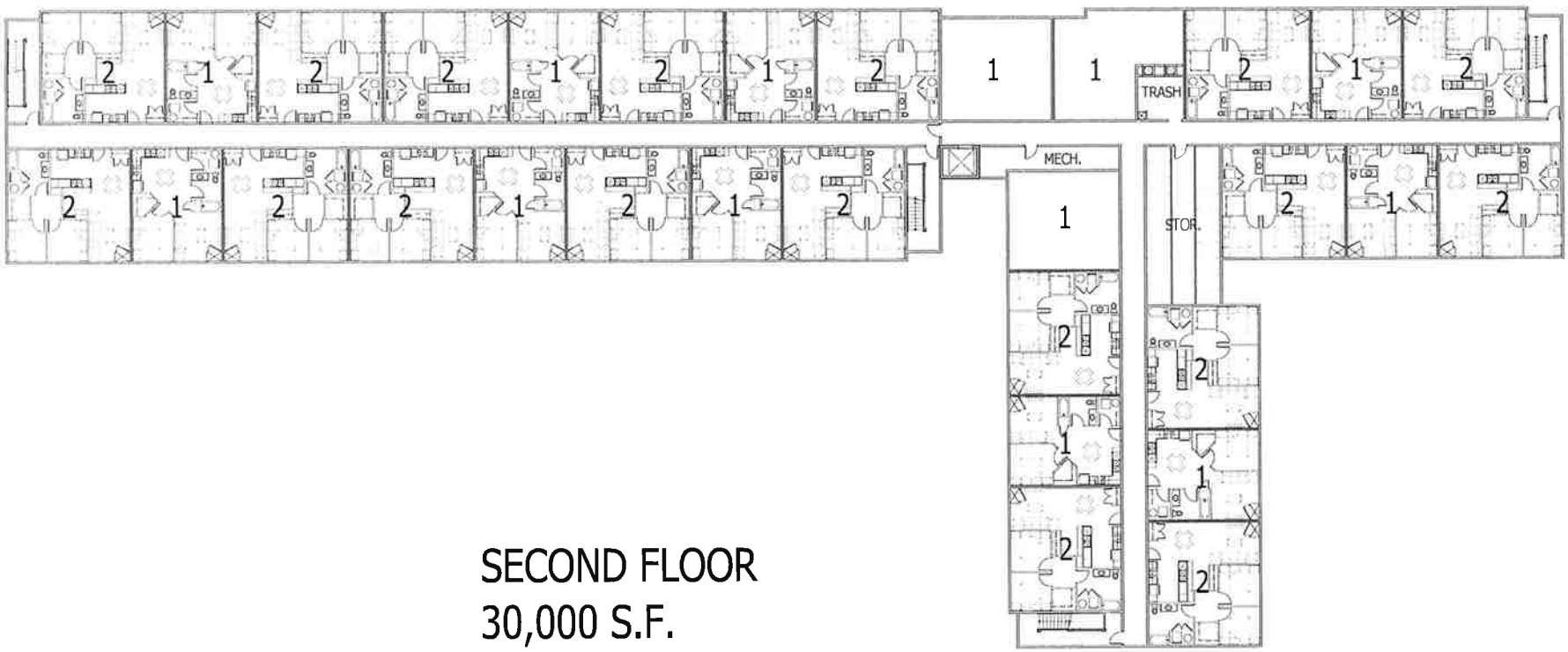
32 GARAGE STALLS
56 AT EXTERIOR PARKING STALLS

2.



6

MAIN FLOOR
30,000 S.F.



SECOND FLOOR
30,000 S.F.

738225

DEB BRANDT
REGISTER OF DEEDS
MONROE COUNTY, WI
11/18/2026 02:16:04 PM
PAGE COUNT: 2
RECORDING FEE 30.00
33 CSM 029

EXEMPT
Under Sec. 35.8
Initials: ARE Date: 11-18-26

WISCONSIN
Garold A. Sime
11/3/26
GAROLD A. SIME
S-1261
TOMAH, WIS.
LAND SURVEYOR

Owner: City of Tomah
819 Superior Ave.
Tomah, WI 54660

The west line of the NW¼, Sec. 3 is ASSUMED to bear N0°56'56"E (Monroe County Grid)

NW Corner Sec. 3

S 0°56'56"W 1184.66'

℄ CANADIAN PACIFIC RAILROAD

50'

N 0°56'56"E 30.00'

S 79°07'48"E 431.20'

50'

NW Corner Doc. No. 695190

Note: A portion of Lot 1 is in a Flood Hazard area. Contact local authorities relative to same.

Outlot 141

N 50°57'44"E 404.26'

- 2505.49' -

N 0°56'56"E 316.92'

LOT "1"
5.695 Acres±
(248,060 Sq. Ft.±)

358.76' S 0°55'00"W

UNPLATTED LANDS

SCALE: 1" = 100'

0' 100' 200'

○ = Set 3/4"x18" Rd. Iron Bar weighing 1.50 lbs./lin.ft.

◔ = Found Harrison Monument

● = Found 3/4" Iron Bar

Outlot 145

N 89°34'18"W 80.00'

℄ CAROL AVE. 60'

N 0°56'56"E 149.95'

7 6

S 0°56'56"W 90.00'

℄ KING AVE.

N 0°56'56"E 90.00'

1

NE Corner Doc. No. 684262

385.00' N 89°34'18"W

Doc. No. 684262

N 89°34'18"W 269.73'

30'

8 5

40'

2

J. J. Farmer's Subdivision

N 0°56'56"E 973.91'

W¼ Corner Sec. 3

CERTIFIED SURVEY MAP

Lots 1, 6 and 7 of J. J. Farmer's Subdivision and located in Outot 141 and 145, Assessor's Plat and being part of the SW¼-Frac. NW¼, Section 3 and the and SE¼-Frac. NE¼, Section 4, T17N-R1W, City of Tomah, Monroe County, Wisconsin

Sheet 1 of 2 File No. 5540

DESCRIPTION

Lots 1, 6 and 7 of J.J.Farmer's Subdivision and located in Outlots 141 and 145, Assessor's Plat and located in the SW¼-Frac.NW¼, Section 3 and SE¼-Frac. NE¼, Section 4, T17N-R1W, City of Tomah, Monroe County, Wisconsin described as follows: Commencing at the NW corner of said Section 3; thence S0°56'56"W along the west line of said Frac. NW¼, a distance of 1184.66 feet to the south line of the Canadian Pacific Railroad, being the Point of Beginning; thence S79°07'48"E along said south line, a distance of 431.20 feet to the Northwest corner of Document Number 695190; thence S0°55'00"W along the west line of said Document Number 695190, a distance of 358.76 feet to the Northeast corner of Document Number 684262; thence N89°34'18"W, a distance of 385.00 feet to the Southwest corner of said Lot 1; thence N0°56'56"E, a distance of 90.00 feet to the Northwest corner of said Lot 1; thence N89°34'18"W, a distance of 80.00 feet to the Northeast corner of said Lot 6; thence S0°56'56"W, a distance of 90.00 feet to the Southeast corner of said Lot 6; thence N89°34'18"W, a distance of 269.73 feet to the Southwest corner of said 7; thence N0°56'56"E along the west line of said Lot 7 and the extension thereof, a distance of 149.95 feet; thence N50°57'44"E, a distance of 404.26 feet to the west line of said NW¼; thence N0°56'56"E, a distance of 30.00 feet to the Point of Beginning. Subject to all easements and right-of-ways of record.

SURVEYOR'S CERTIFICATE

I, Garold A. Sime, do hereby certify that by the order and under the direction of Charlie Handy, City of Tomah Development Director, I have surveyed and mapped the property shown hereon and that the within map is a true and correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes to the best of my knowledge and belief.

Garold A. Sime

GAROLD A. SIME, PROFESSIONAL LAND SURVEYOR S-1261
H. A. SIME & ASSOCIATES
P. O. BOX 50
TOMAH, WISCONSIN 54660
November 3, 2026

WISCONSIN
GAROLD A. SIME
11/3/26
S-1261
TOMAH, WIS.
LAND SURVEYOR

CITY OF TOMAH PLANNING COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the City of Tomah Planning Commission this 5 day of November, 20 26

Paul Dwyer
CHAIRMAN

CERTIFIED SURVEY MAP

Lots 1, 6 and 7 of J. J. Farmer's Subdivision and located in Outot 141 and 145, Assessor's Plat and being part of the SW¼-Frac. NW¼, Section 3 and the and SE¼-Frac. NE¼, Section 4, T17N-R1W, City of Tomah, Monroe County, Wisconsin


Playground
Community Building
Dog Run
Building C
Building B
Building A
Property Line

STAFF COMMITTEE PREPARATION REPORT

Agenda Item: Consideration of Rezoning from R-1 Single-family residential district to R-3 Multifamily residential district at or about 500 King Avenue, Tomah

Summary and Background Information:

The City of Tomah has awarded an RFP for the development of up to 60 residential units by Couleecap on this site. We have signed a developer's agreement and they have applied for WHEDA housing tax credits for this project. The City of Tomah Comprehensive Plan shows this parcel as Planned Neighborhood. The Zoning district, R-3 is consistent with this plan.

Recommendation From: Zoning Administrator is to approve of the site plan

Minutes Attached:

Yes ☐ No☒

Budget Account: Not applicable. **Fiscal Impact:** Not applicable.

Staff Responsible for implementation: Zoning staff.

Economic Impact: housing is Tomah's largest area of need.

Zoning/Rezoning Issues: None

Supports Organizational Goals:

Yes ☒ No☐

Questions from Administrator:

Grants Pursued/Opportunity Pursued: WHEDA tax credits.

Recommendation: Approve

A motion to approve this item should read, "Approve of The Rezoning from R-1 to R-3 Residential with the following conditions:

1. Abide by all representations during application and presentation to Plan Commission

Charles Handy **11-23-2026**

Department Director **Date**

Committee: Planning Commission **Meeting Date(s): Dec. 03, 2026**

STAFF COMMITTEE PREPARATION REPORT

Agenda Item: Consideration of Rezoning from R-1 Single-family residential district to R-3 Multifamily residential district parcel # 286027450000 on Grain Ave, Tomah, WI

Summary and Background Information:

The City of Tomah has awarded an RFP for the development of up to 60 residential units by Impact 7 on this site. We have signed a developer's agreement and they have applied for WHEDA housing tax credits for this project. The City of Tomah Comprehensive Plan shows this parcel as Regional Mixed Use. The Zoning district, R-3 is consistent with this plan.

Recommendation From: Zoning Administrator is to approve of the site plan

Minutes Attached:

Yes ☐ No☒

Budget Account: Not applicable. **Fiscal Impact:** Not applicable.

Staff Responsible for implementation: Zoning staff.

Economic Impact: housing is Tomah's largest area of need.

Zoning/Rezoning Issues: None

Supports Organizational Goals:

Yes ☒ No☐

Questions from Administrator:

Grants Pursued/Opportunity Pursued: WHEDA tax credits.

Recommendation: Approve

A motion to approve this item should read, "Approve of The Rezoning from R-1 to R-3 Residential with the following conditions:

1. Abide by all representations during application and presentation to Plan Commission

Charles Handy **11-23-2026**

Department Director **Date**

Committee: Planning Commission **Meeting Date(s): Dec. 03, 2026**

Zoning Monthly Report

Noiv.. 2026

From Charlie Handy, Zoning Administrator

- Completed Plan Commission meeting, monthly reports, etc.
- Met with developers regarding potential short and long-term development projects
- Continue working on the 2026 Zoning dept. work plan
- Performed various enforcement activities
- Continued in the 9th month of an 18-month process of drafting update to Floodplain/Shoreland Zoning Ordinance per state model ordinance
- FEMA started the 90 day public comment period on the updated FIRM floodplain maps
- Drafted TIF responses and potential developers' agreements for economic development projects
- Conducted Weekly Economic Development Staff meetings
- Working collectively with staff to draft Tomah Marketing Plan
- Attended annual Railroad conference by Wis DOT
- Scheduled Flood map change open house for Dec. 3rd at 3:30 pm

Nov. 2026 Building Permits GEC

Permit Issued	Owner Name	Building Address	Census Code	Fee Total
11/1/2026	Allen Pasch	303 McAdams Dr.	131 - Electrical Only	$ 171
11/1/2026	Rick's Certified Auto	701 Superior Ave.	131 - Electrical Only	$ 220
11/1/2026	Jessica Olsen	1612 Kilbourn Ave	434 - Residential Addition	$ 220
11/1/2026	Gerald Fushianes	800 Superior Ave	131 - Electrical Only	$ 220
11/1/2026	Shawn Ward	1200 Glendale Ave	438 - Additions of Reside	$ 419
11/1/2026	Beth Hess	813 W. Veterans Ave	131 - Electrical Only	$ 171
11/1/2026	Roots Management G	813 Aspen Lane	131 - Electrical Only	$ 171
11/1/2026	Roots Management G	812 Aspen Lane #B	131 - Electrical Only	$ 171
11/1/2026	Roots Management G	813 Birch Lane	131 - Electrical Only	$ 171
11/1/2026	Jean Bently-Jones	317 Sumner St	131 - Electrical Only	$ 171
11/1/2026	Rhett Ritter	1415 Kilbourn Ave.	120 - Decks and Porches	$ 248
10/29/2026	Adam Rucinski Fritz In	909 Superior Ave	122 - Furnaces and/or Ce	$ 165
10/30/2026	Patty Libera	2014 Hollister Ave	131 - Electrical Only	$ 171
11/1/2026	Westpfahl Home Build	Eggleson St	100 - Early Start	$ 440
11/5/2026	Rush Hour Towing	1500 Eaton Ave	131 - Electrical Only	$ 220
11/6/2026	Joe Janusheske	901 Lincoln Ave	122 - Furnaces and/or Ce	$ 165
11/11/2026	Joel Brieske	1110 Superior Ave.	131 - Electrical Only	$ 220
11/16/2026	Kwik Trip	124 W McCoy Blvd	131 - Electrical Only	$ 220
11/16/2026	Goodwill Industries Inc	1516 N. Superior Ave	328 - Other non-residenti	$ 413

I WORQS Nov Permits

Permit Date	Permit Type	Parcel Address	Total Fees
11/19/2026	Sign Permit	621 SUPERIOR AVE	70
11/17/2026	Fence	905 EAST AVENUE	35
11/11/2026	Sign Permit	147 WITTIG ROAD	70
		Monthly Total	$ 175
		YTD	$ 5,835
		Budget	$ 4,200