



AGENDA FOR PLANNING COMMISSION MEETING NOTICE

A Planning Commission meeting will be held on **Thursday, June 29, 2023 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. [May 2023 Minutes](#)

DISCUSSION ITEMS

1. [Site Plan Review: 315 Plastic Ave](#)
2. Discussion on Reconsideration of Fence for 920 Kilbourn Ave
3. [Discussion on Amending Ordinance Sec. 18-129 Lands Zoned for Business or Industrial Use and Appropriate Fee](#)
4. [Discussion on Amending Ordinance 52-40 Schedule of Regulations](#)

CERTIFIED SURVEY MAP

1. [Review/Approval of, Certified Survey Map \(CSM\) for J&J Building LLC, Description: Being lot 7 of Larkin Addition. Located in the NE 1/4 of the NW 1/4 of section 33. T18N, R1W, City of Tomah, Monroe County, Wisconsin.](#)

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, May 25, 2023 at 5:30 PM** in the Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.

Bryan Meyer called the meeting to order at 5:30 PM

ROLL CALL

Present: Bryan Meyer, John Glynn, Travis Scholze, Eric Prise and Tina Thompson. Also present: Shane Rolff. Absent: Mike Murray and Brian Rice.

APPROVAL OF MEETING MINUTES

Motion by Prise, second by Scholze to approve April 2023 meeting minutes. All ayes. Motion carried.

PUBLIC HEARING

Public hearing, Sec. 52-116, to consider amendments to Parking Requirements

Discussion and recommendation on ordinance change for Sec. 52-116.

Rolff requested to postpone to later date as he wants to make changes. Motion made by Glynn, second by Thompson to postpone the public hearing to a later date. All ayes. Motion carried.

CERTIFIED SURVEY MAP

Review/Approval of, Certified Survey Map (CSM) for Brian Buswell. Description: Lots 1-6, 13-15, 17-25 & Outlot 1: also Part of Lots 7-12 and 26, Willow Lake Addition; Vacated Warren Street, Vacated Heeler Avenue; Located in the NW 1/4 - SE 1/4, SW 1/4 - SE 1/4, NE 1/4 - SE 1/4, Section 28, T18N-R1W, City of Tomah, Monroe County, WI

Meyer was able to review the CSM prior to the meeting and he did not note any changes that needed to be made. Rolff suggested that the map be approved pending city attorney review.

Motion made by Glynn to approve pending city attorney approval, second by Scholze. All ayes. Motion carried.

DISCUSSION ITEMS

- A. Discussion and Recommendation on Ordinance 4-97 thru 4-102 Amendment and Repeal of 4-133 thru 4-138

After a brief discussion, motion made by Glynn, second by Scholze to approve ordinance amendment. All ayes. Thompson abstained. Motion carried.

- B. Discussion and Recommendation on Ordinance 6-1 thru 6-3 Amendment

Ali Mathews is concerned with dB levels as her resident is zoned business. Rolff stated that per the future land use map she can rezone her residence to residential instead.

Prise suggested that Tomah law enforcement is added to the language with regards to them taking the dB levels.

Motion made by Glynn to approve ordinance to add Tomah law enforcement language in footnote section under dB table, second by Prise. All ayes. Thompson abstained. Motion carried.

ADJOURNMENT

Motion by Prise, second by Thompson to adjourn at 5:52PM. All ayes.



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 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:

Build two self storage buildings

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

Property Address: 315 PLASTIC AVE, TOMAH, WI 54660	Parcel Number: 286-026906-5400
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Applicant: DALE MARTIN	Mailing Address: PO BOX 184	City, State, Zip: TOMAH, WI 54660
Phone Number: 608-343-9191	Email: TOMAHRENTALS@OUTLOOK.COM	<input checked="" type="checkbox"/> Primary Contact

Business: Owner/Contact: DALE MARTIN	Mailing Address: PO BOX 184	City, State, Zip: TOMAH, WI 54660
Phone Number: 608-343-9191	Email: TOMAHRENTALS@OUTLOOK.COM	<input type="checkbox"/> Primary Contact

Property Owner: DALE MARTIN	Mailing Address: PO BOX 184	City, State, Zip: TOMAH, WI 54660
Phone Number: 608-343-9191	Email: TOMAHRENTALS@OUTLOOK.COM	<input type="checkbox"/> Primary Contact

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: <i>Dale A Martin</i>	Date: 4/14/23
Signature of Property Owner: <i>Dale A Martin</i>	Date: 4/14/23

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



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

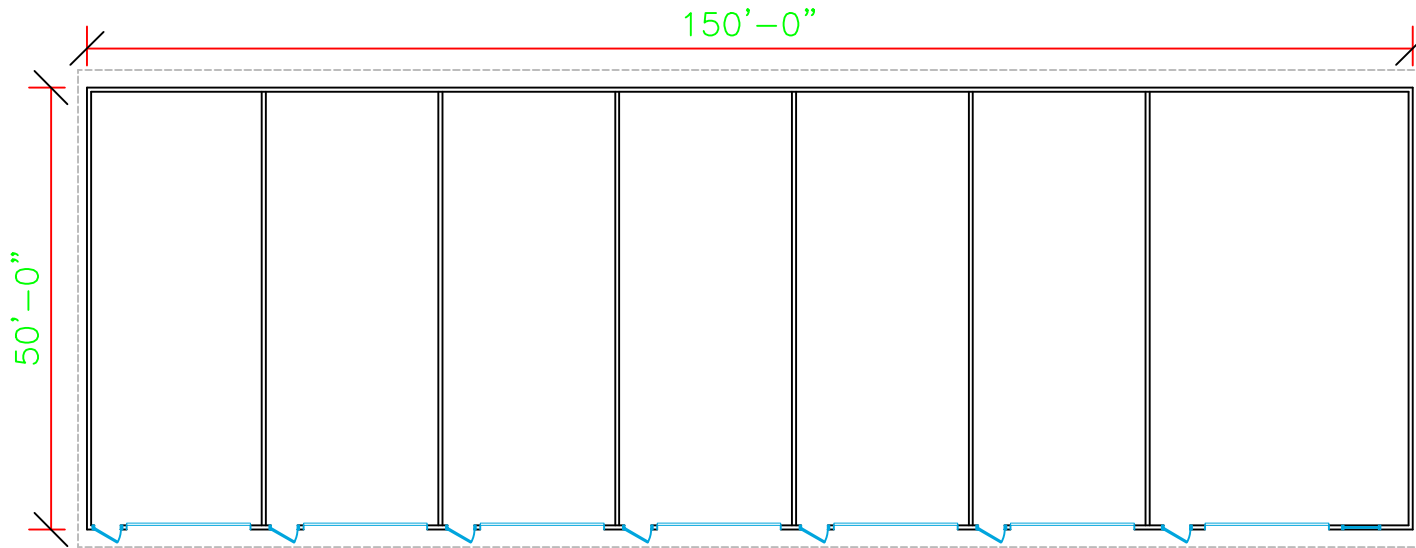
Site Plan review is required for all development including new construction, movement, reconstruction, conversion or structural alterations to structures pertaining to triplexes, multi-family housing, commercial, industrial, and public projects. The submittal of the proposed project must include the 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.

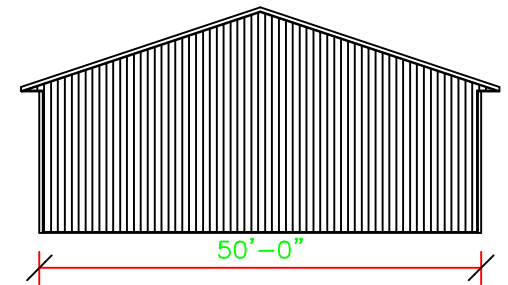
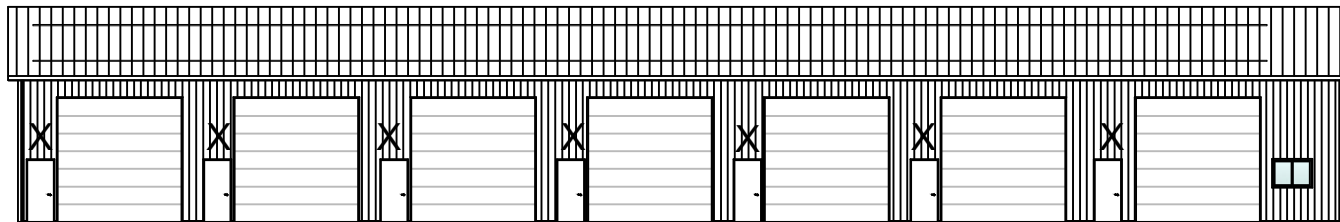
1. Completed Site Plan Review Application form with completed and signed checklist.
☐ Attached
2. A cover letter is required describing the request for the Site Plan Review. The letter shall include a general (description of the proposed project). Describe the proposed phasing of all buildings and site 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Address and common description of property and complete legal description	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dimensions of land and total acreage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Description of proposed project or use, type of building or structures, and name of proposed development, if applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name and address of firm or individual who prepared the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site and Zoning Data:			
Show North arrow, scaled drawing, Bench Mark location and elevation to NGS (if required)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing lot lines, building lines, structures, parking areas, and other improvements on the site and within 100 feet of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed lot lines, lot dimensions, property lines setback dimensions, structures, and other improvements to the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Label all building front, rear, and side yard setbacks of new development to adjacent property lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All existing and proposed easements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lot coverage, lot dimensions, frontage, area in conformance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finished graded surface (<i>shall be dust free</i>)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Natural Features:			
<input type="checkbox"/> Wetlands <input type="checkbox"/> Floodplain	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Access and Circulation:			
Dimensions, curve radii, and centerlines of existing and proposed access points, roads, and road rights-of-way or access easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of proposed roads, driveways (ingress/egress), sidewalks, handicap ramp widths, and interior parking islands	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Calculations for required number of parking and loading spaces, location, and layout (ADA compliant)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dimensions of parking spaces, islands, circulation aisles, and loading zones	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Identify existing and proposed street improvements including streets, alleys, curbs, sidewalks, and trails	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building, Structure, and Miscellaneous Site Information:			
Location, height, and outside dimensions of all buildings and structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building floor plans and total floor area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Details on accessory structures and any screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of exterior lighting (site and building lighting)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lighting details: Sec. 52-208(3) Exposed sources of light shall be shielded so as not to be visible outside their premises.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of trash receptacle(s) and transformer pad(s) and method of screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of outdoor storage materials/equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

X: LIGHTING LOCATION



PRELIMINARY DESIGN FOR:
SIME CENTER
315 PLASTIC AVE.
TOMAH, WI 54660





M-2 – General Industrial District

Lot Requirements

- Min. area = 20,000 sq. ft.
- Min. frontage = 100 ft.
- Max. building height = 45 ft.
- Max. lot coverage = 60%

Setbacks

- Principal structure setbacks:
 - Front = 25 ft.
 - Side = 25 ft.
 - Rear = 20 ft.
- Accessory structure setbacks:
 - Side = 10 ft.
 - Rear = 10 ft.

Permitted Uses

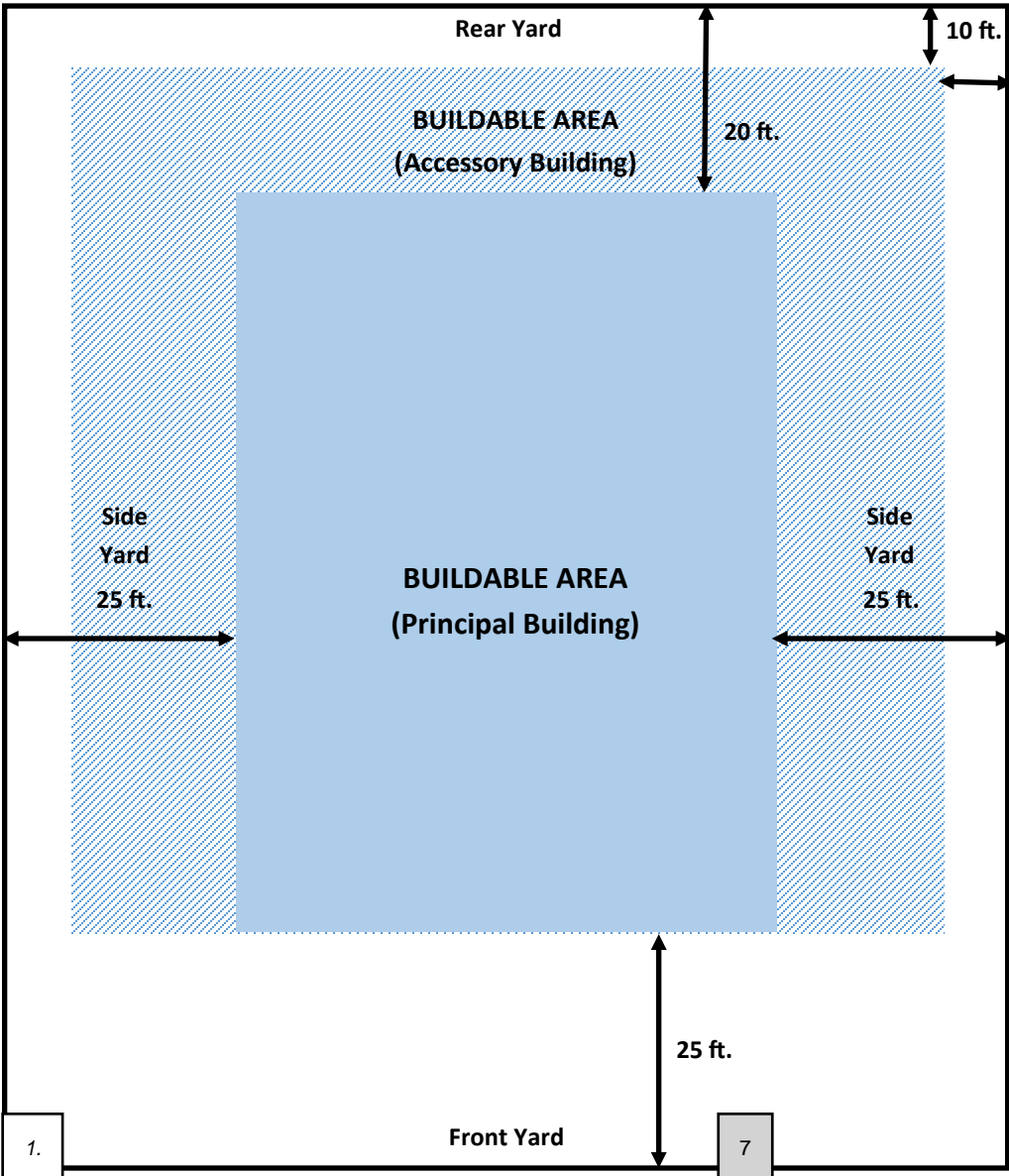
- All uses permitted in M-1
- Freight yards and terminals
- Ministorage facilities
- Transshipment
- All other manufacturing and processing uses except those listed as conditional

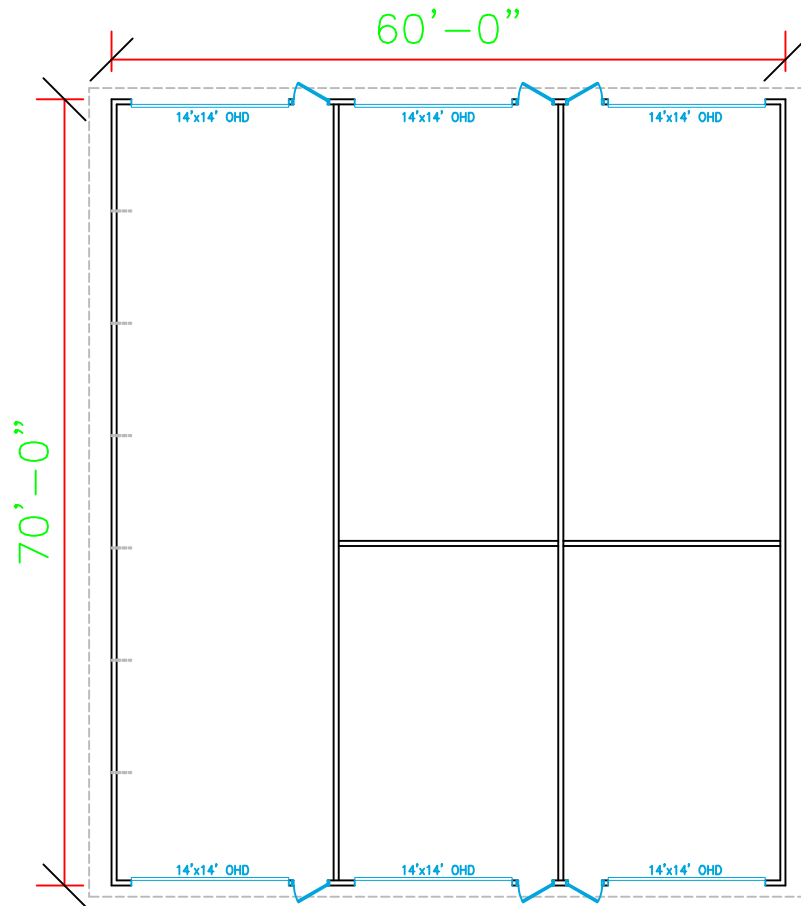
Conditional Uses

- All uses conditional in M-1
- Mineral extraction

Minimum Setbacks

Principal Accessory





PRELIMINARY DESIGN FOR:

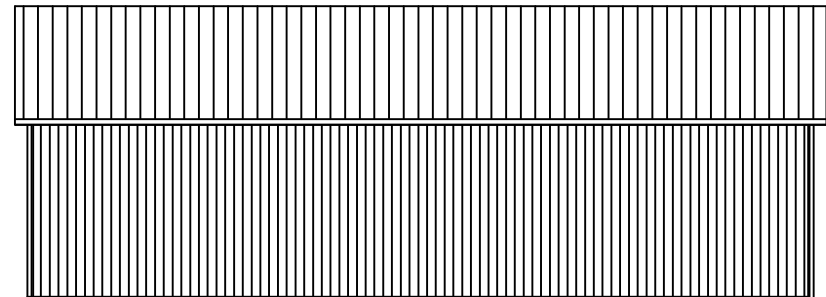
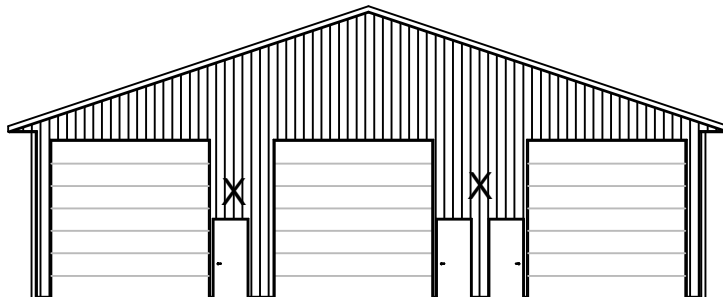
SIME CENTER
315 PLASTIC AVE.
TOMAH, WI 54660



BRICKL BROS.

Designers | Construction Managers | Builders

400 Brick Road | West Salem, WI 54669 | (608) 786-0890 | BrickBros.com



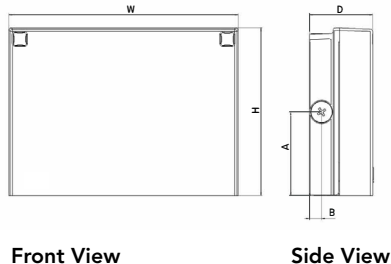
X: LIGHTING LOCATION



WPX LED Wall Packs



Specifications



Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series		Color Temperature		Voltage		Options		Finish	
WPX1 LED P1	1,550 Lumens, 11W ¹	30K	3000K	MVOLT	120V - 277V	(blank)	None	DDBXD	Dark bronze
WPX1 LED P2	2,900 Lumens, 24W	40K	4000K	347	347V ³	E4WH	Emergency battery backup, CEC compliant (4W, 0°C min) ²	DWHXD	White
WPX2 LED	6,000 Lumens, 47W	50K	5000K			E14WC	Emergency battery backup, CEC compliant (14W, -20°C min) ²	DBLXD	Black
WPX3 LED	9,200 Lumens, 69W					PE	Photocell ³	Note: For other options, consult factory.	

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES

1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection. Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

INTENDED USE

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION

WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection). All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION

WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Emergency Egress Battery Packs

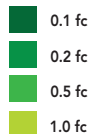
The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT E4WH DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT E14WC DDBXD

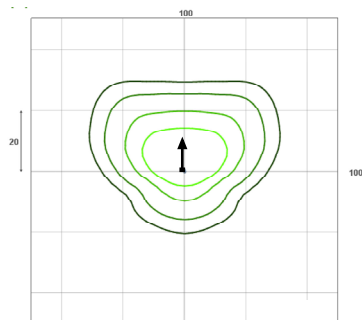
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting [WPX LED](#) homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

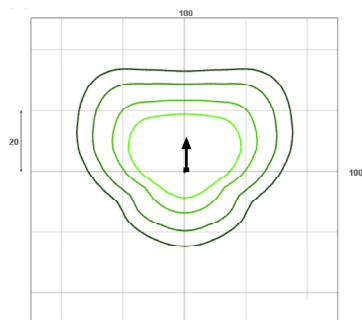
LEGEND



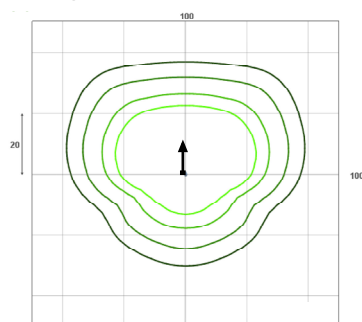
WPX1 LED P1



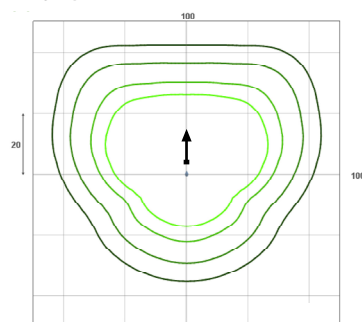
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.

Sec. 18-129. Lands zoned for ~~business or~~ industrial use.

- (a) *Permit required.* No person shall place, erect, maintain, or use in the city upon lands zoned ~~business or~~ industrial any shipping container, wagon, motor vehicle, railroad car, trailer, semi-trailer, truck or similar conveyance for the purpose of storage ~~or~~ warehousing ~~or as the location for the operation of any business~~ without a permit. This section shall specifically not apply to the temporary parking of any of the above while engaged in the loading and unloading of cargo and merchandise.
- (b) *Application; fee; issuance; term.* Upon receipt of the appropriate application as provided by the city, plus a nonrefundable fee per unit in the amount established by the city council, the building inspector may issue a permit as required in this section. Each permit is valid from January 1 or the date of issuance until the following December 31.
- (c) *Display of permit.* The permit shall be displayed on the unit in a location readily viewable by the public.
- (d) *Safety and aesthetic requirements.* No permit shall be issued under this section unless the unit meets the safety and aesthetic requirements as determined by the Plan Commission. Vertical stacking of shipping containers or similar conveyances shall not be permitted. Such shipping containers or similar conveyances shall be kept in good repair and condition so as not to constitute a nuisance or unsightly condition.

(Code 1993, § 10.08(7))

Sec. 52-40. Schedule of regulations.

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

SCHEDULE OF REGULATIONS

			Minimum Yard Requirements (Ft.)									
	Lot Requirements		Principal Buildings			Accessory Buildings		Maximum Building Height				
Zone	Area in Sq. Ft.	Frontage in Ft.	Front	Each Side	Rear	Each Side	Rear	Stories	Feet	% Max. Lot Coverage	Min. Lot Area Per Dwelling	Use
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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(Supp. No. 17)

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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)

CERTIFIED SURVEY MAP #

BEING LOT 7 OF LARKIN ADDITION. LOCATED IN THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 33. T18N, R1W, CITY OF TOMAHA, MONROE COUNTY, WISCONSIN.

NW CORNER
S33-T18N-R1W
EX. CAST IRON MONUMENT

N 87° 46' 36" E 2663.47'

1980.10'

S 00° 35'

683.36'

NORTH 1/4 CORNER
S33-T18N-R1W
EX. 1 1/4" IRON BAR

N 87°46'36" E 2663.47'

683.36'

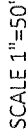
NORTH 1/4 CORNER
S33-T18N-R1W
EX. 1 1/4" IRON BAR

6' UTILITY EASE. LOT 6-LARKINS ADD. OWNED BY OTHERS



27CSM112

-30'-



3/4" X 18" IRON BAR SET WEIGHING
1.50lbs PER LINEAL FOOT

- BEARINGS ARE REFERENCED TO THE
NORTH LINE OF NW ¼ OF SECTION 33, T18N, R1W.
ASSUMED TO BEAR N 87°46' 36"E.

J & J BUILDING LLC
1070 CHARLES AVE
ONALASKA WI 54650

JOANTHAN A SCHMITZ PLS #2465
18286 CHT A NORWALK, WI 54648
PHONE-608-487-1029

CERTIFIED SURVEY MAP FOR TERRY JACKSON
A PARCEL OF LAND CONTAINING 0.30 ACRES (12,991 sq.ft.). BEING LOT 7 OF LARKIN ADDITION. LOCATED IN THE NE ¼ OF THE NW ¼ OF SECTION 33,
T18N, R1W, CITY OF TOMAH, MONROE COUNTY, WISCONSIN. BEING DESCRIBED AS FOLLOWS:

THAT I HAVE COMPLIED WITH THE CITY OF TOMAH SUBDIVISION ORDINANCES AND THE CURRENT PROVISIONS OF CHAPTER 236.34 OF THE REVISED WISCONSIN STATUTES ON SURVEYING AND MAPPING SAME. THAT THIS CERTIFIED SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND MAPPED.

A circular postmark from Sparta, WI. The text "JONATHAN" is at the top, "S-2465" is in the middle, and "SPARTA WI" is at the bottom. To the left of the center is "CON S" and to the right is "LAND SURVEYOR". The circle is surrounded by a series of vertical lines.

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MAYOR _____ DATE _____

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE CITY OF TOMAH PLANNING COMMISSION.

CITY CLERK DATE