



AGENDA FOR PLANNING COMMISSION - AMENDED MEETING NOTICE

A Planning Commission - AMENDED meeting will be held on **Thursday, October 02, 2025 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.](#) 4 September 2025 Meeting Minutes

DISCUSSION ITEMS

- [2.](#) Approval: Site Plan Review Application for 411 Martin Ave (MARS PetCare)
- [3.](#) Approval: Site Plan Review Application for 1905 Superior (Helene Stein)
- [4.](#) Approval: Site Plan Review Application for 111 Schaller (Helene Stein)
- [5.](#) Approval: Monthly Building Permit Report
- [6.](#) Approval: Fences, Signs, and Sheds < 120sqft Report
- [7.](#) Approval: Monthly Code Enforcement Report

FUTURE AGENDA ITEMS

FUTURE MEETING DATE: 6 November 2025

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 **September 04, 2025 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=ZTZ0cmJLVFEFb1dzVDNwdi91UHFYQT09>

Meeting ID: 270 860 8080

Passcode: 206751

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

AGENDA

Call To Order

- Meeting called to order by Mayor Paul Dwyer at 5:30pm.

Pledge of Allegiance

Roll Call

1. Mayor Paul Dwyer: Present
2. Alderperson John Glynn: Present
3. Alderperson Mitch Koel: Present
4. Citizen Eric Prise: Present
5. Citizen Tina Thompson: Present
6. Citizen Brian Rice: Present
7. Citizen Bryan Meyer: Present

- Approval: Minutes for 7 August 2025
 - First Bryan Meyer, second Eric Prise
 - All in favor, none opposed
- Approval: Site Plan Review Application for 411 Martin Ave (MARS PetCare)
 - Nick Morales, spoke to moving to next month pending full staff review agreed to by applicant
 - Motion to table First John Glynn , second Bryan Meyer
 - All in favor, none opposed
- Approval: Site Plan Review Application for 1905 Superior (Helene Stein)
 - Nick Morales gave staff report. Applicant in attendance to answer questions.
 - 21ft width of each apartment stall, ADA is 8ft requirement
 - Site plan missing the stalls for each parking space.

- Nick Morales spoke to the face that the site plan needs to have all required information directly on the site plan for the commission to review.
- Applicant looking to apply for WEDA by the end of this month.
- Applicant and Nick Morales spoke to this needing this to be pushed to October meeting.
- Applicant to speak through all requirements now.
- Contractor does not use a crane, so no crane involved
- Will be putting low entry way lights on front of house. Note needs to be on site plan, what is being looked at for the building
- Bryan Meyer, shielding is good to help with lighting for the neighbors.
- Nick Morales, the more details applicant can provide, the easier it is to provide a determination
- Clarification given on what is a screen/buffer. Nick Morales said if they are not doing that, they are to check the boxes.
- Applicant to give plan for trash, and contact Public Works & Utilities to determine best plan for property
- John Glynn, believes the number of units speaks to ability to use bins or a giant trash receptacle
- Nick Morales recommends tabling for next month
- Mayor asks for motion to table First Eric Prise , second Bryan Meyer
- All in favor, none opposed
- Approval: Site Plan Review Application for 111 Schaller (Helene Stein)
 - Same requirement for this site for parking spaces on application
 - No crane for this project
 - Lighting details also needed for this site plan
 - Nick Morales recommends tabling for next month
 - Mayor asks for motion to table First Bryan Meyer, second Brian Rice
 - All in favor, none opposed
- Approval: Monthly Director's Report
 - First John Glynn, second Bryan Meyer
 - No discussion
 - All in favor, none opposed
- Approval: Monthly Building Permit Report
 - First Eric Prise , second Mitch Koel
 - All in favor, none opposed

- Approval: Fences, Signs, and Sheds < 120sqft Report
 - First John Glynn , second Byan Meyer
 - All in favor, none opposed

- Approval: Monthly Code Enforcement Report
 - First Eric Prise, second Byan Meyer
 - Eric Prise, brought up storage unit on lot. Staff will look into it
 - All in favor, none opposed

- Discussion: 231 Nicholas St Update
 - Nick Morales spoke on no steps taken to appealing the denial of the conditional use permit. Taken zero steps to correct any issues
 - Kendra Donohoo spoke to recent citizen complaint of animals still being watched at the home.
 - Nick Morales spoke to fence permit and business permit not being obtained
 - John Glynn asked about code for number of dogs to be on property and would a variance or conditional use permit be needed. Nick Morales spoke on this

- Discussion: Habitat For Humanity Update
 - Nick Morales gave update on event he attended.
 - Spoke to next steps for bringing Habitat for Humanity Homes to Tomah
 - City of Tomah created a TID for this project years ago
 - Bryan Meyer said they are very well done homes and they are really really nice

- Discussion: Future Agenda Items
 - Tina Thompson asked for update on where TIDS sit. Nick Morales check Planning Commission code, this body does not have direct overhead on this topic it would only be appropriate at Committee of Whole. We can speak to what the City of Tomah's Economic Capacity of each TID.
 - Eric Prise asked for the budget timeline. Nick Morales spoke to this
 - 231 Nicholas St.
 - 3 Site Plans from this meeting

- Approval: Next Meeting Date - 02 October 202
 - First Eric Prise , second John Glynn
 - All in favor, none opposed

Adjournment: motion by John Meyer, Second by Tina Thompson

All in favor, none opposed

Adjournment, at 1808

STAFF COMMITTEE PREPARATION REPORT

Agenda Item: Approval of Site Plan for 411 Martin Ave (MARS PetCare)

Summary and Background Information:

Site Plan Application was completed with all submission requirements. The site plan meets all zoning requirements, to include setbacks and maximum height restrictions. This site plan is ready for approval and forwarding to the building inspectors for review of a building permit.

Minutes Attached:

Yes ☐ No ☒

Budget Account: Not applicable.

Fiscal Impact: Not applicable.

Staff Responsible for implementation: Human Resources Generalist / Payroll Clerk.

Economic Impact: None.

Zoning/Rezoning Issues: None.

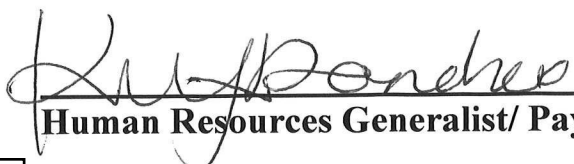
Supports Organizational Goals:

Yes ☒ No ☐

Questions from SET: None.

Grants Pursued/Opportunity Pursued: Not applicable.

Recommendation: A motion to approve this item should read, "Motion to approve the site plan for 411 Martin Ave (MARS PetCare)."


Human Resources Generalist/ Payroll Clerk

10-01-25
Date



August 29, 2025

Applicant/General Contractor
Wieser Brothers General Contractor
200 Twilite St.
La Crescent, MN 55947
507-895-8903
bretts@wieserbrothers.com

Property Owner
Doane Products Company
One PPG Place STE 2810
Pittsburgh, PA 15222
608-372-3000
david.tripp@effem.com

RE: Mars Petcare – Employee Canopy Project

Dear City of Tomah,

We are proposing to construct a 20'x30' open canopy at Mars Petcare to be used as an employee gathering area. The structure will consist of steel columns & beams and include an exposed fastener metal panel roof & soffit system installed over steel roof trusses. We will plan to utilize the existing asphalt pavement as the floor of the canopy and install circular concrete piers for the columns to be attached to. At the base of the steel columns we will plan to install a decorative CMU pier up to 40". Inside the structure there will be lights at the underside of the soffit and convenience outlets, with power being fed from the existing building. We will also be installing a fence around two sides of the canopy to screen the canopy space from the shipping/receiving area. This fence will be constructed with steel posts cemented into the pavement for the main structure, and then framing will be added in between them for composite cladding material to attach to as the finished look.

Our site plan was prepared by Wieser Brothers' draftsperson, Matt Meyer. The address of this project is 411 Martin Ave, it is located next to the existing Mars Petcare facility between their main entrance and the dock area. The dimensions of Mars Petcare property that this is located on is roughly 900'x600' at the widest points and equates to 11.92 Acres.

Other Property Info:

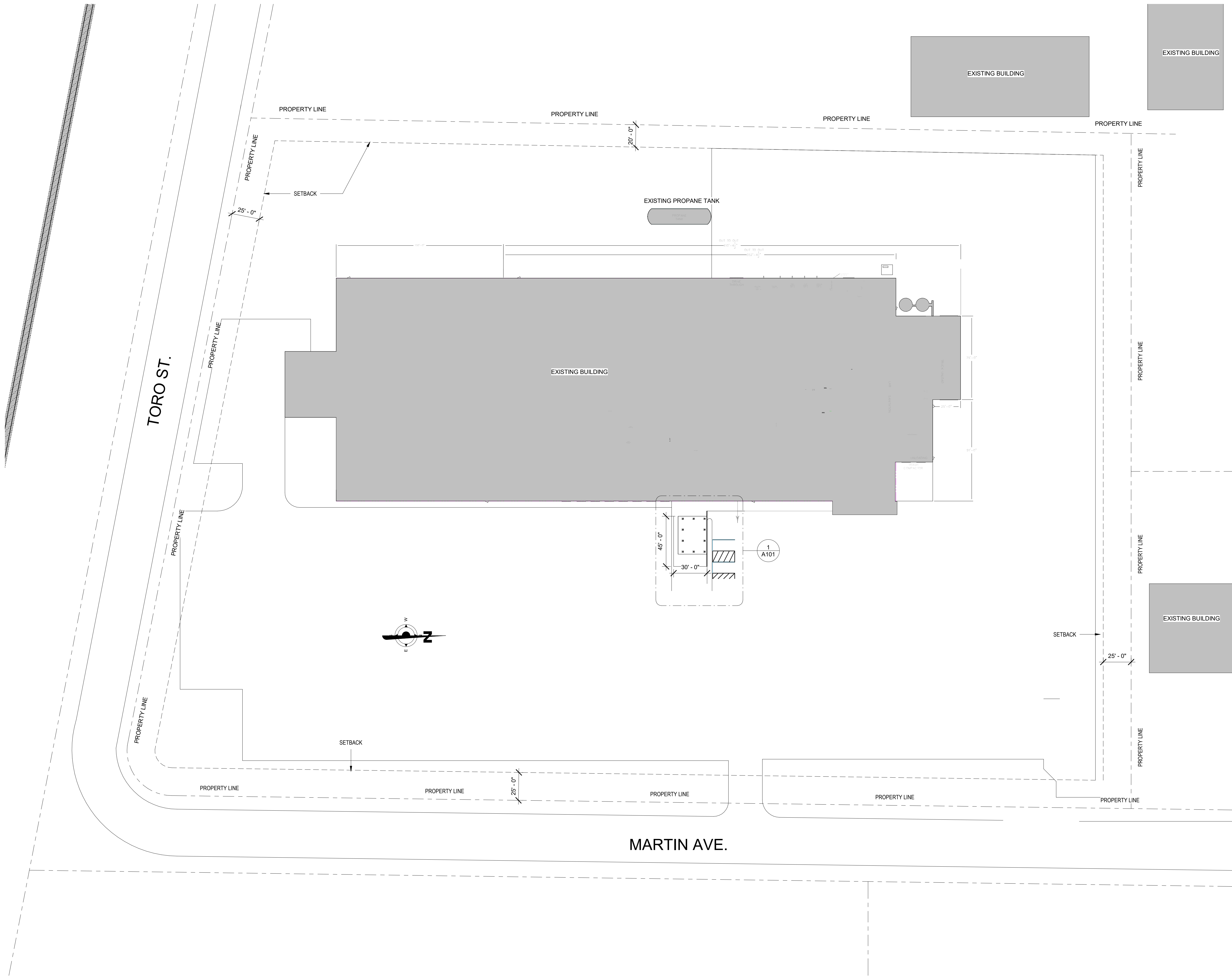
- Parcel #: 286-02599-0000
- Legal Description: AS DESC IN 7 CSM'S 283 #404070 PART OF THE W1/2 OF NE1/4
- Municipality: Tomah
- Class: Manufacturing

Sincerely,

Brett Stanek

Brett Stanek
Digitally signed by Brett Stanek
DN: C=US, E=bretts@wieserbrothers.com,
O=Wieser Brothers General Contractor Inc.,
OU=Project Engineer, CN=Brett Stanek
Date: 2025.08.29 15:11:34-05'00'

NOTES:
• NO EXTERIOR LIGHTING EXCEPT UNDERNEATH THE CANOPY
• LOT SIZE: 11.92 ACRES
• ZONE: M2



1 OVERALL Copy 1
1" = 40'-0"

Architect:

Engineer:

MARS PETCARE - EMPLOYEE CANOPY

Enter address here

Project Manager:
Brett Stanek

Project Number:
PRELIMINARY

Scale:
1" = 40'-0"

Drawn By:
MCM

8/29/2025 11:55:34 AM

GENERAL

A001



City of Tomah Building & Zoning
819 Superior Ave
Tomah, WI 54660

SITE PLAN REVIEW APPLICATION

(This review does not include utilities and storm water)

The following checklist is required and will ensure the timely processing of your site plan review request:

Site Plan Review Checklist:

➤ Include all items applicable and requested on the checklist

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

Description of Proposed Development:

Construct a new 20'x30' open canopy for employee gathering area. Structure will be built with steel beams & columns. There will be decorative CMU piers at each of the columns. We will also be installing a screening fence around 2 sides of this to separate this area from the loading docks. Fence to be 6' tall and constructed with steel posts and composite boards. Electrical to be ran from the building to the canopy, and will include lights underneath the canopy as well as outlets.

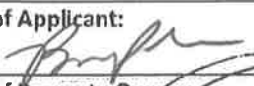
Property Address: 411 Martin Ave Tomah, WI 54660	Parcel Number: 286-02599-0000
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Applicant: Wieser Brothers General Contractor	Mailing Address: 200 Twillite St.	City, State, Zip: La Crescent, MN 55947
Phone Number: 507-895-8903	Email: bretts@wieserbrothers.com	Primary Contact Brett Stanek

Business: Owner/Contact: Mars Petcare / David Tripp	Mailing Address: 411 Martin Ave	City, State, Zip: Tomah, WI, 54660
Phone Number: (608) 372-3000	Email: david.tripp@effem.com	Primary Contact David Tripp

Property Owner: Mars Petcare / David Tripp	Mailing Address: 411 Martin Ave	City, State, Zip: Tomah, WI, 54660
Phone Number: (608) 372-3000	Email: david.tripp@effem.com	Primary Contact David Tripp

The undersigned hereby makes application at the location stated herein. The undersigned agrees that all work shall be done in accordance with the requirements of the City of Tomah Zoning Ordinance and with all other applicable City Ordinances and the laws and regulations of the State of Wisconsin.

Signature of Applicant: 	Date: 9/3/25
Signature of Property Owner: 	Date: 9/3/25

OFFICE USE ONLY:	Date Received:	Application Received by:
Zoning District:		



City of Tomah Building & Zoning
819 Superior Ave
Tomah, WI 54660

Site Plan review is required for all development including new construction, movement, reconstruction, conversion or structural alterations to structures pertaining to triplexes, multi-family housing, commercial, industrial, and public projects. The submittal of the proposed project must include the following information to be considered a complete application for Site Plan Review. Check appropriate boxes to indicate completion of the corresponding requirement.

Please provide the following with the site plan application submittal: 24" x 36" electronic version of entire plan set.

1. Completed Site Plan Review Application form with completed and signed checklist.
Attached
2. A cover letter is required describing the request for the Site Plan Review. The letter shall include a general (description of the proposed project). Describe the proposed phasing of all buildings and site improvements. Also, describe any land divisions that need to occur.
Attached
3. Site Plan. New development will require a professionally drawn site plan to be submitted, drawn to an engineered scale, and include the following items:
 - A. Name, address, and phone number for the owner, developer, and general contractor/designer.
 - B. Legal description of the site or copy of plat/certified survey map.
 - C. Survey completed on the property.
 - D. The location and dimensions of all site property lines and existing/proposed structures. (Existing structures legal conforming status?)
 - E. Show North Arrow, scale of drawing, Bench Mark location and elevation to NGS (if required).
 - F. Label all building front, rear, and side yard setbacks of the new development to adjacent property lines.
 - G. Lot dimensions, frontage, area in conformance.
 - H. Building height.
 - I. Show the location and label widths of all existing and proposed public rights-of-way and public/private easements adjacent to and within the site.
 - J. Identify existing and proposed street improvements including streets, alleys, curbs, sidewalks, and trails. Identify connections to existing/proposed sidewalks and trails.
 - K. Show existing and proposed driveways (Ingress/egress), parking spaces (ADA), loading spaces, interior parking islands, sidewalks, and handicap ramp widths. Indicate the direction of travel for one-way drives and inside radii for all curves. Note dimensions of driveways and parking spaces and list total number of parking spaces required and provided. Provide cross-section drawings of proposed curbs and sidewalks.
 - L. Location and type of outside lighting.
 - M. Screening of dumpsters
 - N. Outside storage of materials or equipment

APPLICANT: Site Plan Review Data Checklist		Submitted	N/A
Cover/Title Page:			
Name and address of applicant and property owner	X		
Address and common description of property and complete legal description	X		
Dimensions of land and total acreage	11.92 Acres		
Description of proposed project or use, type of building or structures, and name of proposed development, if applicable	X		
Name and address of firm or individual who prepared the site plan	X		
Site and Zoning Data:			
Show North arrow, scaled drawing, Bench Mark location and elevation to NGS (if required)			
Existing lot lines, building lines, structures, parking areas, and other improvements on the site and within 100 feet of the site	X		
Proposed lot lines, lot dimensions, property lines setback dimensions, structures, and other improvements to the site	X		
Label all building front, rear, and side yard setbacks of new development to adjacent property lines	X		
All existing and proposed easements			X
Lot coverage, lot dimensions, frontage, area in conformance			
Finished graded surface (<i>shall be dust free</i>)	X		
Natural Features:			
Wetlands			X
Floodplain			
Access and Circulation:			
Dimensions, curve radii, and centerlines of existing and proposed access points, roads, and road rights-of-way or access easements			X
Location of proposed roads, driveways (ingress/egress), sidewalks, handicap ramp widths, and interior parking islands	X		
Calculations for required number of parking and loading spaces, location, and layout (ADA compliant)			X
Dimensions of parking spaces, islands, circulation aisles, and loading zones			X
Identify existing and proposed street improvements including streets, alleys, curbs, sidewalks, and trails	X		
Building, Structure, and Miscellaneous Site Information:			
Location, height, and outside dimensions of all buildings and structures	X		
Utilizing a crane during build process ☒ YES ☐ NO	X		
Building floor plans and total floor area	X		
Details on accessory structures and any screening	X		
Location of exterior lighting (site and building lighting)			X
Lighting details: Sec. 52-208(3) Exposed sources of light shall be shielded so as not to be visible outside their premises.			X
Screens and buffers: Sec. 52-207: Required buffer strips in industrial districts and property zoned business (North of Jefferson, East of Grain Ave, South of View St, West of Hugh Dickie Dr, and other similar areas) abuts a residential district.			X
Location of trash receptacle(s) and transformer pad(s) and method of screening			X
Location of outdoor storage materials/equipment	X		

STAFF COMMITTEE PREPARATION REPORT

Agenda Item: Approval of Site Plan for 1905 Superior Ave

Summary and Background Information:

Site Plan Application was completed with all submission requirements. The site plan meets all zoning requirements, to include setbacks and maximum height restrictions. This site plan is ready for approval and forwarding to the building inspectors for review of a building permit.

Minutes Attached:

Yes ☐ No ☒

Budget Account: Not applicable.

Fiscal Impact: Not applicable.

Staff Responsible for implementation: Human Resources Generalist / Payroll Clerk.

Economic Impact: None.

Zoning/Rezoning Issues: None.

Supports Organizational Goals:

Yes ☒ No ☐

Questions from SET: None.

Grants Pursued/Opportunity Pursued: Not applicable.

Recommendation: A motion to approve this item should read, "Motion to approve the site plan for 1905 Superior Ave."


Human Resources Generalist/ Payroll Clerk

10-01-25
Date

Site Plan Review
1905 Superior Rebuild project
HHH Rentals of Warrens LLC

August 3, 2025

To whom it may concern,

Part #1 - 1905 Rebuilding project plan –

This project is to add additional low-income housing in the City of Tomah to aid in the fight against homelessness.

Replacing the current building that has 4 Units with a 10 Unit apartment building containing 2 – 2 bedroom and 8 – 1 bedroom apartments, front facing Superior Ave. North side bordered by Elizabeth St., south side bordered by Schaller St., west side bordered by neighbors fence and 111 Schaller St phase of project.

The current building is currently occupied by 4 formerly homeless veterans, would remain in the building as to not unhouse them. They would then reapply and be moved into new apartments when completed. This design is to keep the residential look as visitors enter the City of Tomah from I-90 and Hwy 131.

A construction site fence would need to be erected for safety of the current tenants per insurance.

Once tenants are moved into their new apartments the current 2 story building will be removed and demolished. Plans for Habitat for Humanity donation are being considered. The area where the current building stands would then become driveway/alley for parking having an apron on each side for entrance from Schaller St and exit onto Elizabeth St.

Each unit will be fully handicap accessible, single story, with 42' – 44' doors both interior and exterior, minimum thresholds for ease of entry, roll in showers with grab bars in bathrooms, bedrooms that will accommodate a queen bed with large closet space and open concept kitchen / living room areas, and additional storage within the apartment. The complex will also contain 3 laundry rooms with a coin operated washer and dryer available and folding table – these areas will have cameras for security reasons only. Off-street parking for those that have a vehicle, ballards will be placed and marked for each parking area. A concrete walkway around the entire building approximately 10' – 15' wide to accommodate walkers or wheelchairs if needed or room for outside chairs. Polished concrete floors, sheet rock walls and ceilings, steel roof, vinyl siding and windows will complete each unit. Building height at peak would be approximately 20'. All entrances will have exterior lighting. All units will be furnished with an electric range, range hood, and full-size refrigerator. Each unit will maintain the ability to control their own heating and cooling as needed. Water and sewer costs will be included.

Projected rent per unit from \$1000 to \$1300

Projected heating and electricity cost paid by the tenant

APPLICANT: Site Plan Review Data Checklist	Submitted	N/A
Cover/Title Page:		
Name and address of applicant and property owner	✓	
Address and common description of property and complete legal description OK	✓	
Dimensions of land and total acreage	✓	
Description of proposed project or use, type of building or structures, and name of proposed development, if applicable	✓	
Name and address of firm or individual who prepared the site plan	✓	
Site and Zoning Data:		
Show North arrow, scaled drawing, Bench Mark location and elevation to NGS (if required)	✓	
Existing lot lines, building lines, structures, parking areas, and other improvements on the site and within 100 feet of the site	✓	
Proposed lot lines, lot dimensions, property lines setback dimensions, structures, and other improvements to the site	✓	
Label all building front, rear, and side yard setbacks of new development to adjacent property lines	✓	
All existing and proposed easements		✓
Lot coverage, lot dimensions, frontage, area in conformance	✓	
Finished graded surface (shall be dust free)	✓	
Natural Features:		
Wetlands Floodplain		✓
Access and Circulation:		
Dimensions, curve radii, and centerlines of existing and proposed access points, roads, and road rights-of-way or access easements	✓	
Location of proposed roads, driveways (ingress/egress), sidewalks, handicap ramp widths, and interior parking islands	✓	
Calculations for required number of parking and loading spaces, location, and layout (ADA compliant)	✓	
Dimensions of parking spaces, islands, circulation aisles, and loading zones	✓	
Identify existing and proposed street improvements including streets, alleys, curbs, sidewalks, and trails	✓	
Building, Structure, and Miscellaneous Site Information:		
Location, height, and outside dimensions of all buildings and structures	✓	
Utilizing a crane during build process ☒ YES ☐ NO	✓	
Building floor plans and total floor area	✓	
Details on accessory structures and any screening		✓
Location of exterior lighting (site and building lighting)	✓	
Lighting details: Sec. 52-208(3) Exposed sources of light shall be shielded so as not to be visible outside their premises.		
Screens and buffers: Sec. 52-207: Required buffer strips in industrial districts and property zoned business (North of Jefferson, East of Grain Ave, South of View St, West of Hugh Dickie Dr, and other similar areas) abuts a residential district.		
Location of trash receptacle(s) and transformer pad(s) and method of screening		
Location of outdoor storage materials/equipment		✓



R-3 – Multifamily Residential District

Lot Requirements

- Min. area = 7,200 sq. ft. (1,800 sq. ft. per dwelling unit)
- Min. frontage = 60 ft.
- Max. building height = 40 ft.
- Max. lot coverage = 60%

Setbacks

- Principal structure setbacks:
 - Front = 25 ft.
 - Side = 10 ft.
 - Rear = 20% lot depth
- Accessory structure setbacks:
 - Side = 3 ft.*
 - Rear = 3 ft.*

**Accessory buildings must be placed in the rear yard or conform to the yard requirements of a principal building.*

Permitted Uses

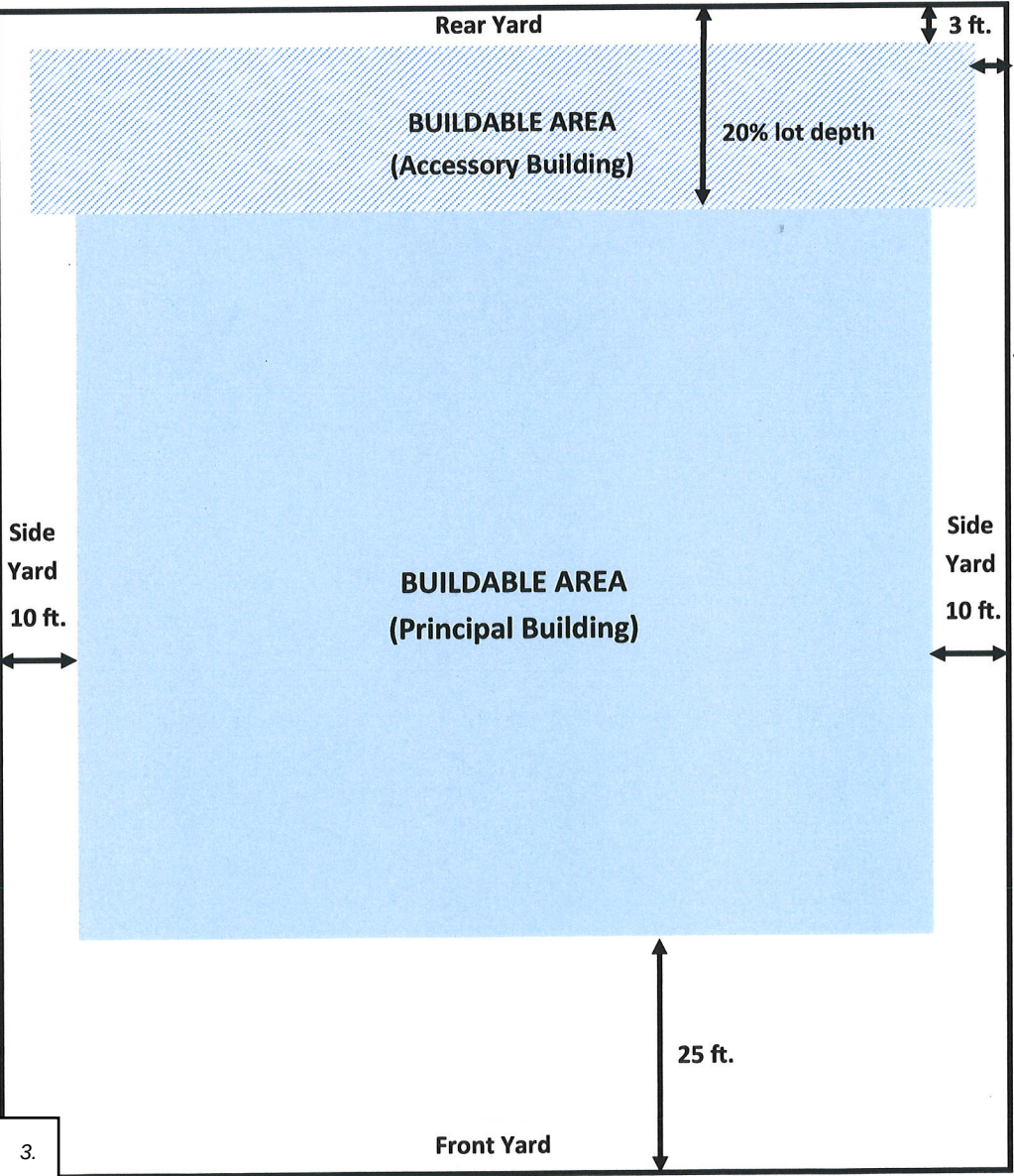
- Multifamily residential
- All uses permitted in R-1 and R-2

Conditional Uses

- Public and quasi-public uses
- Planned residential developments
- Noncommercial meeting halls
- Nursing homes
- Home occupations
- Recreational uses

Minimum Setbacks

Principal Accessory



- Lot Area: 29,520 sqft
- PER DWELLING: 2,952 sqft
- Frontage: 240 ft
- Building Height: 20 ft
- Lot Coverage:

$$\frac{7,980 \text{ sqft}}{29,520 \text{ sqft}} = 27\%$$

WITH DRIVEWAY

$$\frac{17,580 \text{ sqft}}{29,520 \text{ sqft}} = 60\%$$

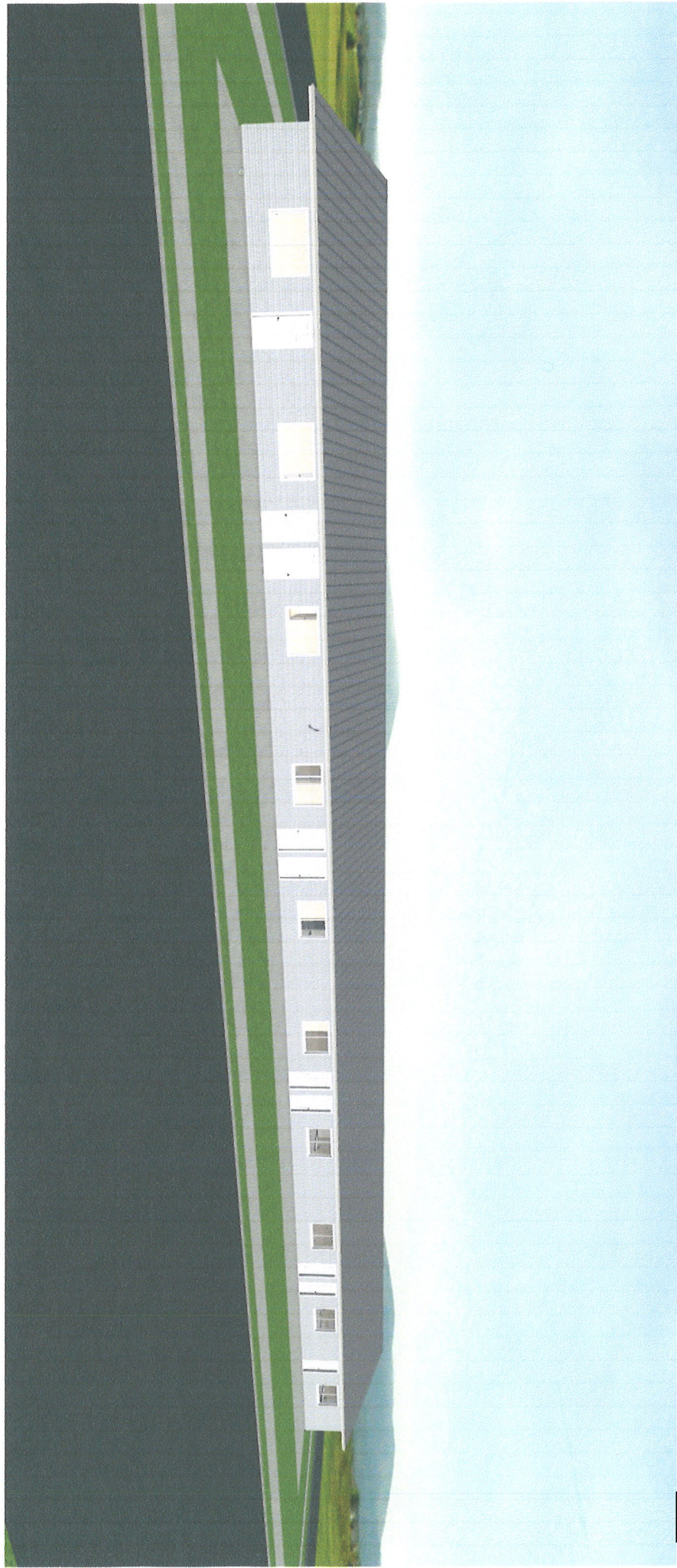
- Principal Structure Setbacks
 - Front = 25 ft
 - Side = 10 ft
 - Rear = $\frac{60 \text{ ft}}{123 \text{ ft}} = 49\%$

1905 Superior Rebuild project
HHH Rentals of Warrens LLC

Part #1

Parcel Number	286-00389-0000
Property Address	1905 SUPERIOR AVE
Legal Description	ASSESSOR'S PLAT PART OF OL 271, COMM. AT THE NE COR OF OL 271, TH S 240', TH W 123', TH N 240', TH E 126' TO POB (4 PLEX) (Note: Not to be used on legal documents)
Sec-Twp-Rng PLS/Tract	
Acres	0.69
Municipality	CITY OF TOMAH
Class	COMMERCIAL;

Helene M. Stein
HHH Rentals of Warrens LLC
30752 Exodus Ave
Warrens WI 54666
608-343-3008



DECHANT SURVEYING, LLC

**17055 Hornet Road
Camp Douglas, WI 54618**

**“Gary”
608-427-3624**

December 6, 2023

To: Helen E. Stein
112 Schaller St.
Tomah, WI 54660

For locating property corners on Vol 1 Certified Survey Map, Mage 194, Document Number 288125
Being a part of Outlot 271 Assessor’s Plat, City of Tomah, Monroe County, WI.

Amount due: \$50.00

Thank you!



City of Tomah Building & Zoning
819 Superior Ave
Tomah, WI 54660

SITE PLAN REVIEW APPLICATION

(This review does not include utilities and storm water)

The following checklist is **required** and will ensure the timely processing of your site plan review request:

Site Plan Review Checklist:

➤ Include all items applicable and requested on the checklist

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

Description of Proposed Development:

1905 Superior Rebuild Part #1

If you have any questions, please contact the Zoning Department at 608-374-7429.

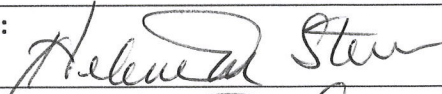
Property Address: 1905 Superior Ave, Tomah, WI 54660	Parcel Number: 286-00389-0000
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Applicant: HHH Rentals of Warrens LLC	Mailing Address: 30752 Exodus Ave	City, State, Zip: Warrens, WI 54666
Phone Number: 608-343-3008	Email: stitchkeeper@hotmail.com	Primary Contact Helene M. Stein

Business: Owner/Contact: Helene M. Stein	Mailing Address: 30752 Exodus Ave	City, State, Zip: Warrens, WI 54666
Phone Number: 608-343-3008	Email: stitchkeeper@hotmail.com	Primary Contact Helene M. Stein

Property Owner: HHH Rentals of Warrens LLC	Mailing Address: 30752 Exodus Ave	City, State, Zip: Warrens, WI 54666
Phone Number: 608-343-3008	Email: stitchkeeper@hotmail.com	Primary Contact Helene M. Stein

The undersigned hereby makes application at the location stated herein. The undersigned agrees that all work shall be done in accordance with the requirements of the City of Tomah Zoning Ordinance and with all other applicable City Ordinances and the laws and regulations of the State of Wisconsin.

Signature of Applicant: 	Date: 8-1-25
Signature of Property Owner: 	Date: 8-1-25

OFFICE USE ONLY:	Date Received:	Application Received by:
Zoning District:		

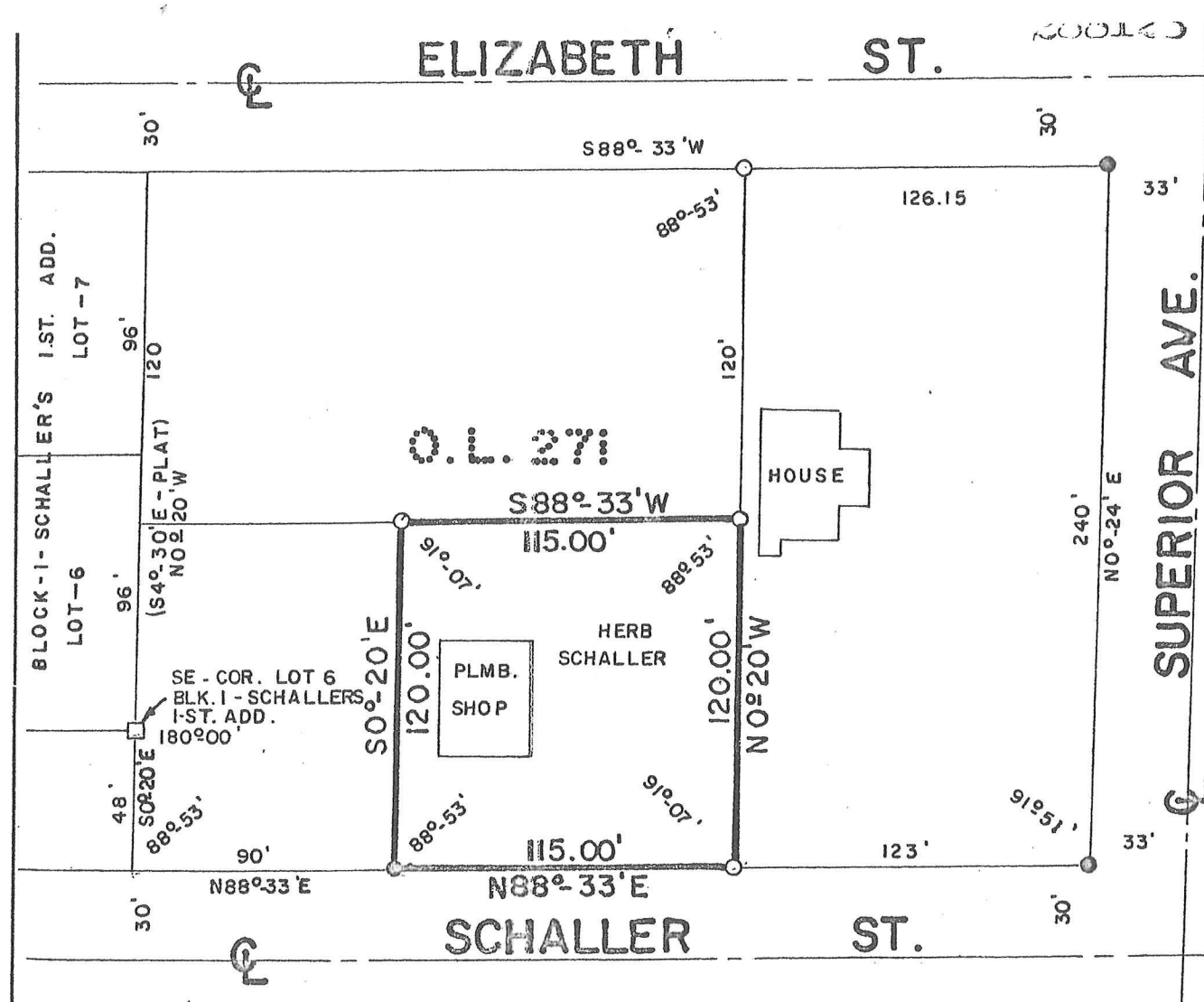


City of Tomah Building & Zoning
819 Superior Ave
Tomah, WI 54660

Site Plan review is required for all development including new construction, movement, reconstruction, conversion or structurally alterations to structures pertaining to triplexes, multi-family housing, commercial, industrial, and public projects. The submittal of the proposed project must include the following information to be considered a complete application for Site Plan Review. Check appropriate boxes to indicate completion of the corresponding requirement.

Please provide the following with the site plan application submittal: 24" x 36" electronic version of entire plan set.

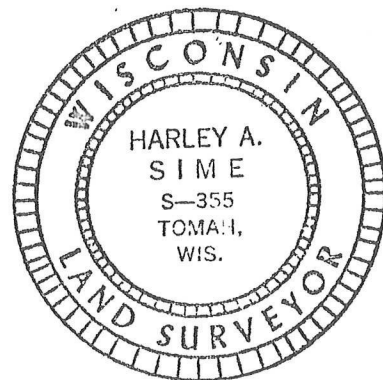
1. Completed Site Plan Review Application form with completed and signed checklist.
Attached
2. A cover letter is required describing the request for the Site Plan Review. The letter shall include a general (description of the proposed project). Describe the proposed phasing of all buildings and site improvements. Also, describe any land divisions that need to occur.
Attached
3. Site Plan. New development will require a professionally drawn site plan to be submitted, drawn to an engineered scale, and include the following items:
 - A. Name, address, and phone number for the owner, developer, and general contractor/designer.
 - B. Legal description of the site or copy of plat/certified survey map.
 - C. Survey completed on the property.
 - D. The location and dimensions of all site property lines and existing/proposed structures. (Existing structures legal conforming status?)
 - E. Show North Arrow, scale of drawing, Bench Mark location and elevation to NGS (if required).
 - F. Label all building front, rear, and side yard setbacks of the new development to adjacent property lines.
 - G. Lot dimensions, frontage, area in conformance.
 - H. Building height.
 - I. Show the location and label widths of all existing and proposed public rights-of-way and public/private easements adjacent to and within the site.
 - J. Identify existing and proposed street improvements including streets, alleys, curbs, sidewalks, and trails. Identify connections to existing/proposed sidewalks and trails.
 - K. Show existing and proposed driveways (ingress/egress), parking spaces (ADA), loading spaces, interior parking islands, sidewalks, and handicap ramp widths. Indicate the direction of travel for one-way drives and inside radii for all curves. Note dimensions of driveways and parking spaces and list total number of parking spaces required and provided. Provide cross-section drawings of proposed curbs and sidewalks.
 - L. Location and type of outside lighting.
 - M. Screening of dumpsters
 - N. Outside storage of materials or equipment



SCALE 1"=60'

- = SET 1" BY 24" IRON PIPE
MIN. WT. 1.13 LBS./FT.
- = EXISTING IRON PIPE

BEARINGS REF. TO SCHALLER'S
2-ND ADD.



288125

194

A parcel of land located in Outlot 271 of the Assessor's Plat, City of Tomah, Monroe County, Wisconsin described as follows: Commencing at the SE Corner of Lot 6-Block 1-Schaller's 1st Add.; thence S0°-20'E along the East line of said Lot 6 extended 48 feet to the North line of Schaller Street; thence N88°-33'E along the North line of Schaller Street 90 feet to the point of beginning; thence continuing N88°-33'E 115 feet; thence N0°-20'W 120 feet; thence S88°-33'W 115 feet; thence S0°-20'E 120 feet to the point of beginning.

I H. A. Sime being a duly qualified Surveyor do hereby certify that by the order and under the direction of Mr. Herb Schaller, I have surveyed and mapped the property described above and the within map is the true and correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of chapter 236 of the Wisconsin Statutes to the best of my knowledge and belief.

Reg. No. S-355

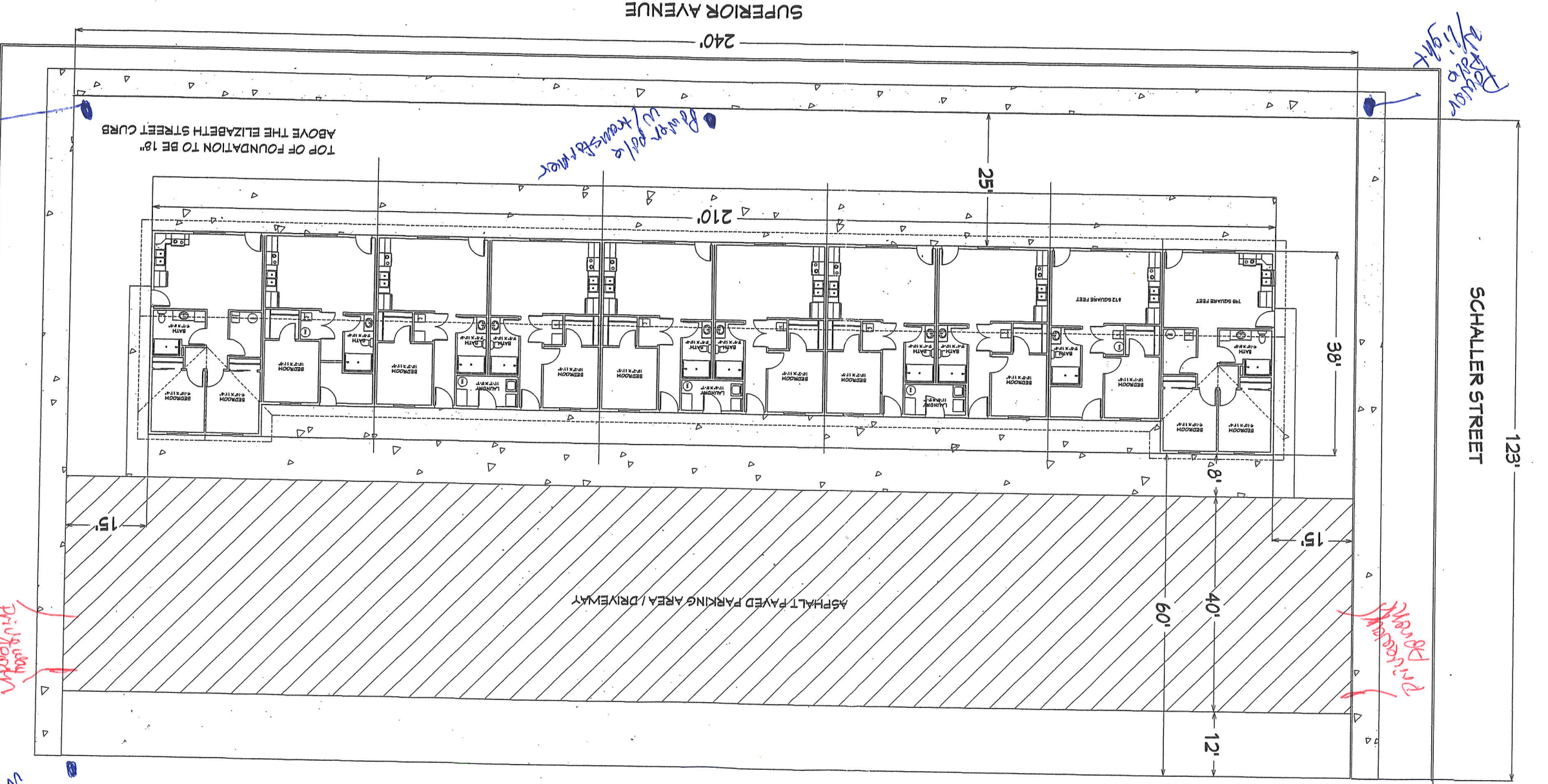
May 18, 1967

H. A. Sime
H. A. Sime
Registered Land Surveyor
Tomah, Wisconsin

CERTIFIED SURVEY MAP

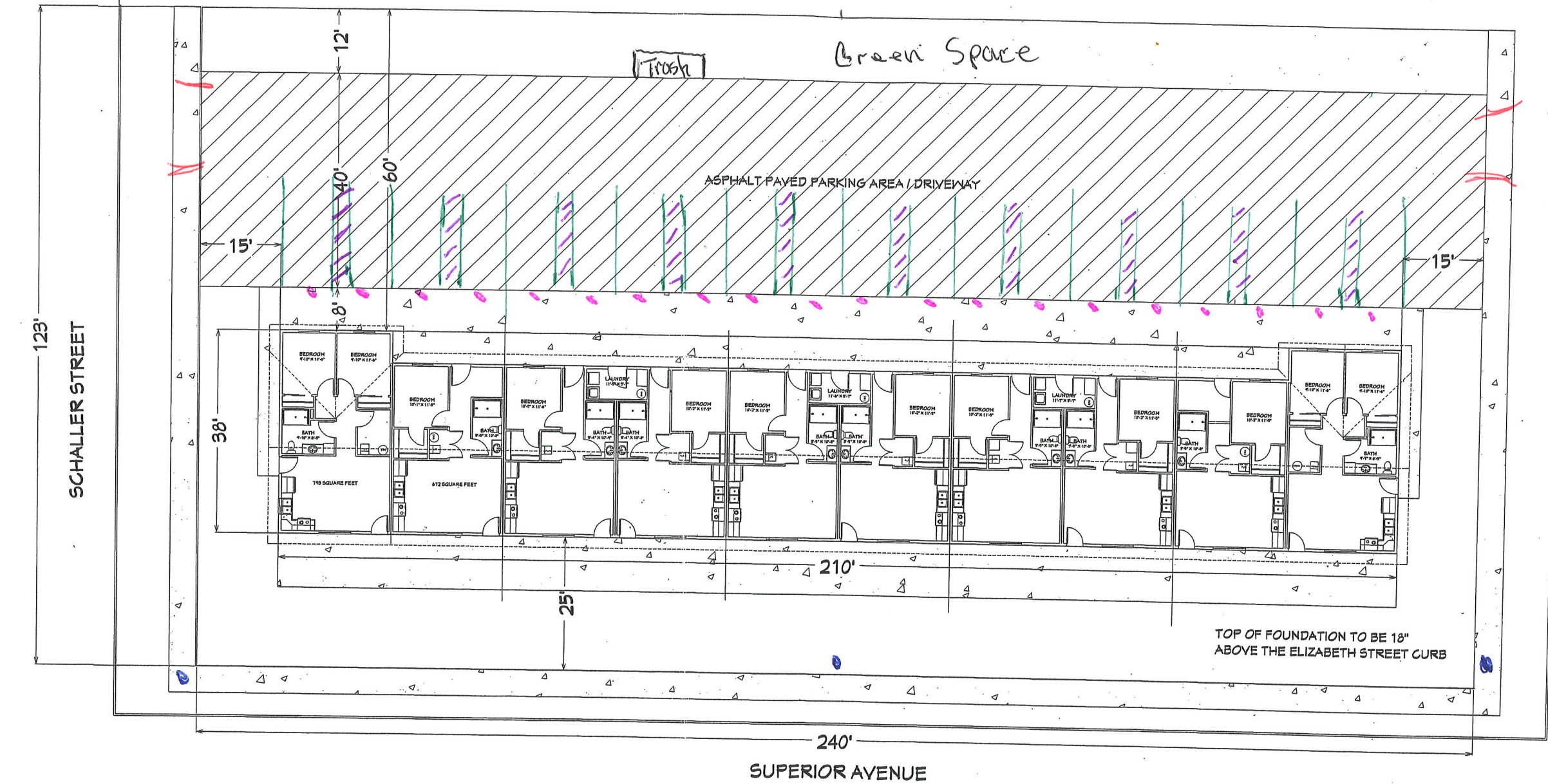
Part O.L. 271-Assessor's Plat located in
City of Tomah,
Monroe County, Wisconsin

SITE ADDRESS: 1905 SUPERIOR AVENUE, TOMAH
PLAN: SITE PLAN
DATE: OCTOBER 9, 2024
DRAWN BY TOMAH LUMBER INC. - ERIC HALL



1" = 20'

PROJECT: 1905 Superior Rebuild Project, Part #1
SITE ADDRESS: 1905 SUPERIOR AVENUE, TOMAH
PLAN: SITE PLAN
DATE: OCTOBER 9, 2024
DRAWN BY TOMAH LUMBER INC - ERIC HALL



1" = 20'

Addendum to Site Plan Review

1905 Superior Ave –

Parking -

Will be provided at the rear of each unit. Each unit will have a minimum of 20' parking area. This will accommodate any need for ADA compliance. Each space will be 8' feet with 4' clearance for handicapped vans or vehicle loading down the center of each area. Bollards will be placed for safety of the tenants in the Units.

Exterior lighting –

There will be LED pot lights in the eaves above each entrance both front and rear. They will be a soft white pointing down and set on a timer so no on and off switches will be needed. No one will be flashing lights on or off.

Garbage –

MDS will be handling the garbage and recycling. A pad and a 20' by 5' buffer will be placed at the west edge of the driveway approximately 20-25' south from the neighbor's lot line and fence within the 12' of green space that is currently planned. The 3-sided buffer will be placed north of the current bush growing there.

Buffers –

There are neighbor's fences currently standing between the properties. See attached lot settings from Beacon Schneider Corp maps. Per Gary Dechant East – West fence of Olson property lies on the property line, North- South fence is connected to the house and is approximately 5' from the property lines. Red line indicates where current fencing lies. Green space is planned between the Olson and HHH Rentals property.

111 Schaller St –

Parking -

Will be provided in front of each unit, in the driveway space. Each unit will have a minimum of 23' by 26' driveway area. This will accommodate any need for ADA compliance. Each space will be 8' feet with 7' clearance for handicapped van or vehicle loading down the center of each area.

Lighting –

There will be LED pot lights in the eaves above each entrance both front and rear. They will be a soft white pointing down and set on a timer so no on and off switches will be needed.

Buffering –

There are neighbor's fences currently standing between the properties. See attached lot settings from Beacon Schneider Corp maps. Red line indicates where current fencing lies. Per Gary Dechant surveyor the Larkin fencing comes over the surveyors' iron pipe marking the corner of the 3 lots, Weinzatl, HHH Rentals of Warrens, Larkin; and is approximately 6" inside the Larkin property fence at the west corner. Weinzatl fence is directly on the lot line, this dose not connect with back fence but there is currently a Norway pine, Hawthorn bush and Maple tree growing in the open space.

Helene M. Stein

HHH Rentals of Warrens LLC

30752 Exodus Ave

Warrens WI 54666

608-343-3008

Butlers

Larkin

Olson



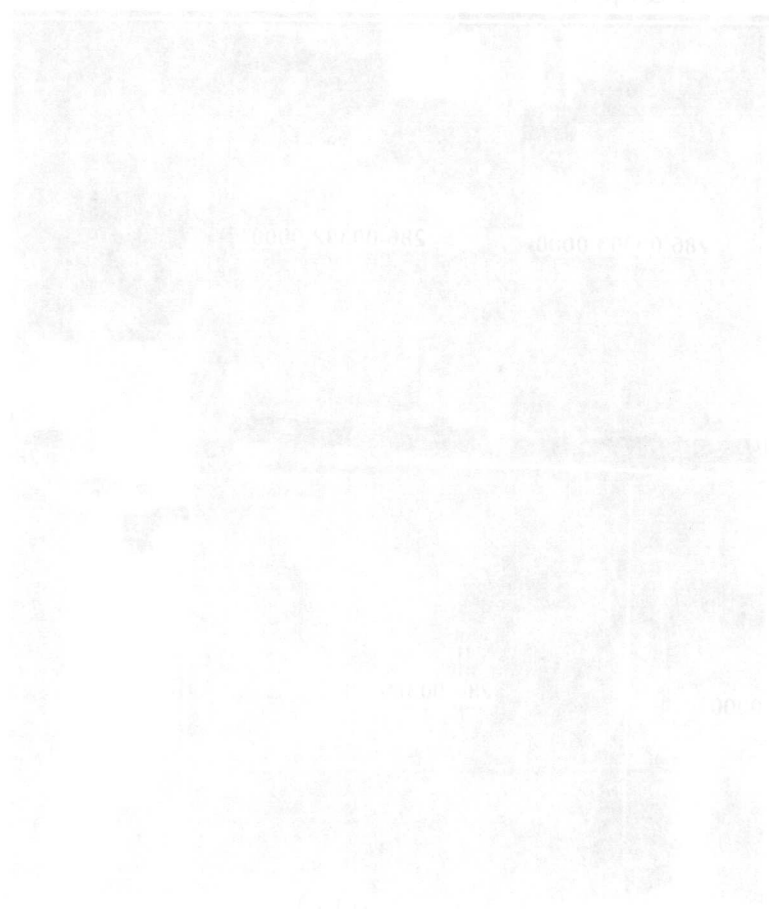
Weinzat

HHH Rentals

Red lines indicate current
fencing on neighboring Properties.

1144

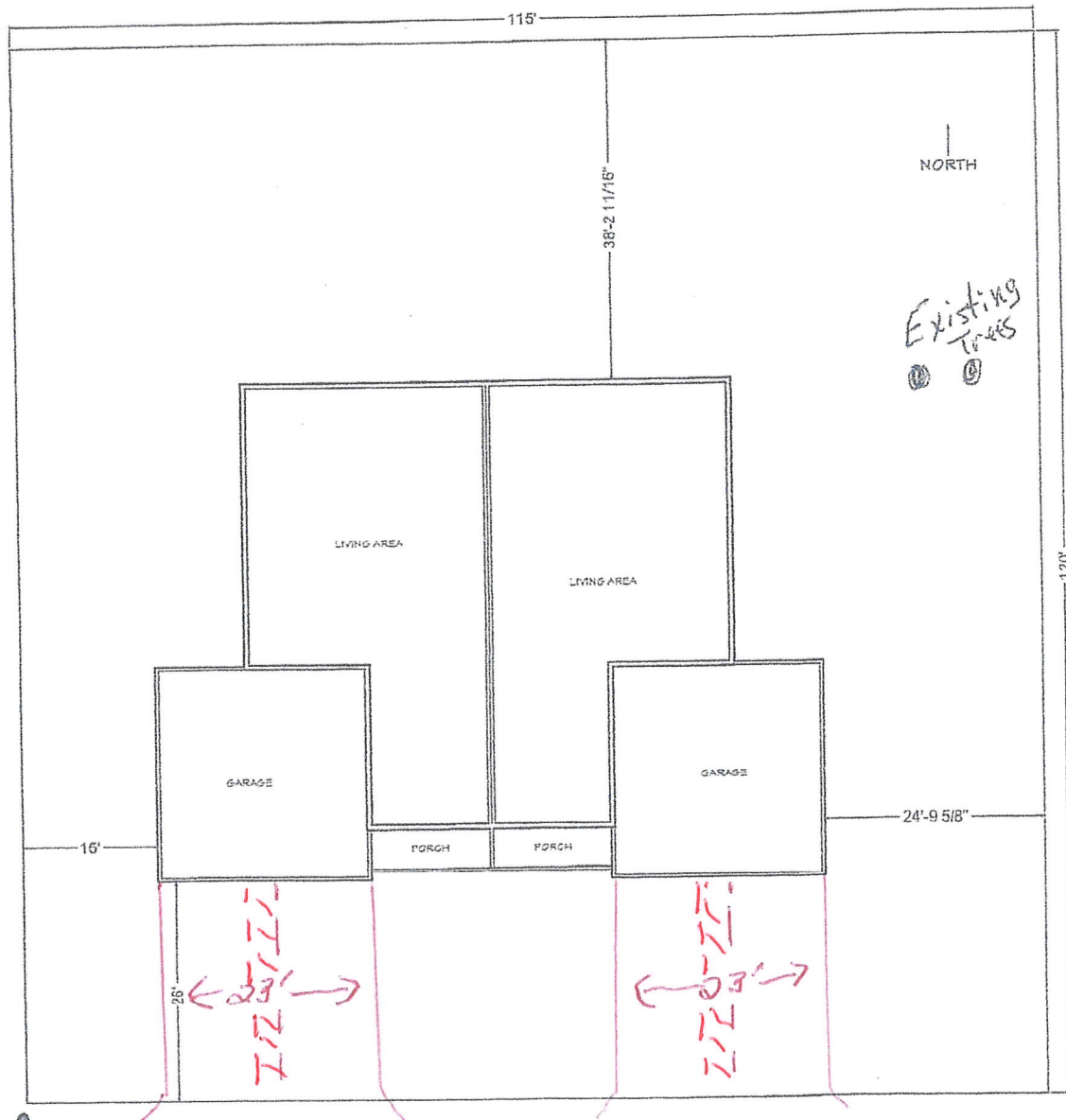
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1144

to the ... of the ...
and ... of the ...

PROJECT: 1905 REBUILD PROJECT PART #2
SITE ADDRESS: 111 SCHALLER ST, TOMAH
PLAN: SITE PLAN
DATE: OCTOBER 9, 2024
DRAWN BY TOMAH LUMBER INC – ERIC HALL



THE ABOVE INFORMATION IS
FOR THE USE OF THE
FEDERAL BUREAU OF INVESTIGATION
AND IS NOT TO BE
DISSEMINATED OUTSIDE THE
FEDERAL BUREAU OF INVESTIGATION

CONFIDENTIAL
EX-100-100000
3-12



APPLICANT: Site Plan Review Data Checklist		Submitted	N/A
Cover/Title Page:			
Name and address of applicant and property owner		✓	
Address and common description of property and complete legal description		✓	
Dimensions of land and total acreage		✓	
Description of proposed project or use, type of building or structures, and name of proposed development, if applicable		✓	
Name and address of firm or individual who prepared the site plan		✓	
Site and Zoning Data:			
Show North arrow, scaled drawing, Bench Mark location and elevation to NGS (if required)		✓	
Existing lot lines, building lines, structures, parking areas, and other improvements on the site and within 100 feet of the site		✓	
Proposed lot lines, lot dimensions, property lines setback dimensions, structures, and other improvements to the site		✓	
Label all building front, rear, and side yard setbacks of new development to adjacent property lines		✓	
All existing and proposed easements			✓
Lot coverage, lot dimensions, frontage, area in conformance		✓	
Finished graded surface (<i>shall be dust free</i>)		✓	
Natural Features:			
Wetlands	Floodplain		✓
Access and Circulation:			
Dimensions, curve radii, and centerlines of existing and proposed access points, roads, and road rights-of-way or access easements			
Location of proposed roads, driveways (ingress/egress), sidewalks, handicap ramp widths, and interior parking islands		✓	
Calculations for required number of parking and loading spaces, location, and layout (ADA compliant)		✓	
Dimensions of parking spaces, islands, circulation aisles, and loading zones		✓	
Identify existing and proposed street improvements including streets, alleys, curbs, sidewalks, and trails		✓	
Building, Structure, and Miscellaneous Site Information:			
Location, height, and outside dimensions of all buildings and structures		✓	✓
Utilizing a crane during build process ☒ YES ☒ NO <i>skid</i>		✓	✓
Building floor plans and total floor area		✓	
Details on accessory structures and any screening			✓
Location of exterior lighting (site and building lighting)		✓	
Lighting details: Sec. 52-208(3) Exposed sources of light shall be shielded so as not to be visible outside their premises.		✓	
Screens and buffers: Sec. 52-207: Required buffer strips in industrial districts and property zoned business (North of Jefferson, East of Grain Ave, South of View St, West of Hugh Dickie Dr, and other similar areas) abuts a residential district.		✓	
Location of trash receptacle(s) and transformer pad(s) and method of screening		✓	
Location of outdoor storage materials/equipment			✓

STAFF COMMITTEE PREPARATION REPORT

Agenda Item: Approval of Site Plan for 111 Schaller St

Summary and Background Information:

Site Plan Application was completed with all submission requirements. The site plan meets all zoning requirements, to include setbacks and maximum height restrictions. This site plan is ready for approval and forwarding to the building inspectors for review of a building permit.

Minutes Attached:

Yes ☐

No ☒

Budget Account: Not applicable.

Fiscal Impact: Not applicable.

Staff Responsible for implementation: Human Resources Generalist / Payroll Clerk.

Economic Impact: None.

Zoning/Rezoning Issues: None.

Supports Organizational Goals:

Yes ☒

No ☐

Questions from SET: None.

Grants Pursued/Opportunity Pursued: Not applicable.

Recommendation: A motion to approve this item should read, "Motion to approve the site plan for 111 Schaller St."



Human Resources Generalist/ Payroll Clerk

10-01-25
Date

Part #2 - 111 Schaller St Rebuilding project – currently a garage

Replacing the current building with 1 new duplex containing 2 – 2-bedroom apartments with each having a 2 car garage with off-street parking, front facing Schaller St., west and north sides are bordered by neighbors fences, east side facing the 1905 Superior Ave. phase of project.

Demolition and removal of the current garage.

Maintain the current young trees that are growing for landscaping purposes.

Placing the new Duplex to face Schaller St. This will incur the opening of Schaller Street to add all the infrastructure as this lot currently does not have connections only to electricity. This will also add a second driveway apron to the current lot with replacement of the current apron and sidewalk. The lot is 115' wide and approximately 75' of the street will need to be opened to complete the project offset to the west on the lot. This will connect a currently taxed lot to city water and sewer systems. Gas lines will need to be also added to make this a livable space. Updating all electrical lines to the underground, if possible.

Construction fencing will be placed for the safety of adjacent property tenants, 2 sides of this property already have fencing in place.

Each unit will maintain the ability to control their own heating and cooling as needed. Each unit will be fully handicap accessible, single story, with 42' – 44' doors both interior and exterior, roll in showers with grab bars in bathrooms, bedrooms that will accommodate a queen bed with large closet space and open concept kitchen / living room areas, laundry area, and additional storage. A porch. Polished concrete floors, sheet rock walls and ceilings, steel roof, vinyl siding and windows will complete each unit. Building height at peak would be approximately 20'. All entrances will have exterior lighting. All units will be furnished with an electric range, range hood, and full-size refrigerator. Water and sewer costs will be included.

Projected rent per unit from \$1300 to \$1500

Projected heating and electricity paid by the tenant

Helene M. Stein

HHH Rentals of Warrens LLC

30752 Exodus Ave

Warrens WI 54666

608-343-3008

R-1 – Single-Family Residential District

Lot Requirements

- Min. area = 7,200 sq. ft.
- Min. frontage = 60 ft.
- Max. building height = 30 ft.
- Max. lot coverage = 30%

Setbacks

- Principal structure setbacks:
Front = 25 ft.
Side = 10 ft.
Rear = 20% lot depth
- Accessory structure setbacks:
Side = 3 ft.*
Rear = 3 ft.*

**Accessory buildings must be placed in the rear yard or conform to the yard requirements of a principal building.*

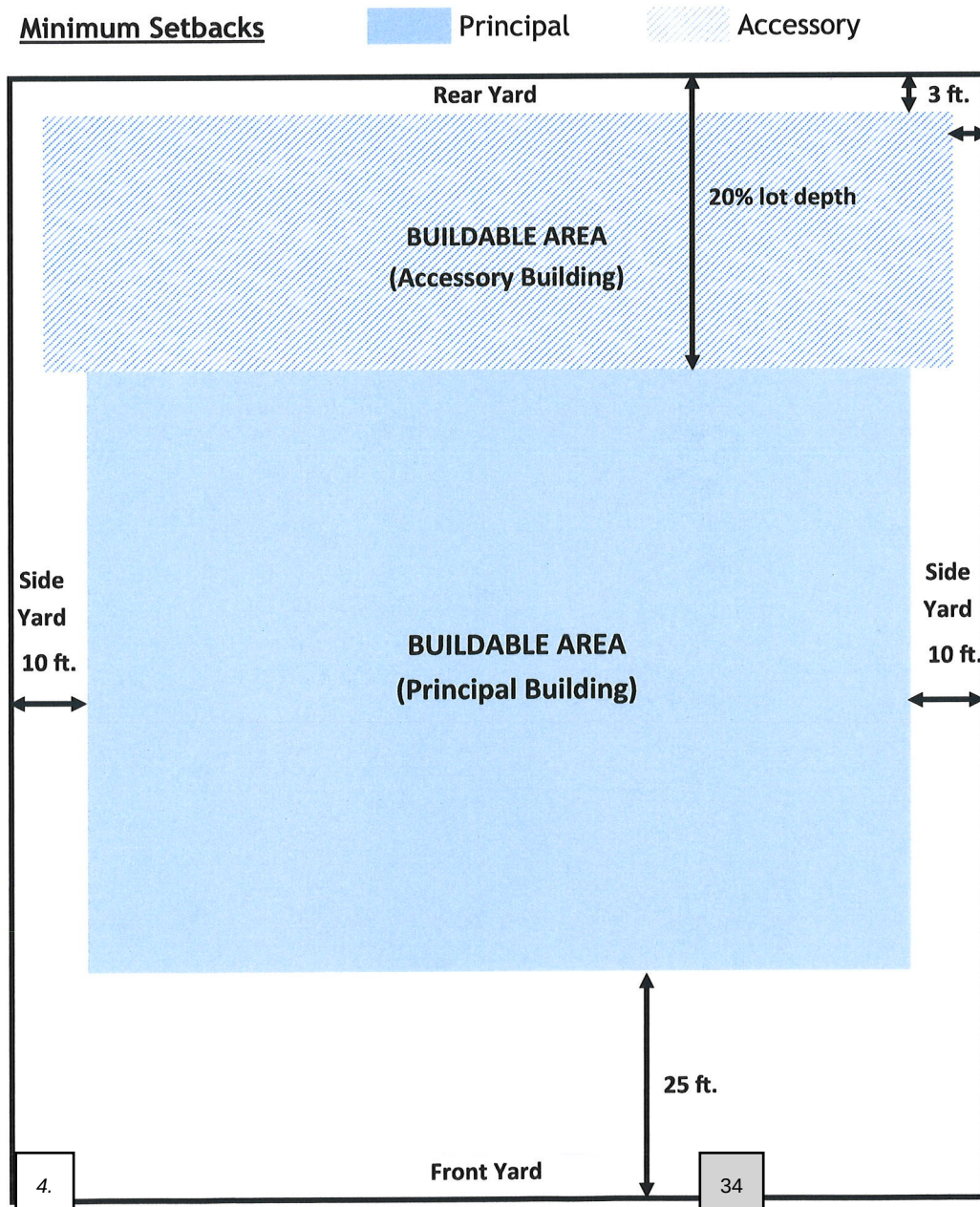
Permitted Uses

- Single-family residential (except mobile homes)

Conditional Uses

- Home occupations
- Governmental and cultural uses
- Transportation uses
- Utilities
- Multifamily dwellings
- Agricultural uses

Minimum Setbacks



- LOT AREA: 13,800 SQFT
- PER DWELLING: 6,900 SQFT
- FRONTAGE: 115 FT

- BUILDING HEIGHT: 20 FT

- LOT COVERAGE: $\frac{3,500 \text{ SQFT}}{13,800 \text{ SQFT}} = 26\%$

- PRINCIPAL STRUCTURE SETBACKS

- FRONT = 25 FT
- SIDE = 15 FT WEST
24'-9 5/8" EAST
- REAR = 38'-2 11/16"

- ACCESSORY STRUCTURE CONFORMS TO PRINCIPAL STRUCTURE YARD REQUIREMENTS.

- CONDITIONAL USE PERMIT FROM AUGUST 2024



City of Tomah Building & Zoning
819 Superior Ave
Tomah, WI 54660

SITE PLAN REVIEW APPLICATION

(This review does not include utilities and storm water)

The following checklist is **required** and will ensure the timely processing of your site plan review request:

Site Plan Review Checklist:

- Include all items applicable and requested on the checklist

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

Description of Proposed Development:

1905 Superior Rebuild *Part 1 & 2*

If you have any questions, please contact the Zoning Department at 608-374-7429.

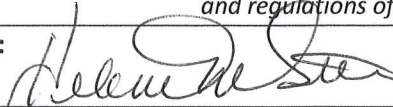
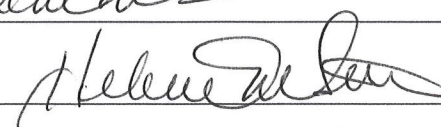
Property Address: 111 Schaller St, Tomah, WI 54660	Parcel Number: 286-00389-5000
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Applicant: HHH Rentals of Warrens LLC	Mailing Address: 30752 Exodus Ave	City, State, Zip: Warrens, WI 54666
Phone Number: 608-343-3008	Email: stitchkeeper@hotmail.com	Primary Contact Helene M. Stein

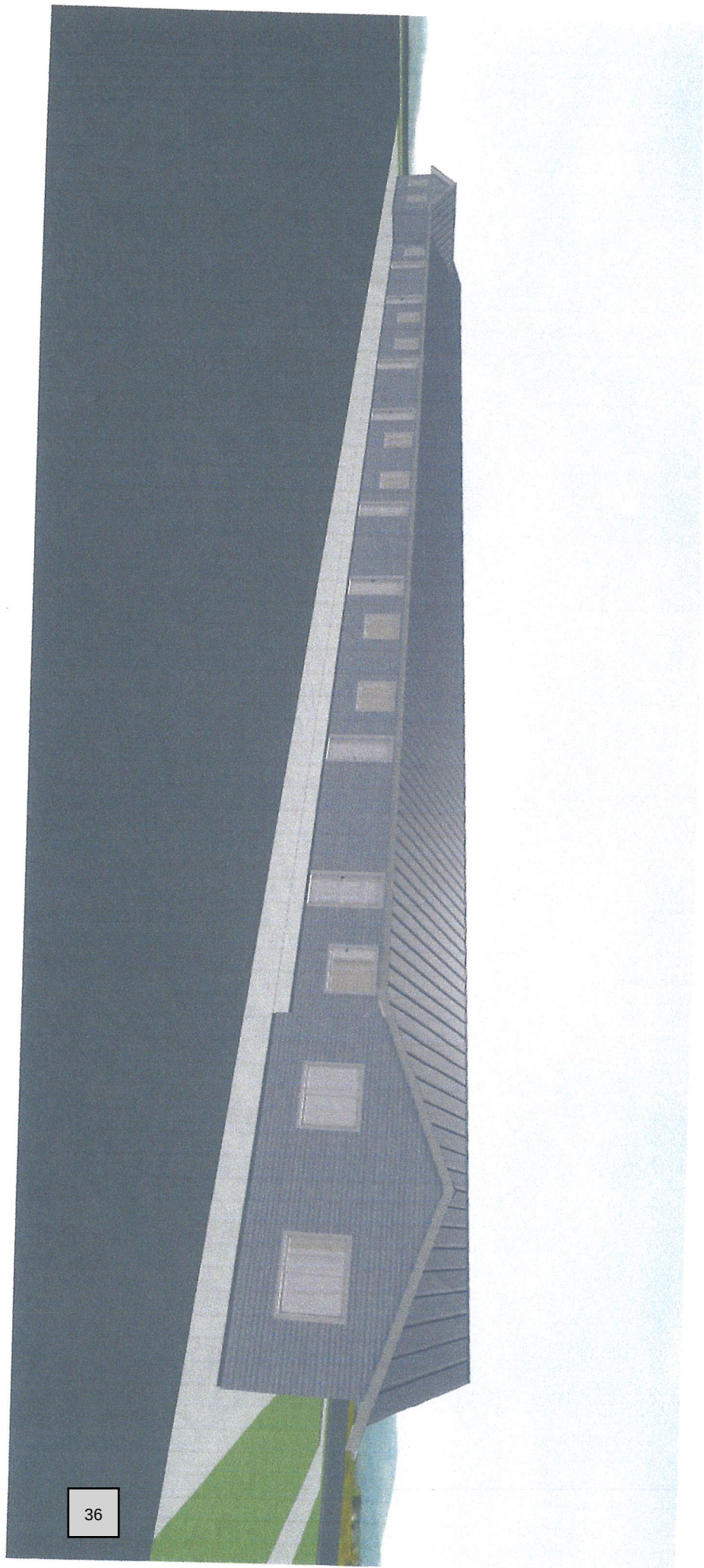
Business: Owner/Contact: Helene M. Stein	Mailing Address: 30752 Exodus Ave	City, State, Zip: Warrens, WI 54666
Phone Number: 608-343-3008	Email: stitchkeeper@hotmail.com	Primary Contact Helene M. Stein

Property Owner: HHH Rentals of Warrens LLC	Mailing Address: 30752 Exodus Ave	City, State, Zip: Warrens, WI 54666
Phone Number: 608-343-3008	Email: stitchkeeper@hotmail.com	Primary Contact Helene M. Stein

The undersigned hereby makes application at the location stated herein. The undersigned agrees that all work shall be done in accordance with the requirements of the City of Tomah Zoning Ordinance and with all other applicable City Ordinances and the laws and regulations of the State of Wisconsin.

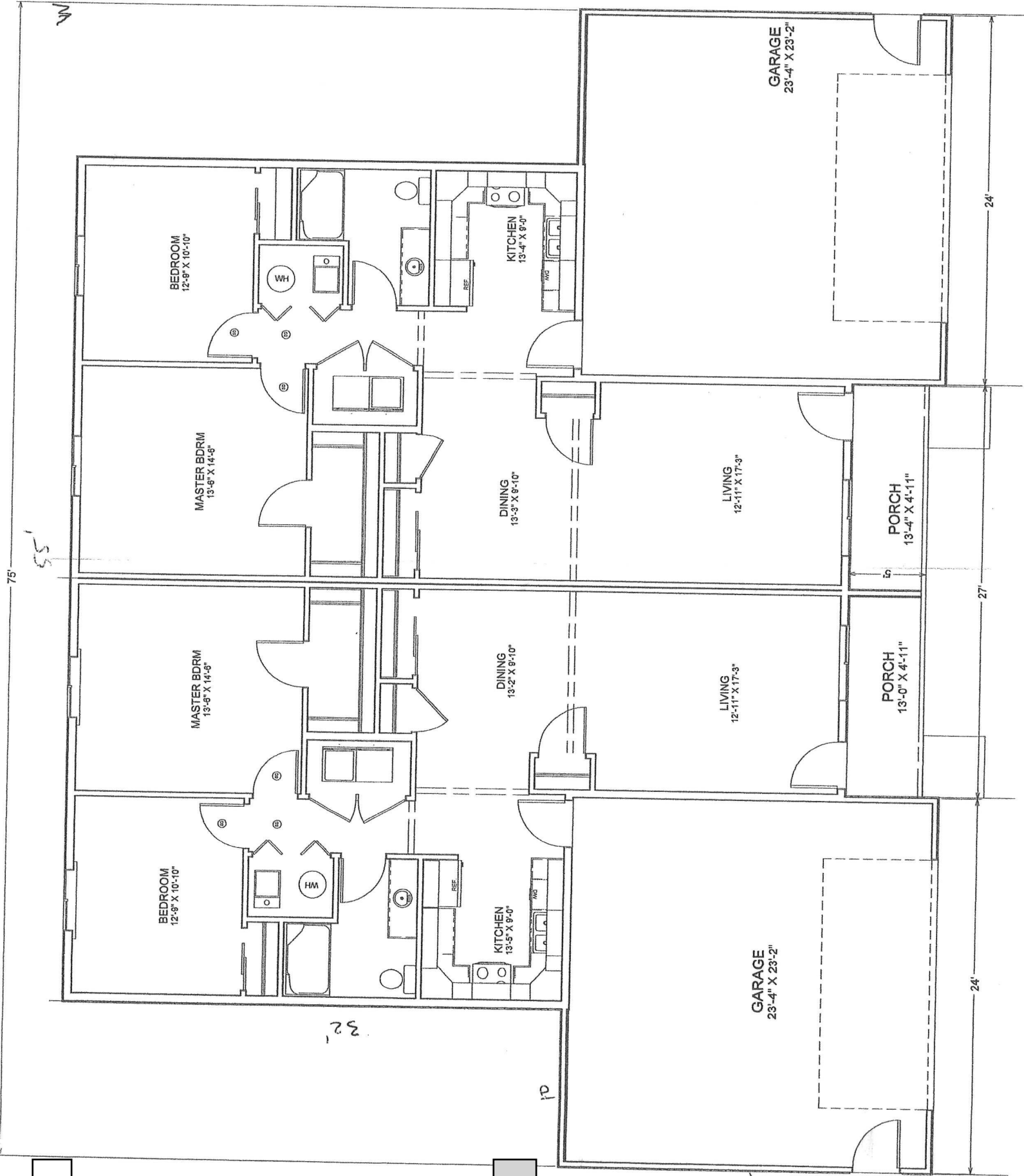
Signature of Applicant: 	Date: 8-1-25
Signature of Property Owner: 	Date: 8-1-25

OFFICE USE ONLY:	Date Received:	Application Received by:
Zoning District:		



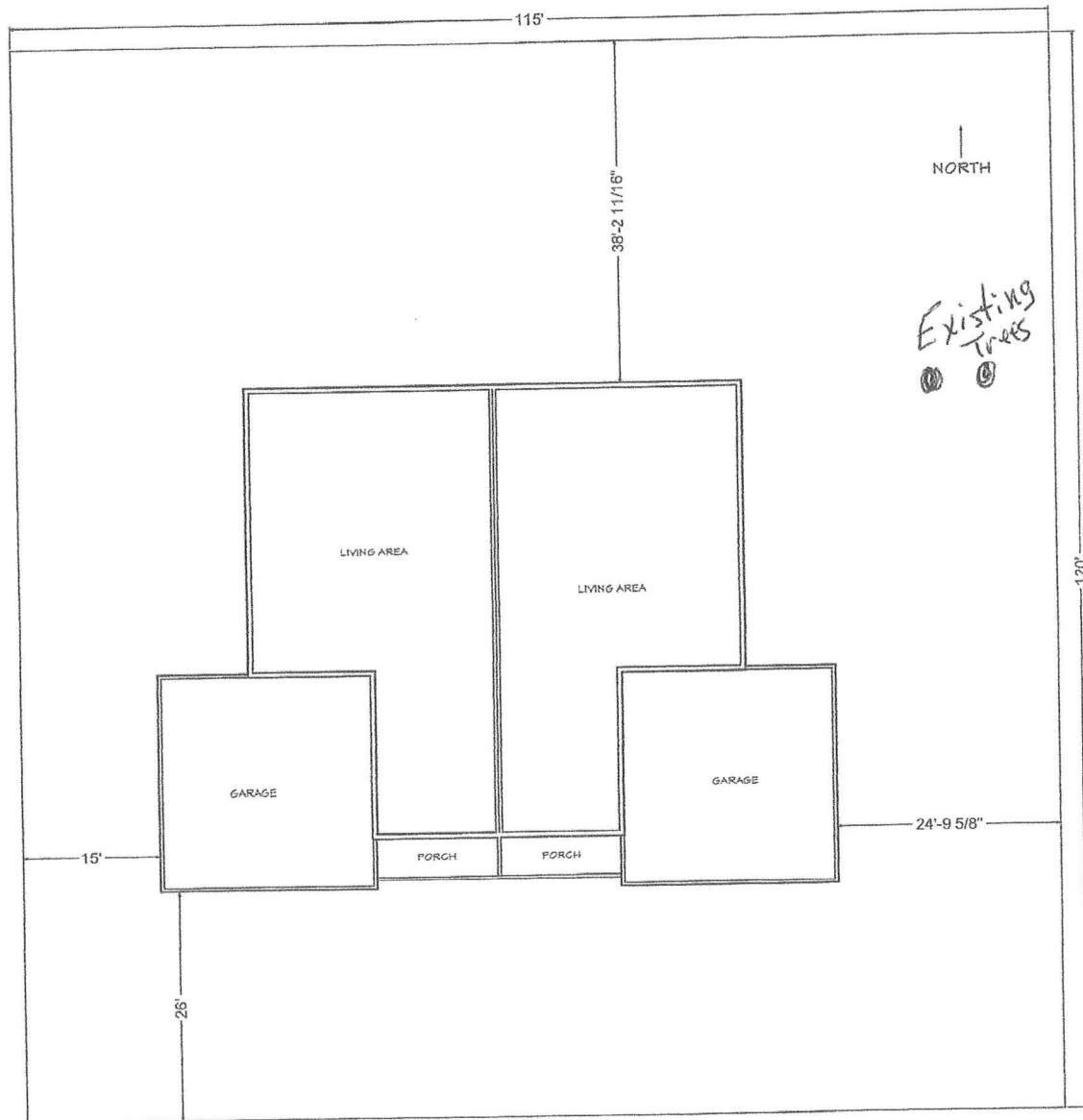


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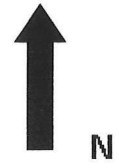


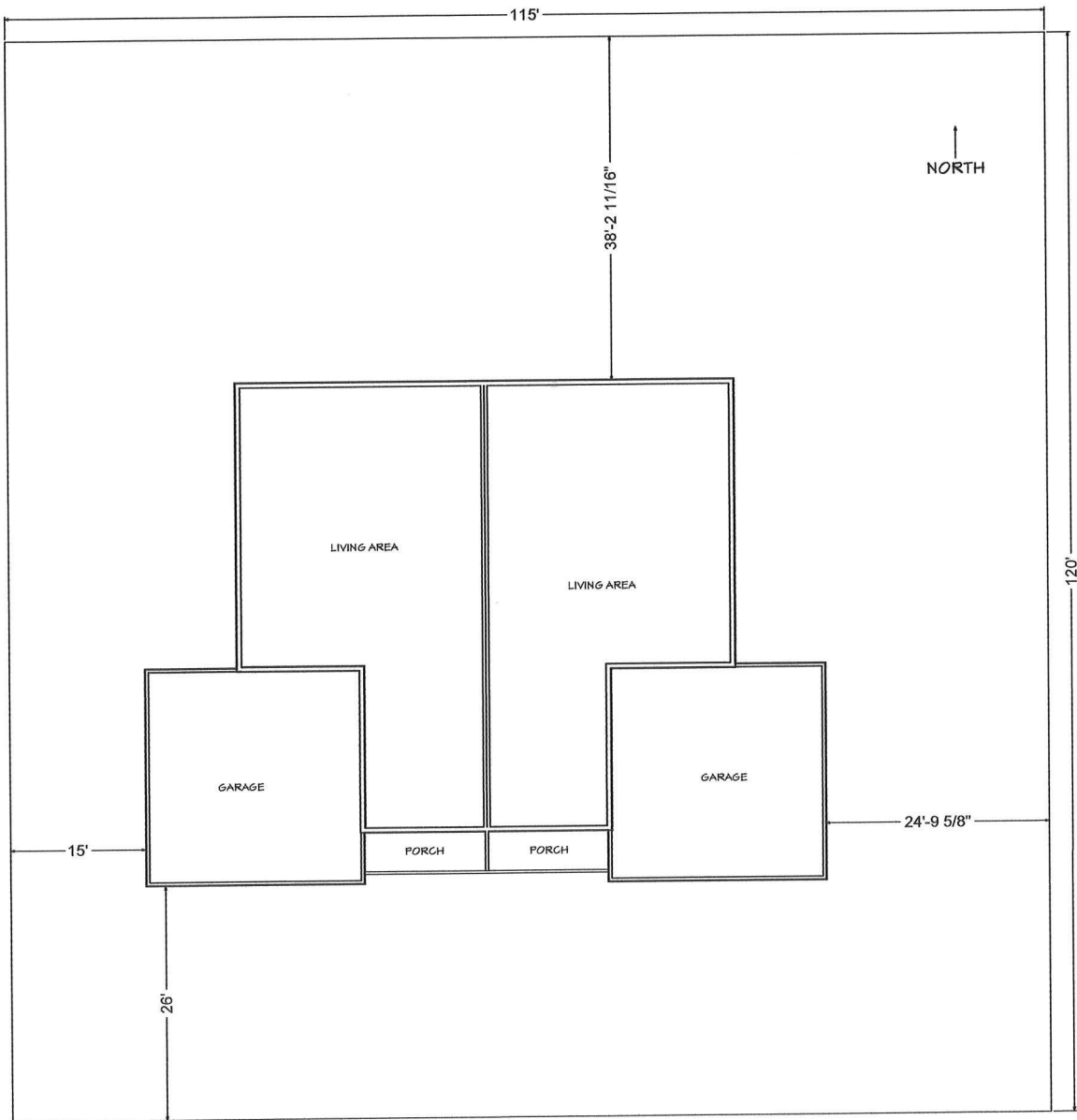
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PROJECT: 1905 REBUILD PROJECT PART #2
SITE ADDRESS: 111 SCHALLER ST, TOMAH
PLAN: SITE PLAN
DATE: OCTOBER 9, 2024
DRAWN BY TOMAH LUMBER INC – ERIC HALL



Scale: 1"= 1/8"





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

Memo

TO:

Parcel	OwnerName	OwnerAddress1	OwnerCityStZip
286-00628-0000	RYAN M. LIEK	2000 SUPERIOR AVE	TOMAH, WI 54660
286-00626-0000	ADAM L ROBARGE	1906 SUPERIOR AVE	TOMAH, WI 54660
286-00625-0000	MELBY RENTALS, LLC	411 SUPERIOR AVE	TOMAH, WI 54660
286-02432-0000	KATHLEEN L. STOCKWELL	PO BOX 684	TOMAH, WI 54660
286-02428-0000	CHRISTI L ANDERSON	206 W ELIZABETH ST	TOMAH, WI 54660
286-02211-0000	BRIAN FORSYTHE	1825 SUPERIOR AVE	TOMAH, WI 54660
286-02426-0000	LORI SCHALLER	201 SCHALLER ST	TOMAH, WI 54660
286-02434-0000	CORBY RUDOLPH TRUST	115 VIEW ST	TOMAH, WI 54660
286-02432-2000	KATHLEEN L. STOCKWELL	PO BOX 684	TOMAH, WI 54660
286-00399-0000	ARLENE L BIRKENESS	202 SCHALLER ST	TOMAH, WI 54660
286-00398-0000	SETH YARCO	200 SCHALLER ST	TOMAH, WI 54660
286-00397-0000	RICHARD D. MESNER	2312 BELLAROSA CIR	ROYAL PALM BEACH, FL 33411
286-00396-0000	HELEN E SCHALLER REVOCABLE TRUST	30752 EXODUS AVE	WARRENS, WI 54666
286-02223-0000	JASON A. & LISA M. BACKUS	1821 GOODLAND AVE	TOMAH, WI 54660
286-02212-0000	JACOB M WEGER	1820 GOODLAND AVE	TOMAH, WI 54660
286-02206-9999	CITY OF TOMAH	819 SUPERIOR AVE	TOMAH, WI 54660
286-00395-0000	JEREMY W. TRAFELET	PO BOX 2521	SUISUN CITY, CA 94585
286-00392-0000	NANCI L OLSON	112 W ELIZABETH ST	TOMAH, WI 54660
286-02427-0000	MARGARET I REINART	202 W ELIZABETH ST	TOMAH, WI 54660
286-00393-0000	TERRY J LARKIN	116 W ELIZABETH ST	TOMAH, WI 54660
286-00391-0000	JAMES M. WEINZATL	115 SCHALLER AVE	TOMAH, WI 54660
286-02425-0000	GRYGLESKI FAMILY IRREVOCABLE TRUST	205 SCHALLER ST	TOMAH, WI 54660
286-02429-0000	ELLEN A WESTPFAHL	214 W ELIZABETH ST	TOMAH, WI 54660
286-00627-0000	ZAN PIERCE	1910 SUPERIOR AVE	TOMAH, WI 54660
286-00389-0000	HHH RENTALS OF WARRENS LLC	30752 EXODUS AVE	WARRENS, WI 54666
286-00404-9000	STATE OF WISCONSIN DOT	3550 MORMON COULEE RD	LA CROSSE, WI 54601

From: City of Tomah – Planning/Zoning Dept.

CC: HHH Rentals of Warrens LLC

Date: 07/17/2024

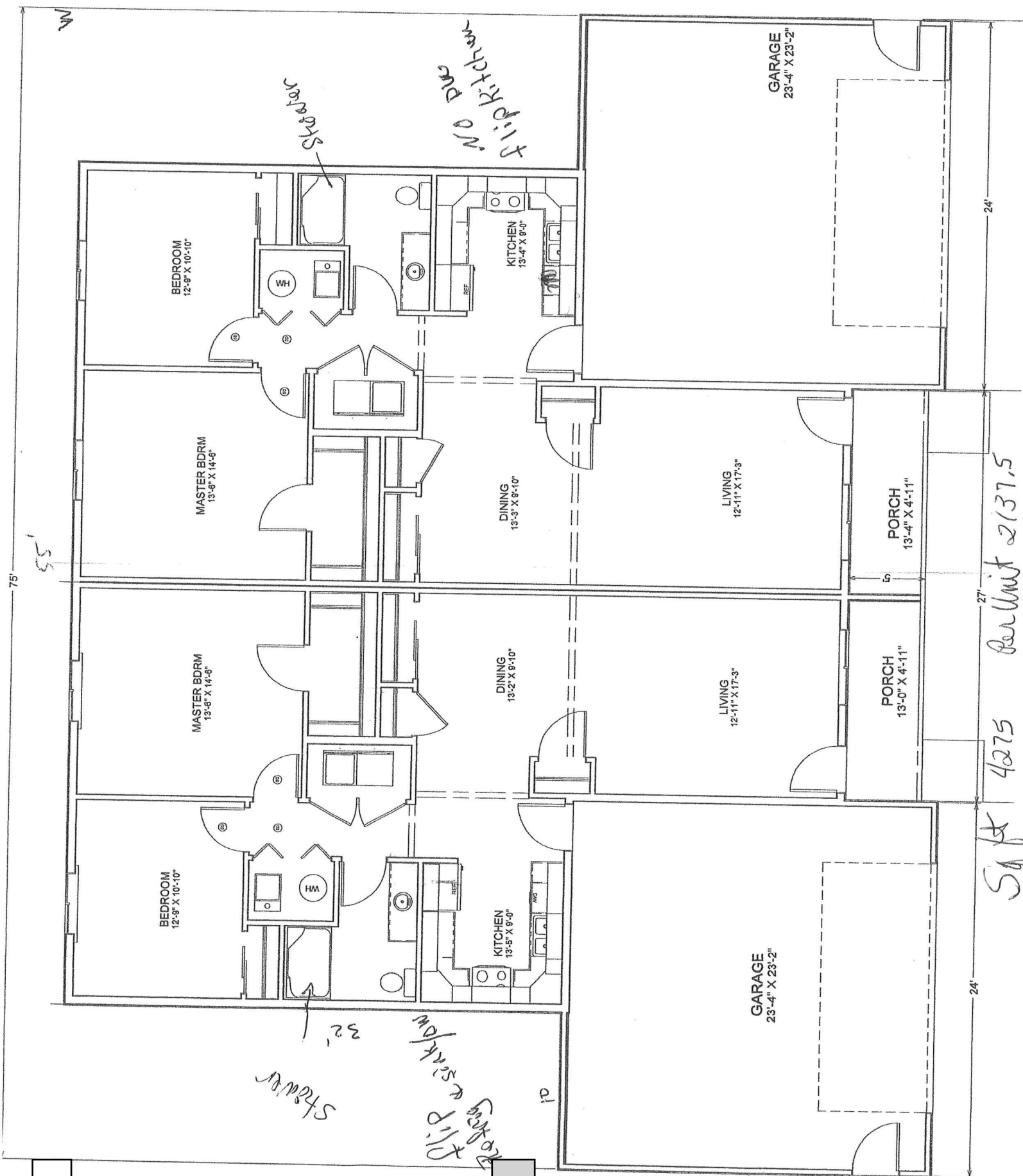
Re: Notice to Property Owners within 200 feet of conditional use permit request for:

Notice

CONDITIONAL USE PERMIT

Notice is hereby given pursuant to City Ordinance, Section 52-68, at the City of Tomah Planning Commission meeting on August 1, 2024 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 HHH Rentals of Warrens LLC to construct a single story duplex in R-1 Single Family Residential District.
Parcel #: 286-00389-5000 ASSESSOR'S PLAT PT OF OL 271, COMM AT NE COR, TH W 126.15', TH S 120' TO BEG TH S120', TH W 115', TH N 120', TH E 115' TO BEG (GARAGE)

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 Casey Kinnear at (608) 374-7429, e-mail ckinnear@tomahwi.gov.



Permit Number	Municipality	Date	Property Owner	Property Address	Parcel #	Est Cost	Census Code
25-0108-41-286	Tomah (city)	09/24/25	Oakwood Village Mhc	800 Sime Ave. (807 Cedar)	286026085000	\$65,000.00	101 - Single Family Houses Exclude Mobile Homes
25-0107-41-286	Tomah (city)	09/24/25	Oakvillage Mhp	800 Sime (806) Dogwood	286026085000	\$65,000.00	101 - Single Family Houses Exclude Mobile Homes
25-0106-41-286	Tomah (city)	09/23/25	Gail Johnson	1410 Stoughton Ave	286-01783-0000	\$16,005.00	434 - Residential Additions Alterations
25-0105-41-286	Tomah (city)	09/23/25	Lucas Gordon	222 Alyssa St.	286026738049	\$1,700.00	131 - Electrical Only
25-0104-41-286	Tomah (city)	09/23/25	Dick Riddle	313 W. Benton St.	286010700000	\$3,500.00	131 - Electrical Only
25-0103-41-286	Tomah (city)	09/16/25	Matt Smith	1502 Stoughton Avenue	286-01749-0000	\$7,000.00	131 - Electrical Only
25-0102-41-286	Tomah (city)	09/10/25	Raquel Ramsell	414 E Lacrosse St	286021460000	\$4,570.00	131 - Electrical Only
25-0101-41-286	Tomah (city)	09/08/25	Jesus Gonzalez	701 E. Clifton St.	286003520000	\$10,000.00	131 - Electrical Only
25-0100-41-286	Tomah (city)	09/08/25	Tomah Public Housing Authority	720 Williams St	286016870000	\$6,623.70	437 - Nonresidential And N Housekeeping Additions Ar
25-0099-41-286	Tomah (city)	09/08/25	David Tripp	411 Martin Ave	286-02599-0000	\$15,000.00	131 - Electrical Only
25-0098-41-286	Tomah (city)	09/08/25	Greg Passini	1422 Mclean Ave	286017970000	\$13,436.00	131 - Electrical Only
25-0097-41-286	Tomah (city)	09/08/25	Roger Pipkin	415 W. Council St.	286-00327-0000	\$10,422.00	434 - Residential Additions Alterations
25-0096-41-286	Tomah (city)	09/08/25	Rush Hour Towing	1512 Eaton Ave	286026517800	\$3,000.00	131 - Electrical Only
25-0095-41-286	Tomah (city)	09/01/25	Chris Pedersen	803 Alden Rd	286-02451-3900	\$70,000.00	434 - Residential Additions Alterations
25-0094-41-286	Tomah (city)	09/01/25	Christina Lewis	1314 Lakeview Dr	286026260000	\$1,959.00	434 - Residential Additions Alterations
25-0093-41-286	Tomah (city)	09/01/25	Sean Rezin	1602 Rezin Rd,	286-02586-0000	\$350,000.00	437 - Nonresidential And N Housekeeping Additions Ar
25-0091-41-286	Tomah (city)	09/01/25	St Marys	2409 Superior Ave	286-02648-0000	\$4,631.00	131 - Electrical Only
25-0088-41-286	Tomah (city)	09/01/25	Pam Melby	502 Glendale Ave	286-02252-0000	\$4,300.00	131 - Electrical Only
25-0087-41-286	Tomah (city)	09/01/25	Monroe County Housing Authority	711 Wisconsin Ave	286013060000	\$2,900.00	131 - Electrical Only
25-0081-41-286	Tomah (city)	09/01/25	Chris Cos	423 W Juneau St	286-00311-0000	\$10,538.00	434 - Residential Additions Alterations
25-0075-41-286	Tomah (city)	09/01/25	David Tripp	411 Martin Ave	286-02599-0000	\$75,000.00	437 - Nonresidential And N Housekeeping Additions Ar
25-0072-41-286	Tomah (city)	09/01/25	Patrick Larson	212 Hollister Ave	286011000000	\$15,000.00	120 - Decks And Porches

Permit Number	Municipality	Date	Property Owner	Property Address	Parcel #	Est Cost	Census Code
25-0059-41-286	Tomah (city)	09/01/25	Scott & Deboralynn Westfahl	209 W Benton St	286-01056-0000	\$35,000.00	128 - Sheds
25-0057-41-286	Tomah (city)	09/01/25	Patrick Larson	212 Hollister Ave	286-01100-0000	\$2,050.00	131 - Electrical Only
25-0054-41-286	Tomah (city)	09/01/25	Colin Meltesen	1011 Wisconsin Ave	286-00982-5500	\$10,332.00	131 - Electrical Only
25-0051-41-286	Tomah (city)	09/01/25	Bob Sistrunk	205 Nicholas St	2 Of 15csm149	\$1,000.00	434 - Residential Additions Alterations
25-0049-41-286	Tomah (city)	09/01/25	Andres Valencia	1509 Bow St	286026882200	\$15,000.00	649 - Demolition And Razir Other Buildings & Structure
25-0048-41-286	Tomah (city)	09/01/25	Ashley & Brennon Path	1813 Goodland Ave	286-02221-0000	\$1.00	131 - Electrical Only

Permit Report

Permit #	Permit Date	Permit Type
7030	9/3/2025	Accessory building >150 sq. ft.
7032	9/5/2025	Alteration/Addition to Accessory Structure
7031	9/5/2025	Fence
7033	9/8/2025	Fence
7034	9/10/2025	Sign Permit
7035	9/11/2025	Shed Permit<150 square feet
7036	9/11/2025	Fence
7037	9/16/2025	Sign Permit
7038	9/18/2025	Building- New Commercial
7039	9/19/2025	Sign Permit
7040	9/22/2025	Fence
7041	9/29/2025	Shed Permit<150 square feet

Main Status
Withdrawn
Withdrawn
Approved
Pending more information from applicant
Approved
Withdrawn
Approved
Approved
Pending more information from applicant
Approved
Submitted
Submitted

Applicant
Dale Losinski
Lori Norquay
Hiede A Petroselli
Joseph Giertych
3 Rivers Sign - Shayla Bell
Fortis Perimeter
Fortis Perimeter
Derek Miller - La Crosse Sign Group
Apex Fence
Bailey Voigt - Bushman Electric Crane and Sign Inc.
Apex Fence
Bob and Connie Sistrunk

Project Description
Storage garage 15x26x8
Put up a metal carport from Menards
Fence
New Business Owner - Tammy's Plate & Catering (former Baker Table)
Chain Link Fence
Chain Link Fence and Gates
(1) new pylon sign cabinet on existing pole
Security Fence
Provide/Install 6x20 sq ft wall sign at 1715 N Superior Ave
Security fence for north, east, and south side of property. no work along west side
Plastic Molded 5'x6' Shed

Parcel Address	Parcel #
1601 BOW STREET	2.86027E+11
429 FRANKLIN STREET	2.86022E+11
120 ALYSSA STREET	2.86027E+11
1801 STOUGHTON AVENUE	2.86009E+11
233 N Superior Ave.	2.86024E+11
400 HOLLAND STREET	2.86027E+11
400 HOLLAND STREET	2.86027E+11
205 WITTIG ROAD	2.86027E+11
200 SIME AVENUE	2.86026E+11
200 SIME AVENUE	2.86026E+11

Address	Property Owner	Mailing Address
914 Superior Ave	Tomah Cash Mercantile Co.	914 Superior Ave
1414 Superior Ave	Path Properties	1414 Superior Ave
520 Superior Ave	St. Pauls Lutheran Church	525 Superior Ave
519 Kilbourn Ave	Carlee Isensee	519 Kilbourn Ave
824 Cedar	Oakwood Village MHP	P.O. Box 803436 Dallas TX 75380
805 Cedar	Oakwood Village MHP	P.O. Box 803436 Dallas TX 75381
818 Birch	Oakwood Village MHP	P.O. Box 803436 Dallas TX 75382
812 Birch	Oakwood Village MHP	P.O. Box 803436 Dallas TX 75383
200 Green Acres	Michael & Debbie Bauer	200 Green Acres
320 Arthur	Heidi Hays	320 Arthur
442 Franklin St	Jennifer Fuentes	442 Franklin St
879 Maple Grove	Robert Mannel	879 Maple Grove
1110 Heeler Ave	Sarah & Paul Hamilton	1110 Heeler Ave
1114 Oak	Sunfish Properties	822 Kent St. Sparta WI 54656
1313 Lincoln	Kurt Manke & Sarah Kendall	S1339 Parker Rd Cashton WI 54619
623 Hollister	Summer Minney	623 Hollister Ave
207 W Washington	Marcher Properties	207 W Washington St
209 W Washington	Marcher Properties	209 W Washington St
213 Mclean	Malissa Griffiths	213 Mclean Ave
419 Foster	Lavonne Smith	419 W Foster St
1109 Oak	Staci Cox	1109 Oak St
112 W Jackson	Christa Russel	112 W Jackson St
607 S Superior	Catherine Eldridge	P.O. Box 106 Necedah WI 54646
613 S Superior	HJS Rental LLC	18969 Innswood Rd Norwalk WI 54648
1312 Mclean	Matthew Jakubowski	1312 Mclean Ave
211 W Holton	Benjamin Meyer	211 W Holton St
807 Acorn Loop	WH LLC	807 Acorn Loop
201 Nicholas	Navneet & Mohan Grewal	24432 Gopher Ave
423 Nicholas	Lisa Ruggio	423 Nicholas St
418 Alyssa	Michael & Erica Miller	418 Alyssa St
1724 Bow St	Robert Martens	1724 Bow St
156 Carol Kay St		
326 James St		
1218 Hansen	Harold Binning	1218 Hansen St
506 Jefferson St	Victoria Watkins	18225 July Rd Norwalk WI 54648
420 W Veterans	Timothy Been	420 W Veterans Ave
840 Cran berry Circle	WH LLC	840 Cranberry Circle
825 Evergreen Pass	WH LLC	825 Evergreen Pass

Quantity	Date of Tagged Item	Date Cited	Amount Cited	Date Picked Up	Date of Invoice
1	9/8/2025	9/19/2025	\$ 98.80		
1	9/8/2025	9/19/2025	\$ 98.80		
1	9/8/2025	9/19/2025	\$ 98.80		
1	9/8/2025	9/19/2025	\$ 98.80		
2	9/8/2025	9/19/2025	\$ 98.80		
2	9/8/2025	9/19/2025	\$ 98.80		
3	9/8/2025	9/19/2025	\$ 98.80		
1	9/8/2025	9/19/2025	\$ 98.80		
1	9/8/2025	9/19/2025	\$ 98.80		
1	9/8/2025	9/19/2025	\$ 98.80		
2	9/8/2025	9/19/2025	\$ 98.80		
1	9/8/2025	9/19/2025	\$ 98.80		
3	9/8/2025	9/19/2025	\$ 98.80		
1	9/10/2025	9/19/2025	\$ 98.80		
1	9/10/2025	9/19/2025	\$ 98.80		
1	9/10/2025		\$ 98.80		
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1	9/10/2025		\$ 98.80		
3	9/10/2025		\$ 98.80		
1	9/10/2025		\$ 98.80		
1	9/12/2025		\$ 98.80		
2	9/12/2025		\$ 98.80		
1	9/12/2025		\$ 98.80		
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1	9/12/2025		\$ 98.80		
1	9/12/2025		\$ 98.80		
2	9/12/2025		\$ 98.80		
1	9/12/2025		\$ 98.80		
1	9/12/2025		\$ 98.80		

Amount of Invoice

