



AGENDA FOR PLAN COMMISSION MEETING NOTICE

A Plan Commission meeting will be held on **Thursday, August 01, 2024 at 5:30 PM**
in the **Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.**

Join Zoom Meeting

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

Meeting ID: 270 860 8080

Passcode: 206751

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

ROLL CALL

APPROVAL OF MEETING MINUTES

- A. [July 2024 Minutes](#)

PUBLIC HEARING

1. [Public hearing, section 52-34 Residential Districts, to consider amendment to Conditional uses.](#)
2. Discussion and recommendation to ordinance amendment for section 52-34.

PUBLIC HEARING

1. [Public hearing, Section 52-34, to consider the Conditional Use Permit of Helene Stein on behalf of HHH Rentals of Warrens LLC to construct a single-story duplex in R-1 Single-Family Residential District.](#)
2. Discussion and recommendation related to the request from Helene Stein to obtain a Conditional Use Permit to construct a single-story duplex in R-1 Single-Family Residential District.

FUTURE AGENDA ITEMS

FUTURE MEETING DATE: September 5, 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 **Wednesday, July 10, 2024 at 6:00 PM** in the Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.

Meeting was called to order at 6:00 PM by Mayor Paul Dwyer.

ROLL CALL

Present: Brian Rice, Eric Prise, Mayor Paul Dwyer and John Glynn.

Absent: Travis Scholze, Tina Thompson and Bryan Meyer. Also present: Kirk Arity and Ben Rohr.

ELECT VICE CHAIR

Prise nominated Bryan Meyer for Vice Chair. No other nominations. Motion by Prise, second by Glynn to elect Bryan Meyer as Vice Chair. All ayes. Motion carried.

APPROVAL OF MEETING MINUTES

Motion by Prise, second by Glynn to approve the meeting minutes for April 2024. All ayes. Motion carried.

CERTIFIED SURVEY MAP

Review/Approval of Certified Survey Map (CSM) for Patrick Hardiman, Description: Located in part of the NW 1/4 of the NW 1/4 and part of the SW 1/4 of the NW 1/4 of section 5, township 17 north, range 1 west, City of Tomah, Monroe County, Wisconsin

Motion by Prise, second by Rice to approve the CSM as presented. All ayes. Motion carried.

Review/Approval of Certified Survey Map (CSM) for Stephen & Angela Walker, Description: A parcel of land located in Lot 2 of Nolans Subdivision and being part of the SW1/4-SE1/4, Section 32, T18N-R1W, City of Tomah, Monroe County, Wisconsin

Motion by Glynn, second by Rice to approve the CSM as presented. All ayes. Motion carried.

DISCUSSION ITEMS

A. Review/Approval of the Resolution for City of Tomah Comprehensive Plan

Ben Rohr from Vandewalle and Associates gave a presentation on the final comprehensive plan. Motion by Prise, second by Glynn to approve the resolution recommending the adoption of the 2024 City of Tomah comprehensive plan. All ayes. Motion carried.

B. Discussion on Conditional Use Permits for Residential Districts

Brief discussion on an ordinance amendment from 2021. Bring back ordinance amendment to next meeting.

C. Discussion on Ordinance 52-116 Amendments

Discussion on parking requirement ordinance amendment. Bring back for public hearing.

FUTURE AGENDA ITEMS

-Bryan Meyer presentation on CSMs

-More info on Conditional Use change from 2021.

FUTURE MEETING DATE: August 1, 2024

ADJOURNMENT

Motion by Prise, second by Rice to adjourn the meeting at 6:40 PM.

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 R-2 one- and two-family residential district.
- (4) Lot, building, yards. See schedule of regulations, section 52-40.

ORDINANCE NO. _____

**Ordinance Amending Section 52-34 (a) (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 52-34 (a) (3) of the City of Tomah Municipal Code is hereby amended to read as follows:

(3) Conditional uses. Home or office occupation, government and cultural, utilities and R-2 one- and two-family residential district.

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:



1.

5



Building & Zoning
 819 Superior Ave
 Tomah, WI 54660
 608-374-7429

CONDITIONAL USE APPLICATION

This application shall be fully completed and submitted with the \$125 fee before the Zoning Department will process your application. Incomplete applications will be returned to you.

Completed applications must be received by the 1st working day of the month in order to schedule a public hearing on your proposal at the Plan Commission Meeting to be held during the current month.

The City of Tomah will publish a notice in the newspaper and notify all landowners, within 200 feet of the property you're proposing a conditional use, as to what you're proposing and where a public hearing will be conducted on your proposal.

Property Address of Conditional Use Request: 111 Schaller St, Tomah		Parcel Number: 286-10-271-2
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 <input checked="" type="checkbox"/>

Applicant: 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 <input checked="" type="checkbox"/>

The undersigned hereby makes an 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: 6/12/2024
Signature of Property Owner: 	Date: 6/12/2024

OFFICE USE ONLY:	Date Received: 6/13/2024	Application Received by: CK
Zoning District:		

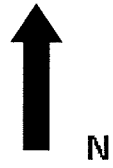
APPLICANT: Conditional Use Checklist	N/A
Proposed Conditional Use: removing current building and building a duplex containing 2-2 bedroom apartments with 2 car attached garages _____ _____	<input type="checkbox"/>
Hours of Operation:	<input checked="" type="checkbox"/>
Number of Employees:	<input checked="" type="checkbox"/>
Present Zoning Classification: R-1 Single Family Residential	<input type="checkbox"/>
Description of Existing Use – Including Structures, if any: currently has a garage that was original to the Schaller family and will be removed	<input type="checkbox"/>
What measures will be taken to prevent or control noise, odors, fumes, dust, vibrations, light, and other unusual activities or disturbances? normal construction measures. When completed there will be trees/ shrubs & perennial plants, concrete driveway to help with noise control _____ _____	<input type="checkbox"/>
What measures will be taken to provide sufficient off-street parking and loading spaces to serve the proposed use? 2 car garages and off street driveways to each unit _____ _____ _____	<input type="checkbox"/>

PLOT PLAN

A plot plan shall be submitted with all conditional use permit applications. Use the last page of this application to draw your plot plan. The plot plan should be drawn to scale (indicate scale on map) and include items whether existing or proposed as follows:

1. All structures on the property upon which the conditional use is being proposed. (Indicate the length, width, and height of each structure.)
2. All public roads, private driveways, and parking areas.
3. Wetlands, floodplains, and ordinary highwater mark of any navigable lake, river, or stream.

Scale: 1" = 1/8"



See Attached

