



AGENDA FOR PLANNING COMMISSION

MEETING NOTICE

A Planning Commission meeting will be held on **Thursday, March 31, 2022 at 5:30 PM** in the **Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.**

ZOOM MEETING INFO

Join Zoom Meeting

<https://us06web.zoom.us/j/2708608080?pwd=ZTZ0cmllVEFEb1dzVDNwdi91UHFYQT09>

Dial by your location

+1 312 626 6799 US (Chicago)

Meeting ID: 270 860 8080

Passcode: 206751

ROLL CALL

APPROVAL OF MEETING MINUTES

- A. [Approval of Meeting Minutes](#)

DISCUSSION ITEMS

- A. [Discussion on fence height restriction in street side yard for reverse corner lots](#)
- B. [Discussion on allowing Butcher Shops as either a permitted use or conditional use in Business Districts.](#)
- C. Discussion on Commercial/Industrial Site Plan Reviews
- D. Discussion on setbacks for Benton Street irregular lot
- E. Flood Plain Video

ADJOURN

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 meeting was held on **Thursday, February 24, 2022 at 5:30 PM** in the Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI. Motion made by John Glynn, second by Remy Gomez to appoint Adam Gigous as Chairman for this meeting. All Ayes. Motion passed. Adam Gigous called the meeting to order at 5:30 PM. Present: Tina Thompson, Bryan Meyer (remote), Remy Gomez, Adam Gigous, and John Glynn. Also present: Building Inspector Shane Rolff. Absent: Brian Rice, and Mike Murray. Members of the public were in attendance and present via zoom at the following zoom link:

<https://us06web.zoom.us/j/2708608080?pwd=ZTZ0cmllVEFEb1dzVDNwdi91UHFYQT09>

APPROVAL OF MEETING MINUTES

Motion made by Thompson, second by Glynn to approve the Minutes from January 31, 2022. All ayes. Motion carried.

PUBLIC HEARING REZONING N. GLENDALE

- A. Public hearing, per Section 52-256(e), to consider rezoning of City owned property located on North Glendale Ave from C1-Conservancy to I-Institutional was opened at 532PM. Members of the public were present and wish to speak.

John Rusch stated that he is against the rezoning and that cities should never get rid of parks.

Kari Johnson stated that he father build the ball park and was against the rezoning.

Pete Thorson stated he is against the rezoning.

Bill Owen stated he is against the rezoning.

Dan Beach had questions about how it may affect his property on Harrison St.

Shirley Butt questioned the need to rezone and wants to keep the parks.

Ann Nelson-Koch stated she's not in favor of the rezone and wants to keep the parks.

Kathy Beach asked why it needs to be rezoned.

The planning commission reminded the audience that this public hearing is solely for rezoning the property and not about what will be built on the land. Also stated that the ball field that is on the railroad property will remain and a new ball park will be built at a new location. Public hearing closed at 555PM.

- B. Discussion and recommendation related to the rezoning of City owned property located on North Glendale Ave.

Gomez stated that he uses the ball parks on N. Glendale and reminded the audience that this meeting is only about rezoning the property. Rolff noted the Fire/EMS building has been discussed in Council for months and Council has vetted the property. Harrison St will continue to have access to the property.

Motion made by Gomez, second by Glynn to approve the rezoning of N. Glendale Ave. All Ayes. Motion carried.

PUBLIC HEARING CONDITIONAL USE ORDINANCE CHANGE

- A. Public hearing, Chapter 52, Conditional Use Permits ordinance amendment was opened at 650PM.

No questions from the audience.

Public hearing was closed 654PM.

- B. Discussion and recommendation on ordinance change for Chapter 52, Conditional Use Permit. Thompson reiterated that these changes will help future conditional use permits get approved faster and it will be less time the applicant needs to wait for approvals.

Motion made by Gomez, second by Thompson to approve the changes to conditional use permits. All ayes. Motion carried.

PUBLIC HEARING PARKING REGULATIONS ORDINANCE CHANGE

- A. Public hearing on proposed amendments to the City of Tomah ordinance regulating parking was opened at 658PM. Public hearing was only on ordinance changes 52-14 and 52-206 definitions and front yard parking. 52-116 parking requirements is put on hold.

Pete Thorson had questions on B1 district.

Public hearing was closed at 706PM.

- B. Discussion and recommendation related to the proposed amendments to the City of Tomah ordinance regulating parking. Motion by Glynn, second by Thompson to approve ordinance changes for 52-14 and 52-206. All ayes. Motion carried.

CERTIFIED SURVEY MAP

- A. Motion by Meyer, second by Thompson to approve Certified Survey Map (CSM) for Robert Joyce, Description: A parcel of land located in lots 1, 2 and 3, Block 7, Nuzum's Addition, being part of the NE1/4-SE1/4, Section 5, T17N-R1W, City of Tomah, Monroe County, Wisconsin. All ayes. Motion carried.
- B. Motion by Thompson, second by Gomez to approve Certified Survey Map (CSM) for Alissa and William Scheerer. Description: A parcel of land containing 0.44 acres (19,079 sq. ft.). Lot 25 of Sunny Hills West. Located in the NE1/4-SE1/4, of section 31, T18N, R1W, City of Tomah, Monroe County, Wisconsin. All ayes. Motion carried.

DISCUSSION ITEMS

- A. Discussion on fence height restriction in street side yard for reverse corner lots was postponed.
- B. Discussion on allowing Butcher Shops as wither a permitted use or conditional use in Business Districts was postponed.
- C. Discussion on planning consultant(s). Motion by Glynn, seconded by Thompson to contract with Vandewalle & Associates.

ADJOURN

Adjourn at 720PM.

Submitted by:

Casey Skowronski

Casey Skowronski
Public Works and Utilities Bookkeeper

03/02/2022

Date

Meeting minutes to be approved on: March 31, 2022

CITY OF TOMAH PLAN COMMISSION
STAFF COMMITTEE PREPARATION REPORT
February 24th, 2022

Agenda Item: Discussion on fence height restriction in street side yard for reverse corner lots.

Summary and background information: Current ordinance allows for a 6' fence in the side and rear yards of a property. The 6' allowance may not be appropriate for the street facing side yards on reverse corner lots. Discuss options to regulate to the fence height in the side yards of reverse corner lots. (see attachments for options)

Sec. 52-209. - Fences and hedges.

Requirements.

(1) No fence exceeding three feet in height shall be erected, constructed or maintained in front of the setback line for principal buildings on any premises within a residential district.

(3) On any corner lot where a front or side yard is required or provided, no fence, hedge or other obstruction shall be placed so as to interfere with clear vision from one street to the other across the corner. See traffic visibility provisions in section 52-114.

Sec. 52-114. - Traffic visibility.

No obstruction, such as structures, parking or vegetation, shall be permitted in any district between the heights of 2½ feet and ten feet above the plane through the mean curb grades within the triangular space formed by any two existing or proposed intersecting street or alley right-of-way lines and a line joining points on such lines located a minimum of 15 feet from their intersection. In the case of arterial streets intersecting with other arterial streets or railways, the corner cutoff distances establishing the triangular vision clearance space shall be increased to 50 feet.

Recommendation: Discuss current ordinance to decide if an amendment is necessary.

Shane Rolff

Zoning Administrator

2/4/22

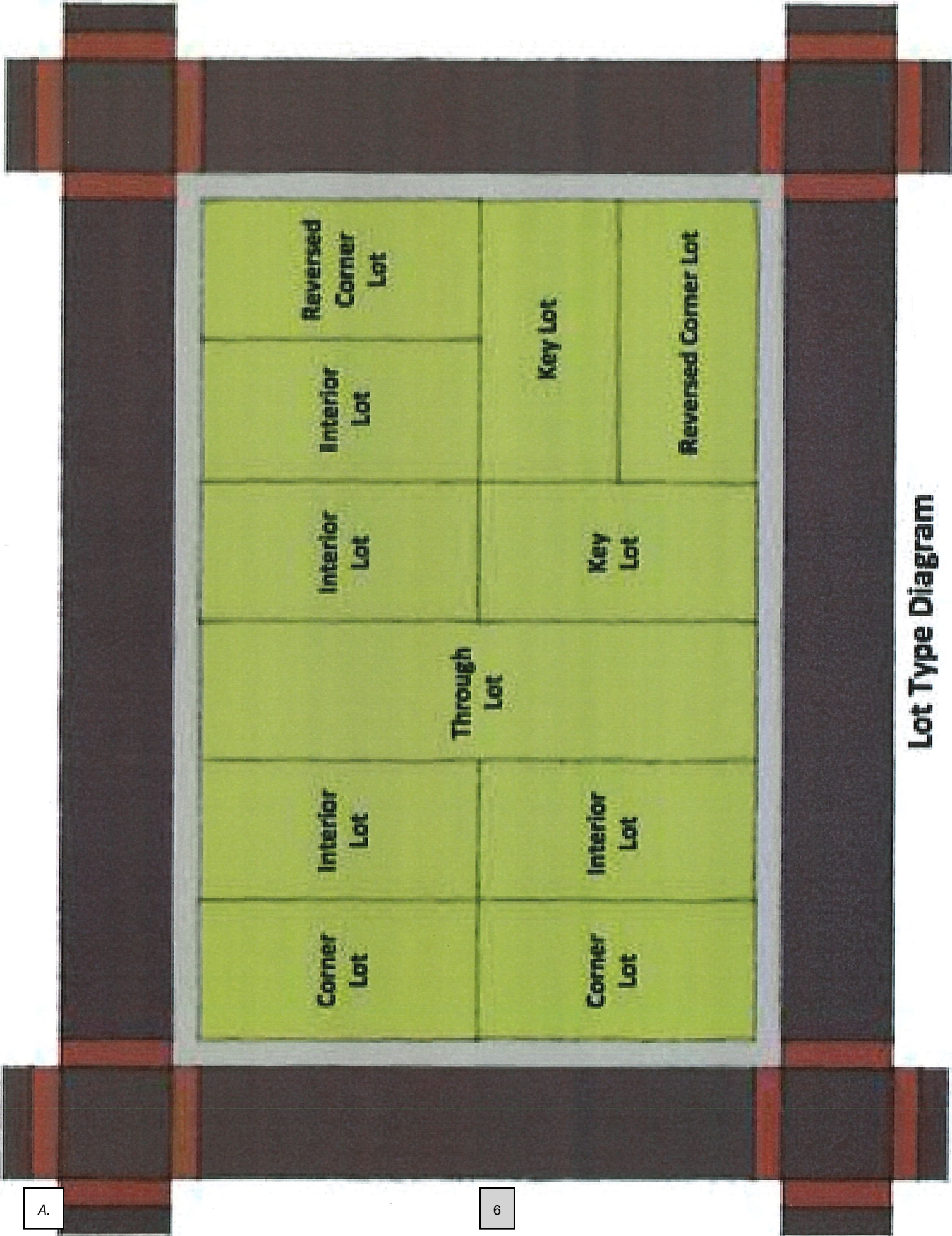
Date

Options for regulating fences in the street side yard of reverse corner lots

- 1) Limit the height in the street side yard of reverse corner lots to the same as the restriction in front yards of 3'.
- 2) Require a vision clearance triangle where the street side yard of the reverse corner lot abuts the front yard of the key lot directly behind the property.
- 3) Allow fences up to 6' in height in the street side yard of reverse corner lots to equal the established front yard of the property on the key lot directly behind the property to never exceed 15'. Similar to our front yard setback averaging allowed in older established neighborhoods.
- 4) Maintain the status quo and allow fences up to 6' in height in the street side yard of reverse corner lots.

Definition of a reverse corner lot:

Lot, reversed corner means a corner lot, the street side lot line of which is substantially a continuation of the front lot line of the first lot to its rear.



Lot Type Diagram

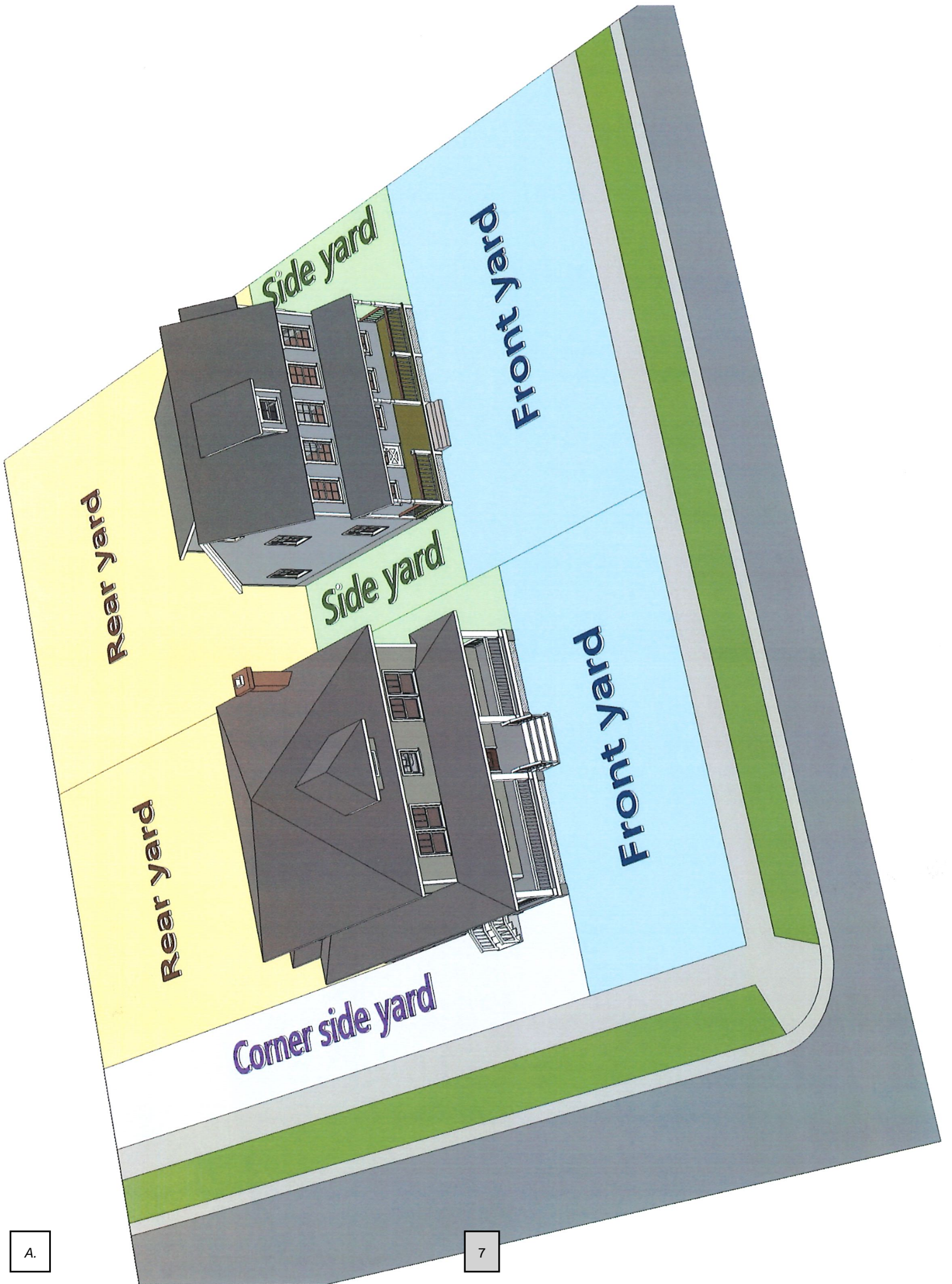
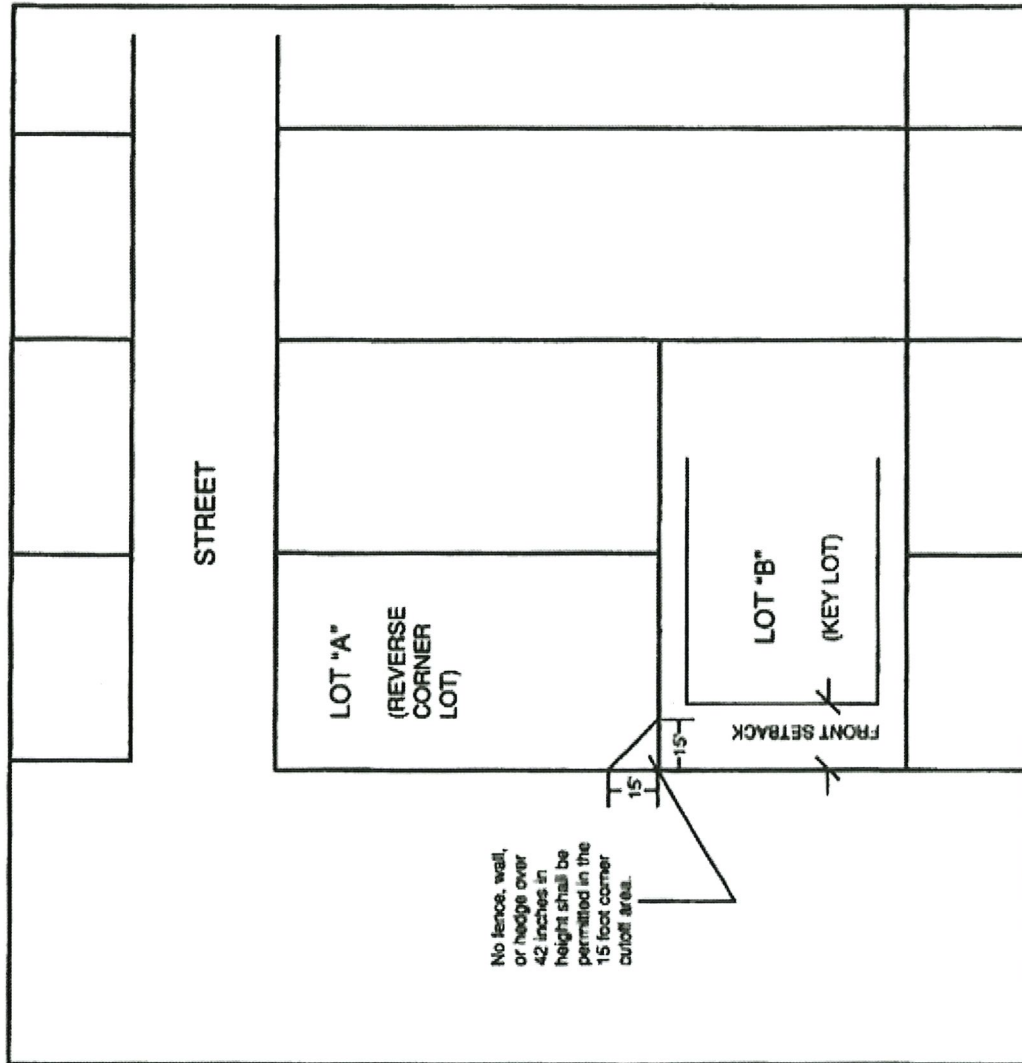
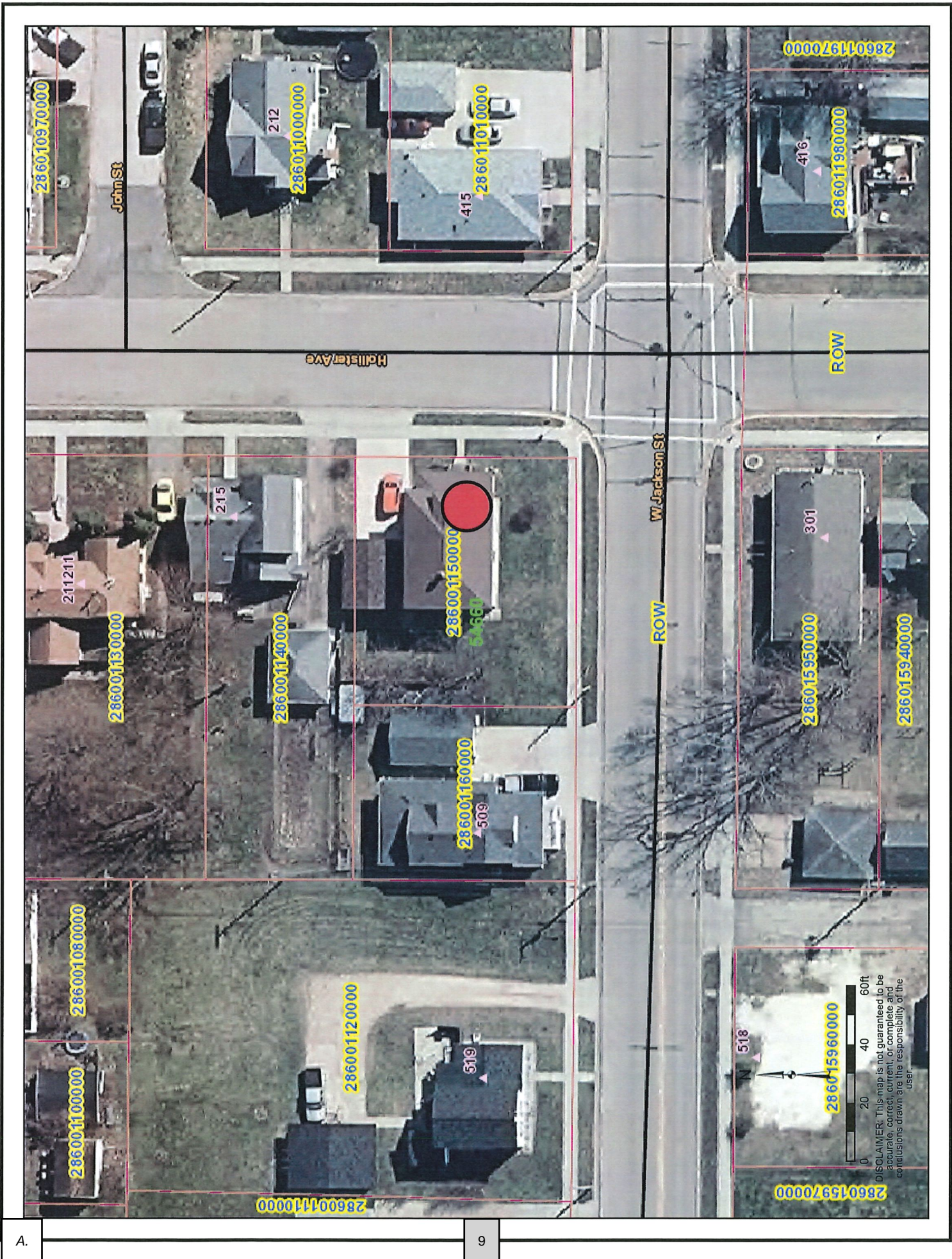


ILLUSTRATION OF SECTION 10-5.1524(b)(1)(c)
RELATING TO FENCE HEIGHT FOR REVERSE CORNER LOTS







A.



A.

11



A.

12



A.

13



A.

CITY OF TOMAH PLAN COMMISSION
STAFF COMMITTEE PREPARATION REPORT
February 24th, 2022

Agenda Item: Discussion on allowing Butcher Shops as either a permitted use or conditional use in Business Districts.

Summary and background information: Discussion on allowing Butcher Shops as either a permitted use or conditional use in Business Districts. Current ordinance only allows for processing activities as a permitted use in Industrial zoned districts.

Sec. 52-14. - Definitions.

Butcher Shop means a retail store supplying meat and poultry products where meat processing is limited to making cuts of meat from pre-processed carcasses.

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.

(2) *Principal uses.* Dwelling units may be established on the second or higher floors of buildings whose principal use is business or commercial. All business establishments shall be retail or service, dealing directly with the general public or wholesale sales in small quantities as an adjunct to the primary retail business. All goods produced on the premises shall be sold at retail on the premises where produced. The parking of trucks as an accessory use, when used in the conduct of a permitted business listed hereafter in this section, shall be limited to vehicles of not over 14,000 pounds gross vehicle weight when located within 50 feet of a residential district boundary line.

(3) *Permitted uses.* The following uses are permitted in the B district: appliance dealers; art and school supply stores; automotive parts sales stores; automobile sales lots and show room lots, providing all vehicles will be in operative condition; antique shops; appliance stores; bakeries (retail); barbershops and beauty parlors; banks and other financial institutions; **butcher shops**; candy and ice cream stores; caterers; clothing and dry goods stores; clinics; clubs; cocktail lounges; drugstores and pharmacies; department stores; electrical supply stores (retail); food stores and supermarkets; food lockers (retail); florist shops; fraternal organizations; furniture stores; funeral homes; hotels; inns; insurance agencies; jewelry stores; lumber yards; liquor stores; medical facilities and

clinics; mini storage facilities; music stores; markets (fruit and vegetable); newsstands; opticians and optical supply stores; offices; paint and wallpaper stores; shoe stores; taverns; tourist information and hospitality centers; upholsterers; variety stores; veterinary clinics (small animal); and other uses similar to or customarily incidental to any of the above uses.

(4) *Conditional uses.* Governmental and cultural uses, transportation uses, drive-in theaters, drive-in restaurants, **butcher shops**, 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: Discuss adding butcher shops as either a permitted use or conditional use in the Business District.

Shane Rolff
Zoning Administrator

2/4/22
Date