



**AMENDED AGENDA FOR PLANNING COMMISSION  
MEETING NOTICE**

A Planning Commission meeting will be held on **Thursday, February 22, 2024 at 5:30 PM**  
in the **Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.**

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**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. [January 2024 Minutes](#)

**PUBLIC HEARING**

1. [Public hearing, Section 52-74 and 52-82\(7\)\(e\) and \(7\)\(h\), to consider amendments to Validity and Industrial and Agricultural uses.](#)
2. Discussion and Recommendation on Ordinance Amendments for Sections 52-74 and 52-82.

**PUBLIC HEARING**

1. [Public hearing, Section 52-231, to consider adding Temporary uses to Permits section in Airport regulations.](#)
2. Discussion and Recommendation on Ordinance Change for Section 52-231, Permits section of Airport regulations.

**PUBLIC HEARING**

1. [Public hearing, Section 52-40, to consider amendments to Schedule of regulations.](#)
2. Discussion and Recommendation on Ordinance Amendment for Section 52-40 Schedule of regulations.

**DISCUSSION ITEMS**

1. [Review/Approval of Certified Survey Map \(CSM\) for City of Tomah, Description: part of outlet 252 of the City of Tomah assessor's plat, and part of volume 7, certified survey maps, page 31 \(DOC.#388459\), Monroe County records, all being located in the NW 1/4 of the NW 1/4 of section 9, T17N-R1W, and being part of lot 1 of volume 9, certified survey maps, page 171 \(DOC.#432987\), Monroe County records, located in and being part of the NE 1/4 of the NE 1/4 of section 8, T17N-R1W, City of Tomah, Monroe County, Wisconsin.](#)
2. Discussion and Recommendation on a Site Plan for 1715 N Superior Ave
3. [Discussion on 52-34\(a\)\(3\) Conditional Uses](#)
4. [Discussion on 52-10\(1\)\(a\)\(2\) Accessory Structures](#)
5. Discussion on Webinar "Role of the Plan Commission"

**FUTURE AGENDA ITEMS**

**FUTURE MEETING DATE:**

March 28, 2024

**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, January 18, 2024 at 5:30 PM** in the Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.

**Meeting was called to order at 5:30 PM by Bryan Meyer**

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## ROLL CALL

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

Absent: Travis Scholze and Mike Murray. Also present: Shane Rolff.

## APPROVAL OF MEETING MINUTES

Motion by Prise, second by Glynn to approve the meeting minutes for November 2023. All ayes.  
Motion carried.

**PUBLIC HEARING** - Public Hearing, Section 52-256, to consider the request from Alexandra Matthews & David Deprey to rezone the property located at 1201 Kilbourn Ave from B-Business District to R2-One-and-Two Family Residential District.

Meyer Opened Public Hearing @ 5:31 PM

Rolff gave brief overview of the background that the property is legal nonconforming, and the rezone would make it a legal conforming property. Dave Deprey of 1201 Kilbourn Ave stated that he has filed all necessary paperwork. Jay Larsen, Crow Bar, asked how the rezone would affect the bar and having live music. The Plan Commission reviews rezonings by whether or not it meets the future land use map, and this rezoning does.

Meyer Closed Public Hearing @ 5:40 PM

Discussion and recommendation:

Brief discussion on how noise is perceived, and any questions should be handled by the Committee of the Whole as they review and approve Outdoor Cabernet Licenses.

Motion by Prise, second by Thompson to approve the rezoning of 1201 Kilbourn Ave to R2-One-and-Two Family Residential District. Motion carried with one negative vote (Rice).

## CERTIFIED SURVEY MAP

Postponed to February 2024 Meeting for more information.

## DISCUSSION ITEMS

### A. Discuss Comprehensive Plan Schedule & Survey Update

Survey is live on city website, Chambers website, social media, and Tomah Health distributed to employees. Rolff went over the schedule.

### B. Discussion and Recommendation for Approval of the Adoption of a Public Participation Plan Resolution

Motion by Thompson, second by Glynn to approve the recommendation of the Public Participation Plan Resolution. All Ayes. Motion carried.

### C. Discuss Accessory Structure Height Ordinance 52-10

Residential Districts are restricted to 20ft height of accessory structures. Commission is in favor of increasing the height for parcels greater than 1 acre.

D. Discuss Fence Ordinance 52-209

Brief discussion on fence ordinance. No changes were recommended.

E. Discuss Airport Regulations Ordinance 52-231

Discussion on construction companies using cranes. Currently, PW&U Commission would deny permit to use a crane within the Height Limitation Zoning Map. The application would go to the Board of Appeals and be approved. An ordinance change would give the Zoning Administrator ability to review and grant applications for temporary use. Ordinance amendment to follow in future meeting.

F. Review Ordinance Amendments to 52-74 & 52-82

Ordinance 52-74 and 52-82 referred to common council instead of plan commission.

Amendments would change to plan commission. Will bring back for public hearing at later date.

**FUTURE AGENDA ITEMS**

- Webinar
- 52-231 amendment format
- 52-74 & 52-82 public hearing
- Site plan review

**FUTURE MEETING DATE:** February 29, 2024 possible February 22, 2024 as some members will be out of town.

**ADJOURNMENT**

Motion by Thompson, second by Glynn to adjourn at 6:33 PM.

Written and Submitted Casey Kinnear

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**Sec. 52-74. Validity.**

Permits issued hereunder are valid only as to approved use. ~~and are not transferable without the approval of the plan commission and city council.~~

(Code 1993, § 17.31(6); Ord. No. 2022-03-09-D , § 4, 3-15-2022)

**Sec. 52-82. - Industrial and agricultural uses.**

e. Furnishing a policy of liability insurance in form approved by the city attorney naming the city as an additional insured with policy limits approved by the ~~common council.~~ **Plan Commission.**

h. Facilities may not include offices, longterm vehicle storage, other outdoor storage, or broadcast studios except for emergency purposes, or other uses that are not needed to send or receive transmissions as reasonably determined by the ~~city council.~~ **Plan Commission.**

**ORDINANCE NO.** \_\_\_\_\_

**Ordinance Amending Sections 52-74 and 52-82 (7) (e) and (h) 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 52-74 of the City of Tomah Municipal Code is hereby amended to read as follows:

**Sec. 52-74. Validity.**

Permits issued hereunder are valid only as to the approved use.

**SECTION TWO:** Sections 52-82 (7) (e) and (h) of the City of Tomah Municipal Code that specifies required conditions for the conditional use permitting of telecommunication facilities is hereby amended to read as follows:

- e. Furnishing a policy of liability insurance in form approved by the city attorney naming the city as an additional insured with policy limits approved by the Plan Commission.
- h. Facilities may not include offices, long term vehicle storage, other outdoor storage, or broadcast studios except for emergency purposes, or other uses that are not needed to send or receive transmissions as reasonable determined by the Plan Commission.

**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:

\_\_\_\_\_  
Rebecca Weyer, City Clerk

READ:

PASSED:

PUBLISHED:

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## Sec. 52-231. Airport regulations.

- (a) *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:

*Airport* means the Bloyer Field Airport located in Section 3, Town 17N, Range 1W, Monroe County, Wisconsin.

*Airport hazard* means any structure or object of natural growth which obstructs the air space required for the flight of aircraft in landing or taking off at an airport or is otherwise hazardous to such landing or taking off.

*Nonconforming use* means any structure or tree which does not conform to a regulation prescribed in this chapter or an amendment thereto as of the effective date of such regulation.

*Person* means any individual, firm, partnership, corporation, company, association, joint stock association or body politic and includes any trustee, receiver, assignee or other similar representative thereof.

*Runway* means a level portion of an airport having a surface specially developed and maintained for the landing and take-off of aircraft.

*Structure* means any object constructed or installed by man.

*Trees* does not include shrubs, bushes or plants which do not grow to a height of more than 20 feet.

- (b) *Zones.* All zones established by this section are as shown on the map, dated October 31, 1990, entitled, "Height Limitation Zoning Map, Bloyer Field Airport, Tomah, Wisconsin", which is hereby adopted as part of this chapter and is on file with the city clerk.
- (c) *Height limitation zones.* Except as otherwise provided in this chapter, no structure shall be constructed, altered, located or permitted to remain after such construction, alteration or location and no trees shall be allowed to grow to a height in excess of the height limit indicated on the map referred to in subsection (b) of this section.
- (d) *Exceptions.* The restrictions contained in subsection (c) of this section shall not apply to objects which are less than 35 feet in height above ground level at the object site within one-half mile of the airport boundary, to structures less than 50 feet in height above ground within the area beginning one-half mile from the airport boundary or to structures less than 100 feet in height above ground within the area beginning one mile from the airport boundary and extending to three miles from the airport boundary.
- (e) *Nonconforming uses.*
- (1) *Not retroactive.* The regulations prescribed in this section shall not be construed to require the removal, lowering or other change or alteration of any nonconforming use or otherwise interfere with the continuance of any nonconforming use, except as otherwise provided by subsection (g)(2) of this section.
  - (2) *Changes.* Nothing contained in this article shall require any change in the construction, alteration or intended use of any structure if the construction or alteration of such was begun prior to the effective date of the ordinance from which this section is derived and if such is diligently prosecuted.
  - (3) *Removal.* This article shall not interfere with the removal of nonconforming uses by purchase or the use of eminent domain.
- (f) *Administration.* The airport manager shall administer and enforce the regulations prescribed herein. Applications for permits and variances shall be made to the building inspector upon a form furnished by him. Applications which are by this section to be decided by the airport committee shall be granted or denied within 15 days of the date of filing of the application, unless Federal Aviation Administration approval is requested. Applications for action by the board of appeals shall be immediately transmitted by the airport

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committee to the board of appeals for hearing and decision. There shall be no charge for applications or permits.

(g) *Permits.*

- (1) *Future structures.* No structure shall hereafter be constructed, erected or installed or be permitted to remain in any zone created by subsection (b) of this section until the owner or his agent shall have applied in writing for a permit therefor and obtained such permit from the airport manager, except structures less than 35 feet in height above the ground and within one-half mile of the airport boundary, structures less than 50 feet in height above the ground within the area beginning one-half mile from the airport boundary and extending to one mile from the airport boundary, and structures less than 100 feet in height above the ground within the area beginning one mile from the airport boundary and extending to three miles from the airport boundary. Such permit shall be posted in a prominent place on the premises prior to and during the period of construction, erection, installation or establishment. Application for such permit shall indicate the use for which the permit is desired and shall describe and locate the use with sufficient particularity to permit the building inspector to determine whether such use would conform to the regulations herein prescribed. If such determination is in the affirmative, the building inspector shall issue the permit applied for.
- (2) *Existing uses.* Before any nonconforming structure may be replaced, altered or rebuilt, a permit shall be applied for and secured in the manner prescribed by subsection (1) of this section authorizing such change, replacement or repair. No such permit shall be denied if the structure will not become a greater hazard to air navigation than it was on the effective date of the ordinance from which this section is derived or when the application for permit was made.
- (3) *Temporary uses.* Zoning Administrator shall review and may grant applications for temporary uses in any district, provided that such uses are of a temporary nature, do not involve the erection of a substantial structure(s), and are compatible with neighboring uses. The permit shall be temporary, revocable, subject to any conditions required by the Zoning Administrator and shall be issued for a period not to exceed 30 days. Compliance with all other provisions of this article shall be required.

(h) *Appeals and review.*

- (1) *Variations.* Upon appeal in special cases the board of appeals may, after investigation and public hearing, grant such variance from the terms of this chapter as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of this section would result in unnecessary hardship and such relief will do substantial justice and be in accord with the spirit of this chapter and does not create a hazard to the safe, normal operation of aircraft.
- (2) *Aggrieved person.* Any person aggrieved or affected by any decision or action of the building inspector made in his administration of this article may appeal such decision or action to the board of appeals.
- (3) *Procedure.* Any appeal taken pursuant to this article shall be in conformity with the procedure established by Wis. Stats. § 62.23(7)(e).

(Code 1993, § 17.75)

**ORDINANCE NO.** \_\_\_\_\_

**Ordinance Creating Section 52-231(g)(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 52-231(g)(3) of the City of Tomah Municipal Code is hereby created as follows:

(3) Temporary uses. Zoning Administrator shall review and may grant applications for temporary uses in any district, provided that such uses are of a temporary nature, do not involve the erection of a substantial structure(s), and are compatible with neighboring uses. The permit shall be temporary, revocable, subject to any conditions required by the Zoning Administrator and shall be issued for a period not to exceed 30 days. Compliance with all other provisions of this article shall be required.

**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:



**Sec. 52-40. Schedule of regulations.**

Following is the schedule of regulations as they apply to each zoning district:

SCHEDULE OF REGULATIONS

Zone	Lot Requirements		Minimum Yard Requirements (Ft.)					Maximum Building Height		% Max. Lot Coverage	Min. Lot Area Per Dwelling	Use
	Area in Sq. Ft.	Frontage in Ft.	Front	Each Side	Rear	Each Side	Rear	Stories	Feet			
R-1 Residential	7,200	60	(h) 25	(c) 10	(i) 30	(c) 3	3 (g)	2	30	30	7,200	1-family dwelling
R-2 Residential	7,200	60	(h) 25	(c), (j) 10	(i) 30	(c) 3	3 (g)	2	35	40	3,600	2-family dwelling
R-3 Residential	7,200	60	(h) 25	(c), (j) 10	(i) 20	(c) 3	3 (g)	3	40	60	1,800	Multi-family dwelling
B Business	(a) 3,000	20	None	(d) None	(d) 10	None	10	3	45	95	—	General business
B-2 Business	20,000	100	50	25	30	10	10	4	55 (k)	50	—	Highway business
M-1 Industrial	20,000	100	25	(e) 15	(e) 20	10	10	3	45	50	(b)	Limited industrial
B-1 Office Business	10,000	75	25	15	10	10	10	3	45	75	—	Office business
R-6 Zero Lot Line	7,200	50	25	(c), (j) 10	30	(c) 3	3 (g)	2	30	40	3,600	Duplex; single family dwelling
M-2 Industrial	20,000	100	25	(f) 25	(f) 20	10	10	3	45	60	(b)	General industrial
M-3 Industrial	20,000	100	25	25	20	10	10	3	45	60	(b)	Highway industrial
A-1 Agricultural	2 acres	100	100	50	50	50	50	—	50 (k)	—	—	Agricultural
C Conservancy	—	—	—	—	—	—	—	2	30	—	—	Parks & recreation
I Institutional	5,000	50	5	5	5	3	10	—	60 (k)	—	—	Hospitals, schools, government, churches

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- (a) Shopping centers require a minimum of four acres, minimum frontage 300 feet, maximum height 35 feet, front yard 100 feet, rear 40 feet and side 40 feet.
  - (b) Dwelling units not permitted except for watchman's/caretaker's quarters, not for rental.
  - (c) Minimum side yard for street side of corner lot, 15 feet.
  - (d) Minimum side or rear yard when abutting a residential district is 15 feet.
  - (e) Minimum side or rear yard when abutting a residential district must be 50 feet.
  - (f) Minimum side or rear yard when abutting a residential district must be 100 feet.
  - (g) Accessory buildings must be placed in the rear yard or conform to the yard requirements of a principal building.
  - (h) Front yards. On every lot in a residential district, and every existing residence in the business district, there shall be a front yard having a depth of not less than 25 feet, provided that: Where lots comprising 40 percent or more of the frontage on one side of a block are developed with buildings, the required front yard depth shall be the average of the front yard depths of the two adjacent main buildings, or if there is only one adjacent main building, the front yard depth of said main building shall govern but shall not be less than ten feet in any case; provided further that this regulation shall not be so interpreted as to require a front yard depth of more than 25 feet in any case.
  - (i) Rear yards. On every lot in a residential district and every existing residence in the business district there shall be a rear yard having a depth of not less than 20 percent of the depth of the lot, provided such rear yard shall not in any case be less than 15 feet in depth.
  - (j) Zero feet on side of common wall with adjacent structure. Opposite interior side-yard setback shall be ten feet.
  - (k) All structures exceeding three floor levels or a height above grade of 45 feet shall require approval from the City of Tomah Fire Department.

(Ord. No. 2008-07-08-D, §§ 4, 5, 7-8-2008; Ord. No. 2014-04-06-D, § 1, 4-8-2014; Ord. No. 2020-10-13-D, § 3, 10-13-2020; Ord. No. 2021-12-11-D, § 1, 12-21-2021)

**ORDINANCE NO. \_\_\_\_\_**

**Ordinance Amending Sections 52-40 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 52-40 of the City of Tomah Municipal Code is hereby amended to read as follows:

**Sec. 52-40. Schedule of regulations.**

Following is the schedule of regulations as they apply to each zoning district:

**SCHEDULE OF REGULATIONS**

Zone	Lot Requirements		Minimum Yard Requirements (Ft.)					Maximum Building Height		% Max. Lot Coverage	Min. Lot Area Per Dwelling	Use
	Area in Sq. Ft.	Frontage in Ft.	Front	Each Side	Rear	Each Side	Rear	Stories	Feet			
R-1 Residential	7,200	60	(h) 25	(c) 10	(i) 30	(c) 3	3 (g)	2	30	30	7,200	1-family dwelling
R-2 Residential	7,200	60	(h) 25	(c), (j) 10	(i) 30	(c) 3	3 (g)	2	35	40	3,600	2-family dwelling
R-3 Residential	7,200	60	(h) 25	(c), (j) 10	(i) 20	(c) 3	3 (g)	3	40	60	1,800	Multi-family dwelling
B Business	(a) 3,000	20	None	(d) None	(d) 10	None	10	3	45	95	—	General business
B-2 Business	20,000	100	50	25	30	10	10	4	55 (k)	50	—	Highway business
M-1 Industrial	20,000	100	25	(e) 15	(e) 20	10	10	3	45	50	(b)	Limited industrial
B-1 Office Business	10,000	75	25	15	10	10	10	3	45	75	—	Office business
R-6 Zero Lot Line	7,200	50	25	(c), (j) 10	30	(c) 3	3 (g)	2	30	40	3,600	Duplex; single family dwelling
M-2 Industrial	20,000	100	25	(f) 25	(f) 20	10	10	3	45	60	(b)	General industrial
M-3 Industrial	20,000	100	25	25	20	10	10	3	45	60	(b)	Highway industrial
A-1 Agricultural	2 acres	100	100	50	50	50	50	—	50 (k)	—	—	Agricultural
C Conservancy	—	—	—	—	—	—	—	2	30	—	—	Parks & recreation
I Institutional	5,000	50	5	5	5	3	10	—	60 (k)	—	—	Hospitals, schools, government, churches

- (a) Shopping centers require a minimum of four acres, minimum frontage 300 feet, maximum height 35 feet, front yard 100 feet, rear 40 feet and side 40 feet.
- (b) Dwelling units not permitted except for watchman's/caretaker's quarters, not for rental.
- (c) Minimum side yard for street side of corner lot, 15 feet.
- (d) Minimum side or rear yard when abutting a residential district is 15 feet.

- (e) Minimum side or rear yard when abutting a residential district must be 50 feet.
- (f) Minimum side or rear yard when abutting a residential district must be 100 feet.
- (g) Accessory buildings must be placed in the rear yard or conform to the yard requirements of a principal building.
- (h) Front yards. On every lot in a residential district, and every existing residence in the business district, there shall be a front yard having a depth of not less than 25 feet, provided that: Where lots comprising 40 percent or more of the frontage on one side of a block are developed with buildings, the required front yard depth shall be the average of the front yard depths of the two adjacent main buildings, or if there is only one adjacent main building, the front yard depth of said main building shall govern but shall not be less than ten feet in any case; provided further that this regulation shall not be so interpreted as to require a front yard depth of more than 25 feet in any case.
- (i) Rear yards. On every lot in a residential district and every existing residence in the business district there shall be a rear yard having a depth of not less than 20 percent of the depth of the lot, provided such rear yard shall not in any case be less than 15 feet in depth.
- (j) Zero feet on side of common wall with adjacent structure. Opposite interior side-yard setback shall be ten feet.
- (k) All structures exceeding three floor levels or a height above grade of 45 feet shall require approval from the City of Tomah Fire Department.

**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

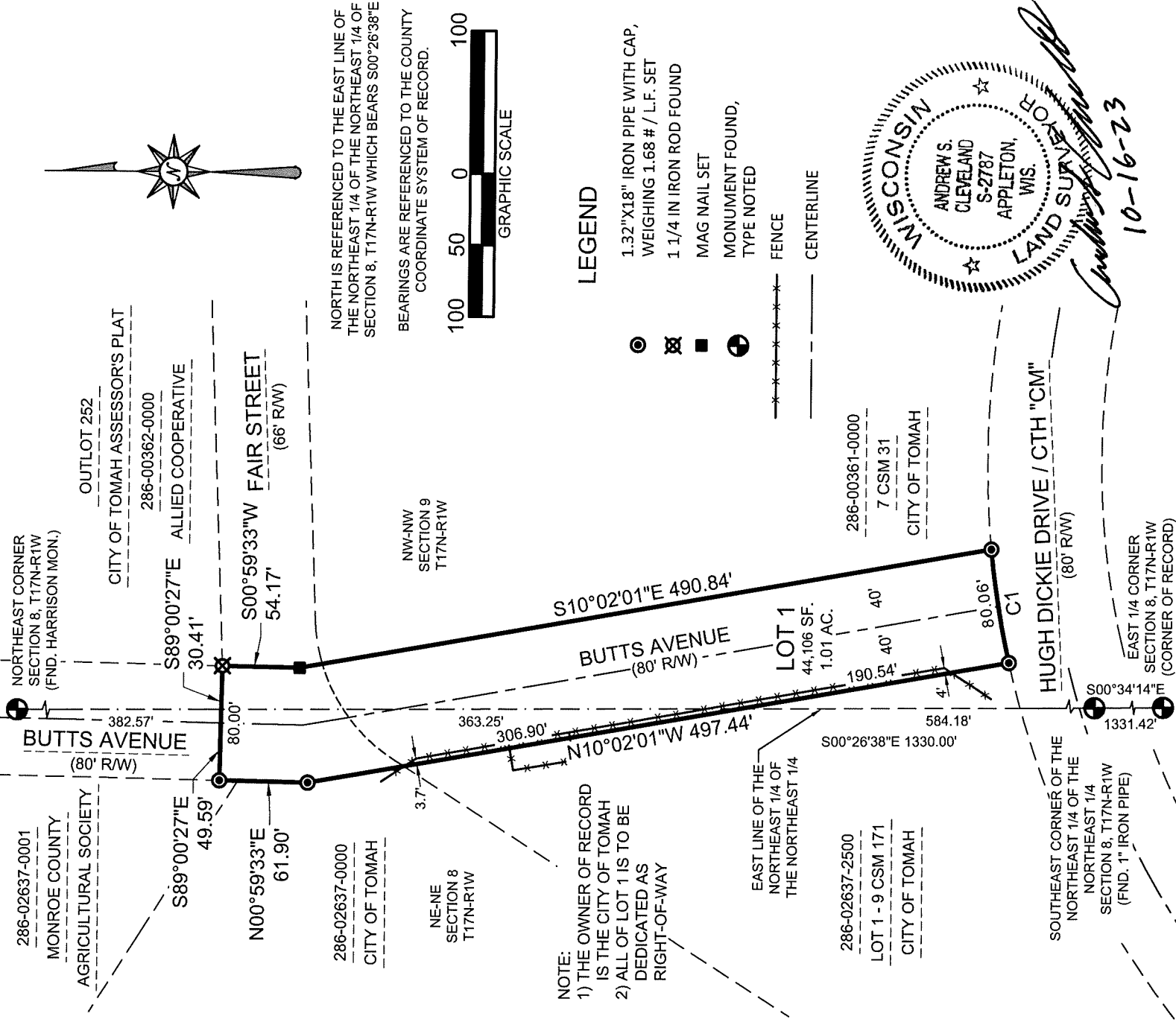
READ:

PASSED:

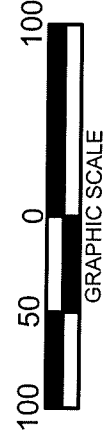
PUBLISHED:

# CERTIFIED SURVEY MAP

PART OF OUTLOT 252 OF THE CITY OF TOMAH ASSESSOR'S PLAT, AND PART OF VOLUME 7, CERTIFIED SURVEY MAPS, PAGE 31 (DOC.#388459), MONROE COUNTY RECORDS, ALL BEING LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, T17N-R1W, AND BEING PART OF LOT 1 OF VOLUME 9, CERTIFIED SURVEY MAPS, PAGE 171 (DOC.#432987), MONROE COUNTY RECORDS, LOCATED IN AND BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, T17N-R1W, CITY OF TOMAH, MONROE COUNTY WISCONSIN.



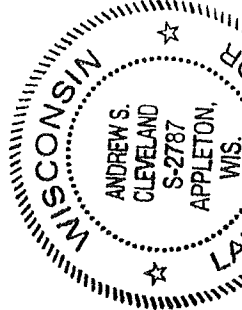
NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, T17N-R1W WHICH BEARS S00°26'38"E BEARINGS ARE REFERENCED TO THE COUNTY COORDINATE SYSTEM OF RECORD.



NOTE:  
1) THE OWNER OF RECORD IS THE CITY OF TOMAH  
2) ALL OF LOT 1 IS TO BE DEDICATED AS RIGHT-OF-WAY

## LEGEND

- 1.32"x18" IRON PIPE WITH CAP, WEIGHING 1.68 # / L.F. SET
- ⊗ 1 1/4 IN IRON ROD FOUND
- MAG NAIL SET
- MONUMENT FOUND, TYPE NOTED
- FENCE
- CENTERLINE



*Andrew S. Cleveland*  
10-16-23

## CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT IN / OUT
C1	80.06'	633.78'	7°14'16"	S80°46'00"W	80.01	S84°23'08"W / S77°08'52"W



CLIENT: CITY OF TOMAH

DRAFTED BY: JSH  
TAX PARCEL NO.: 286-02637-0000, 286-02637-2500  
286-00361-0000,

SCALE:  
1" = 100'  
SHEET: 1 OF 2  
PROJECT NO. 0656-10-23  
DRAWING NO. 1798

# CERTIFIED SURVEY MAP

PART OF OUTLOT 252 OF THE CITY OF TOMAH ASSESSOR'S PLAT, AND PART OF VOLUME 7, CERTIFIED SURVEY MAPS, PAGE 31 (DOC.#388459), MONROE COUNTY RECORDS, ALL BEING LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, T17N-R1W, AND BEING PART OF LOT 1 OF VOLUME 9, CERTIFIED SURVEY MAPS, PAGE 171 (DOC.#432987), MONROE COUNTY RECORDS, LOCATED IN AND BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, T17N-R1W, CITY OF TOMAH, MONROE COUNTY WISCONSIN.

## SURVEYOR'S CERTIFICATE

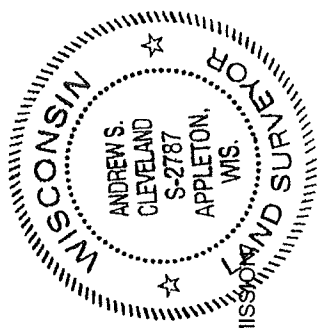
I, ANDREW S. CLEVELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED, AND DIVIDED PART OF OUTLOT 252 OF THE CITY OF TOMAH ASSESSOR'S PLAT, AND PART OF VOLUME 7, CERTIFIED SURVEY MAPS, PAGE 31 (DOC.#388459), MONROE COUNTY RECORDS, ALL BEING LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, T17N-R1W, AND BEING PART OF LOT 1 OF VOLUME 9, CERTIFIED SURVEY MAPS, PAGE 171 (DOC.#432987), MONROE COUNTY RECORDS, LOCATED IN AND BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, T17N-R1W, CITY OF TOMAH, MONROE COUNTY WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, T17N-R1W; THENCE S00°26'38"E; 382.57 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8 TO THE POINT OF BEGINNING; THENCE S89°00'27"E; 30.41 FEET TO THE INTERSECTION OF THE EAST LINE OF BUTTS AVENUE AND THE NORTH LINE OF FAIR STREET; THENCE S00°59'33"W; 54.17 FEET; THENCE S10°02'01"E; 490.84 FEET TO THE NORTH LINE OF C.T.H. 'CM'; THENCE 80.06 FEET ALONG THE ARC OF A 633.78 FOOT RADIUS CURVE TO THE LEFT WHOSE LONG CHORD BEARS S80°46'00"W, 80.01 FEET ALONG SAID NORTH LINE; THENCE N10°02'01"W; 497.44 FEET; THENCE N00°59'33"E; 61.89 FEET TO THE WEST LINE OF BUTTS AVENUE; THENCE S89°00'27"E; 49.59 FEET TO THE POINT OF BEGINNING.

ROAD DEDICATION CONTAINS 44,106 SQ. FT. \ 1.01 ACRES OF LAND, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEY AND THE MAP THEREOF. THAT I HAVE MADE SUCH A SURVEY AND PLAT BY THE DIRECTION OF THE OWNERS LISTED HEREON. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236, SECTION 236.34 OF THE WISCONSIN STATUTES AND THE CITY OF TOMAH IN SURVEYING AND MAPPING THE SAME.

  
ANDREW S. CLEVELAND  
OCTOBER 16, 2023  
PLS-2787



## CITY OF TOMAH PLANNING COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF TOMAH PLANNING COMMISSION AND SURVEYOR  
THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

## CORPORATE OWNER'S CERTIFICATE

THE CITY OF TOMAH, A MUNICIPAL CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, DOES HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON THE CITY OF TOMAH. ALSO CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S236.10 OR S236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF TOMAH

IN WITNESS WHEREOF, THE SAID THE TOWN OF GRAND CHUTE HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, IT'S \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

PERSONALLY CAME BEFORE ME THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_, THE ABOVE NAMED OFFICER OF SAID CORPORATION AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF WISCONSIN ]

COUNTY OF \_\_\_\_\_ ] SS \_\_\_\_\_



CLIENT: CITY OF TOMAH

DRAFTED BY: JSH

TAX PARCEL NO.: 286-00361-0000,

286-00361-0000,

286-02637-0000, 286-02637-2500

SCALE:

SHEET: 2 OF 2

PROJECT NO. 0656-10-23

DRAWING NO. 1798

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**Sec. 52-34. Residential districts.**

(a) *R-1 single-family residential district.*

- (1) *Established.* The R-1 district is established to delineate areas now developed with one-family detached dwellings and to delineate adjoining areas presently undeveloped or in agricultural usage likely to be developed for single-family use.
- (2) *Principal use.* One-family dwellings except manufactured homes. Manufactured homes are permitted in the R-4 and R-5 districts only.
- (3) *Conditional uses.* Home or office occupation, government and cultural, utilities, ~~and agricultural use pursuant to section 52-82(8).~~
- (4) Lot, building, yards. See schedule of regulations, section 52-40.

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## Sec. 52-10. Use restrictions and performance standards.

The following restrictions and regulations shall apply:

- (1) *Principal uses.* Only those principal uses specified for a district, their essential services and the following shall be permitted in that district.
  - a. Accessory uses and structures may be allowed where they comply with the following conditions and requirements:
    1. Size of accessory structures in residential districts. Accessory structures in residential districts on lots less than or equal to one acre in size may not occupy more than 1,200 square feet or ten percent of the lot area, whichever is smaller. Accessory structures in residential districts on lots greater than one acre in size may not occupy more than 2,400 square feet or ten percent of the lot area, whichever is smaller. The measurement of accessory structure size shall include the total of all detached accessory buildings on the lot.
    2. No detached accessory structure shall exceed 20 feet in height for lots less than one acre in size. Lots greater than one acre in size shall not exceed 25 feet in height.
    3. Accessory uses and structures are permitted in any district, but not until their principal structure is present or under construction.
    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.
  - b. *Unclassified or unspecified uses.* Unclassified or unspecified uses may be permitted by the plan commission after the commission has made a review and recommendation, provided that such uses are similar in character to the principal uses permitted in the district.
  - c. *Temporary uses.* Temporary uses, such as real estate sales field offices or shelters for equipment and materials being used in the construction of a permanent structure, may be permitted by the zoning inspector.
- (2) *Performance standards.* Performance standards as listed in section 52-208 shall be complied with by all uses in all districts.

(Code 1993, § 17.14; Ord. No. 2008-02-03-C, § 1, 2-12-2008; Ord. No. 2019-08-07-D, § 1, 8-13-2019; Ord. No. 2023-05-05-D, § 1, 5-16-2023)



Date: 2/12/2024 - 9:39 AM

Design ID: 301251643338

Estimated Price: \$31,152.18

\*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

MENARDS

# Design & Buy™ GARAGE

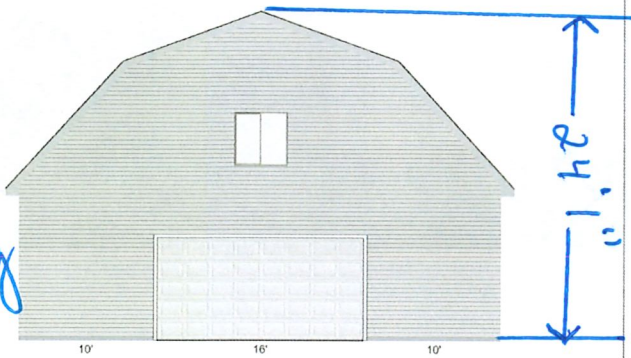
## Dimensions

## Wall Configurations

\*Some items like wainscot, gutter, gable accents, are not displayed if selected.

*36 x 60 Building*

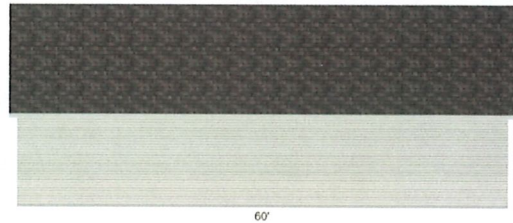
*12' Ceiling*



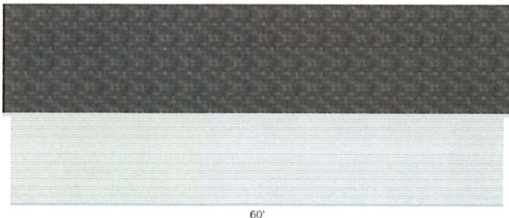
**ENDWALL B**

16X8 White Raised Panel EZ Set Torsion Spring

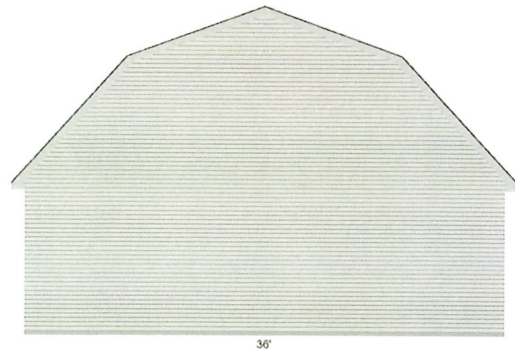
48"W x 48"H JELD-WEN® Vinyl Slider



**SIDEWALL D**



**SIDEWALL C**



**ENDWALL A**