



AGENDA FOR PLANNING COMMISSION

MEETING NOTICE

A Planning Commission meeting will be held on **Thursday, November 05, 2026 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. Approve of October 2026 Plan Commission Meeting Minutes

SITE PLAN REVIEWS

Approval of Site Plan at 905 Gopher Ave.

Approval of Site Plan at 215 Cleveland St.

Approval of CSM at the North end of King St.

DISCUSSION ITEMS

2. Department Monthly Report

FUTURE AGENDA ITEMS

FUTURE MEETING DATE:

3. Thursday Dec. 3rd, 2026

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 Nicole Jacobs, City Clerk, at 819 Superior Avenue, Tomah, WI 54660.



PLANNING COMMISSION 09/03/ 2026

A Planning Commission meeting was held on Thursday, Sept. 3, 2026, at 5:30 PM in the Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.

ROLL CALL

Pledge of Allegiance

Roll Call:

Mayor Dwyer – Present

Alderman Glynn – Present

Alderman Koel – Present

Commissioner Prise – Present

Commissioner Meyer - Present

Commissioner Rice - Present

Commissioner Thompson - Excused

APPROVAL OF MEETING MINUTES

1. Approval of Sept. 3rd, 2026, Plan Commission Minutes: A motion was made by Commissioner Prise and seconded by Commissioner Rice to approve said minutes. All members present voted in favor, Motion Carried Unanimously

2. . Site Plan Approval at 1730 Rezin Rd.

Handy discussed the reason for bringing this back, to give the board of appeals a chance to act on the appeal request, and then the Plan commission to react to the BOA decision, to approve today at 5 pm.

Motion by Commissioner Prise, Second by Commissioner Rice to Approve the site plan
All members present voted in favor, the site plan was approved

3. Department Monthly Reports, discussion about budget, number of permits. Handy discussed upcoming interviews of housing proposals on Oct. 16th. Handy discussed the amended FEMA maps and 90 day public comment and appeal period.

Motion by Commissioner Prise , Second by Alderman Glynn to recommend approval of staff report. All members present voted in favor, the motion was approved

4. Recommendation to Council on reorganization of Committees

Motion by Alderman Koel, Second by Alderman Glynn to recommend approval of combining duties of the Long Range Planning Commission and the Plan Commission here at the Plan commission to the City Council

All members present voted in favor, the motion was approved

5. Discussion regarding extra-territorial review. Handy clarified that this would be only for sub-division plats within 1.5 miles of the city limits. Discussion about benefits and concerns of exercising our authority. Commissioner Meyer has a concern of additional authority, and beurocratic hoops for development in this area.

Motion by Commissioner Prise, Second by Commissioner Rice to approve exercising our extra-territorial sub-division authority.

Five (5) members present voted in favor, One member (1 Meyer) voted in opposition to the motion. The motion was approved

FUTURE AGENDA ITEMS

Update on short term rental ordinance.

FUTURE MEETING DATE: November 5th, 2026 - 5:30PM

ADJOURNMENT A motion to adjourn was made by Alderman Koel, and seconded by Commissioner Meyer All members present approved the motion.
Meeting was adjourned at 5:55 pm



Project Memo

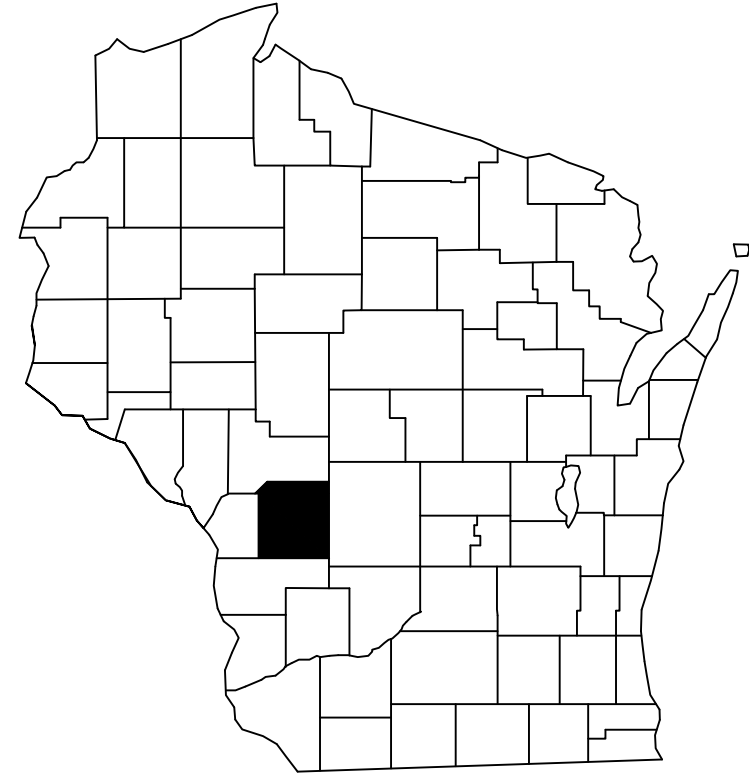
To: City of Tomah
From: Scott Cerveney, Advanced Engineering Concepts
CC: Aaron Klug, Community Living Solutions
Date: 10/21/2026
Re: Morrow Home – Tomah CBRF – Cover Letter

The proposed Morrow Home Community - Tomah CBRF project will include the construction of a new single-story, 36-bed CBRF. The parcel for this planned construction is approximately 3-acres located to the southwest of Tomah Health along Gopher Avenue within the City of Tomah. Access into the site will consist of two (2) main access points, 1 located to the west which will line up with Hercules Road, and the second access point will be located near the center of the property approximately 320' to the east.

Exterior site improvements include the access locations to Gopher Avenue mentioned above, associated drive aisles, and parking lots. Proposed parking lot improvements show 25 parking stalls, a main entrance drop-off zone, and a drive located around the west side of the building for fire department access and deliveries. Turning movements for full sized semis have been accounted for within the drive to the west. In addition to the site improvements, the drainage on the site flows generally from the southwest to the northeast and into the adjacent existing storm water detention ponds. Based on our calculations, it does show that the proposed improvements can be handled within these stormwater ponds and written verification from Tomah Health will be provided prior to construction that we can discharge/ drain to these ponds as part of this project which will meet the requirements of the WI DNR. The building will connect to the adjacent sanitary sewer within the existing easement to the north. Water will be connected to on the south side with a proposed FDC location also near the water service location. The planned FDC is located approximately 250' from the nearest site hydrant.

Building construction is planned to be type VA building, fully sprinklered. Interior features communal dining and living space, 3 season and 4 season rooms, spa/bathing, salon, laundry, and accessory spaces. Overall building is proposed to be approximately 26,460 SF.

MONROE COUNTY



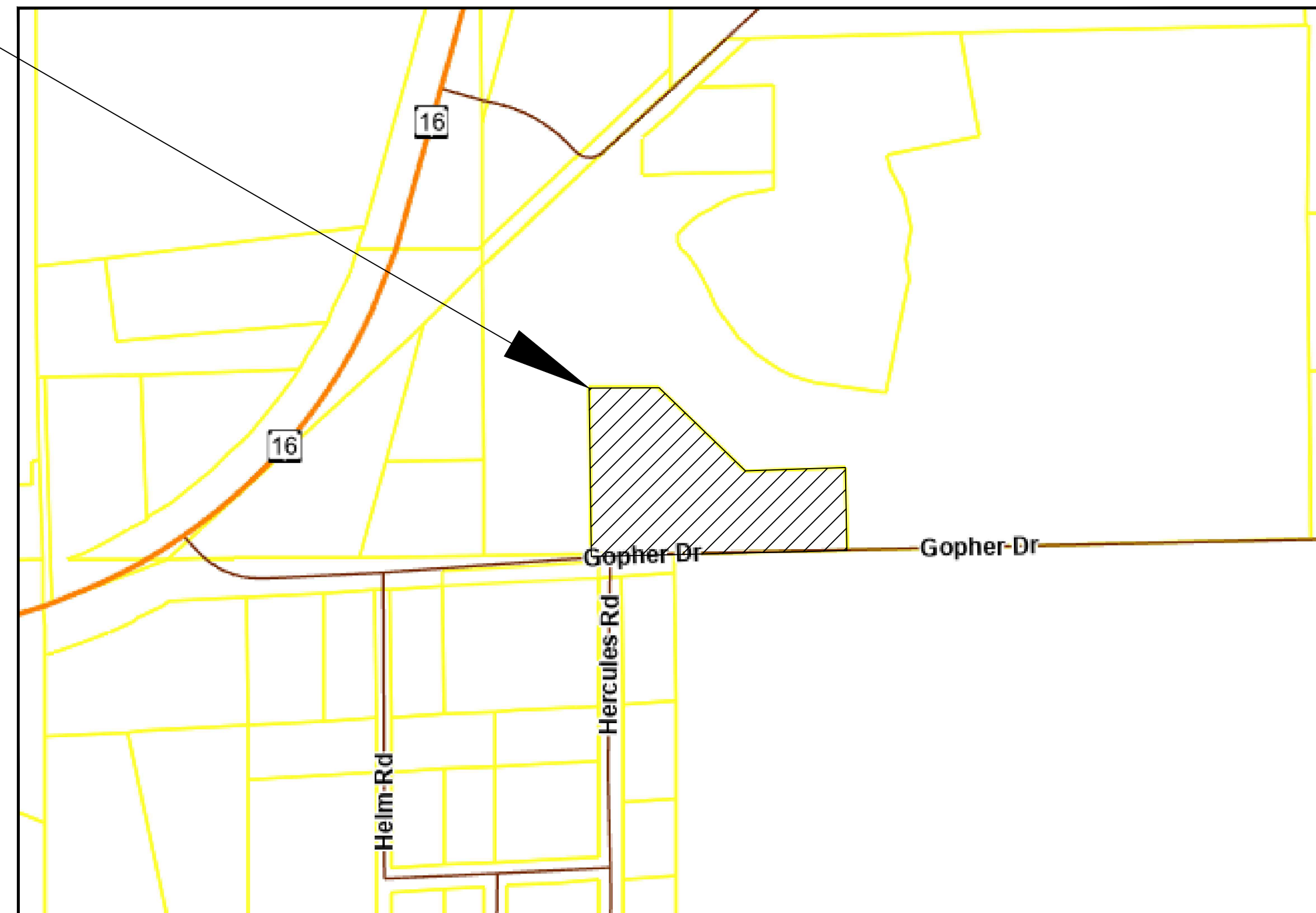
VICINITY MAP



Know what's **below**.
Call before you dig.

PROJECT LOCATION

CONTACTS	
CITY OF TOMAH	ZONING ADMINISTRATOR ATTN: CHARLIE HANDY – (608) 374-7511
CITY OF TOMAH	CITY CLERK ATTN: NICKY JACOBS – (608) 374-7426
CITY OF TOMAH	DIRECTOR OF PUBLIC WORKS & UTILITIES ATTN: BRANDY LEIS – (608) 374-7453
ELECTRIC	ALLIANT ENERGY (608) 223-2014
TELEPHONE	BRIGHTSPEED (866) 984-0334
CABLE	CHARTER (800) 778-9140
GAS	WE ENERGIES (715) 837-1741
FIRE DEPT.	FIRE CHIEF ATTN: JEREMY LIKELY (608) 374-7460



LOCATION MAP

SCHEDULE OF REQUIRED PERMITS		
APPROVALS NEEDED	DATE SUBMITTED	APPROVAL
CITY OF TOMAH – SITE PLAN		
DNR NOTICE OF INTENT		
DSPS – EXTERIOR PLUMBING REVIEW		

CLIENT/DEVELOPER:
COMMUNITY LIVING SOLUTIONS
ATTN: AARON KLUG, AIA
520 S WESTLAND DRIVE,
APPLETON, WI 54914
PHONE: 920-969-9344
EMAIL: AKlug@dbsg.com

PROJECT ENGINEER:
ADVANCED ENGINEERING CONCEPTS
ATTN: SCOTT CERVENY, PROJECT MANAGER
1360 INTERNATIONAL DR,
EAU CLAIRE, WI 54701
PHONE: 715-552-0330
EMAIL: scerveny@aec.engineering

LEGEND

EXISTING	PROPOSED	
	----	BENCHMARK
	----	CONTROL POINT
	----	SIGN
	----	CURB STOP
	----	WELL
	----	HYDRANT
	----	GATE VALVE
	----	CURB INLET
	----	AREA DRAIN
	----	SAN MH
	----	STORM MH
	----	SAN CLEANOUT
	----	GAS MANHOLE
	----	LIGHT POLE
	----	UTILITY POLE
	----	GUY WIRE
	----	GUY POLE
	----	PULL BOX
	----	ELEC PED
	----	CABLE PED
	----	MAILBOX
	----	TELE PED
	----	IRON PIPE
	----	ROW POST
	----	REBAR
WTR	WTR	WATER MAIN
SAN	SAN	SANITARY SEWER
STM	STM	STORM SEWER
OH		OVERHEAD UTILITY
T		TELEPHONE LINE
G		GAS LINE
E		ELECTRIC LINE
TV		CABLE TV LINE
		TREELINE
		EXISTING TREES
		MARSH
		FENCE LINE
		WOVEN WIRE FENCE
		SILT FENCE
		RETAINING WALL
		CONTOURS MAJOR
		CONTOURS MINOR

ABBREVIATIONS:

BC=BACK OF CURB
 BLK=BLOCK NUMBER
 BTM=BOTTOM (ELEV)
 CL=CENTERLINE
 CS=CURB STOP
 ELEV=ELEVATION
 EOP=EDGE OF PAVEMENT
 EX=EXISTING
 FES=FLARED END SECTION
 FL=FINISHED FLOOR (ELEV)
 FL=FLOWLINE
 GF=GARAGE FLOOR (ELEV) @
 OVERHEAD DOOR
 GLG=GROUND LINE GROOVE
 HWL=HIGH WATER LEVEL
 INV=INVERT
 LF=LINEAR FEET
 LO=LOOKOUT STYLE HOME
 LT=LEFT
 MIN=MINIMUM
 NWL=NORMAL WATER LEVEL
 PC=POINT OF CURVE
 PRC=CURVE REVERSAL POINT
 PT=POINT OF TANGENCY
 RAD=RADIUS
 RT=RIGHT
 R/W=RIGHT OF WAY
 SAN=SANITARY SEWER
 SP=SPOT ELEVATION
 SS=SAFETY SHELF (ELEV)
 STA=STATION
 STM=STORM SEWER
 TC=TOP OF CURB
 T.O.P.=TOP OF PIPE
 TP=TOP OF PAVEMENT
 TYP=TYPICAL
 W=WATER FITTINGS
 WR=WATER
 WM=WATERMAIN
 WO=WALKOUT STYLE HOME

SHEET SCHEDULE	
SHEET NO.	DESCRIPTION
C100	TITLE SHEET
C200	EXISTING CONDITIONS & DEMOLITION PLAN
C300	SITE PLAN
~~C400~~	~~EROSION CONTROL PLAN~~
C500	GRADING PLAN
~~C600~~	~~UTILITY PLAN~~
C700-701	DETAILS

AEC PROJECT #: 26018

PLANS DATED: OCTOBER 2026



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Des Moines, Iowa
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PROPOSED NEW CBRF FOR:
MORROW HOME COMMUNITY
GOPHER AVE TOMAH, WISCONSIN

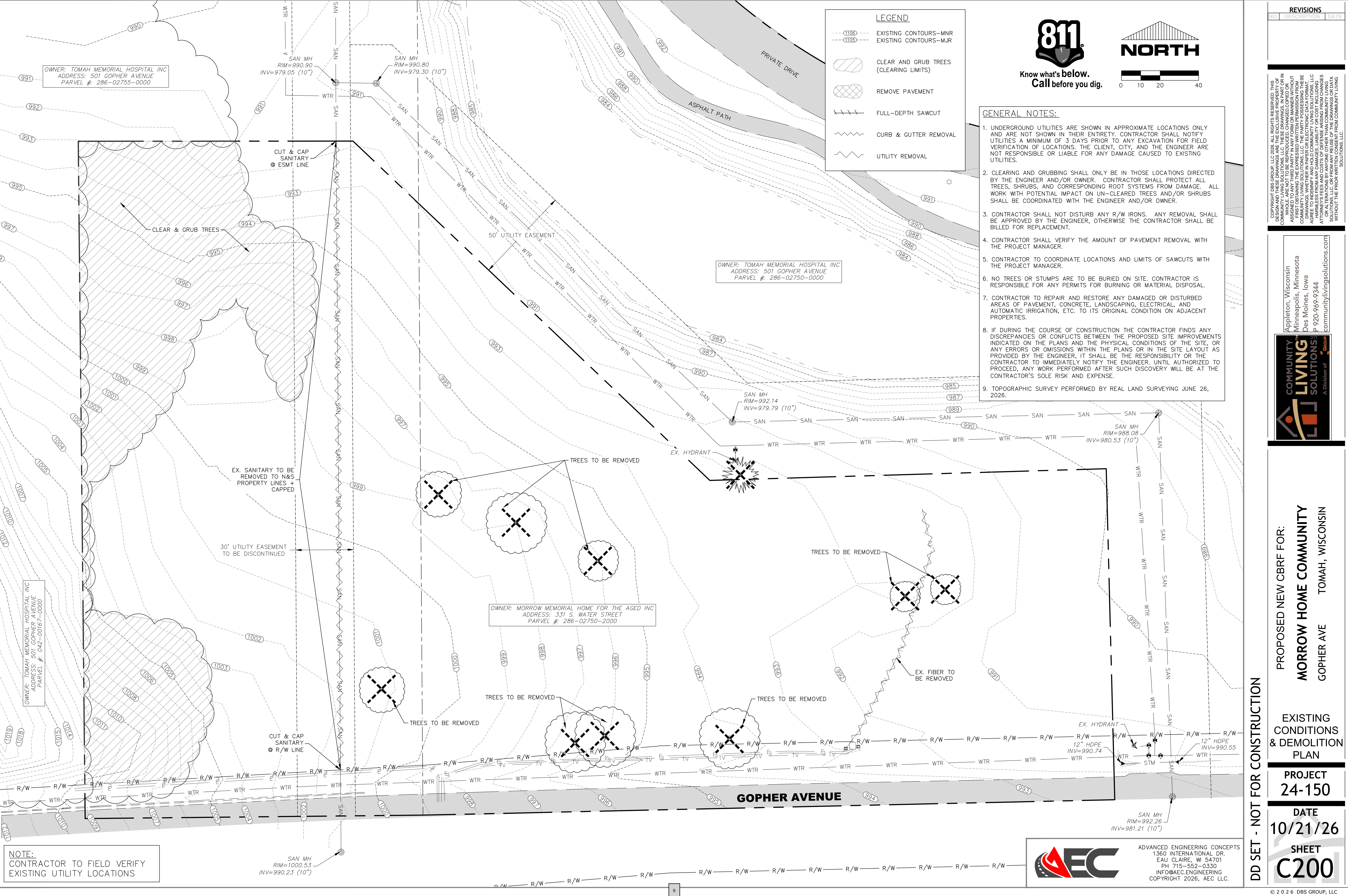
TITLE SHEET

PROJECT
24-150

DATE
0/21/26

SHEET
C100

DD SET - NOT FOR CONSTRUCTION



REVISIONS		
NO	DESCRIPTION	DATE

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PROPOSED NEW CBRF FOR:
MORROW HOME COMMUNITY
GOPHER AVE TOMAH, WISCONSIN

EXISTING
CONDITIONS
& DEMOLITION
PLAN

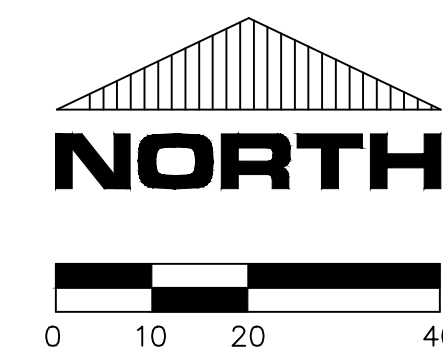
PROJECT
24-150

DATE
10/21/26

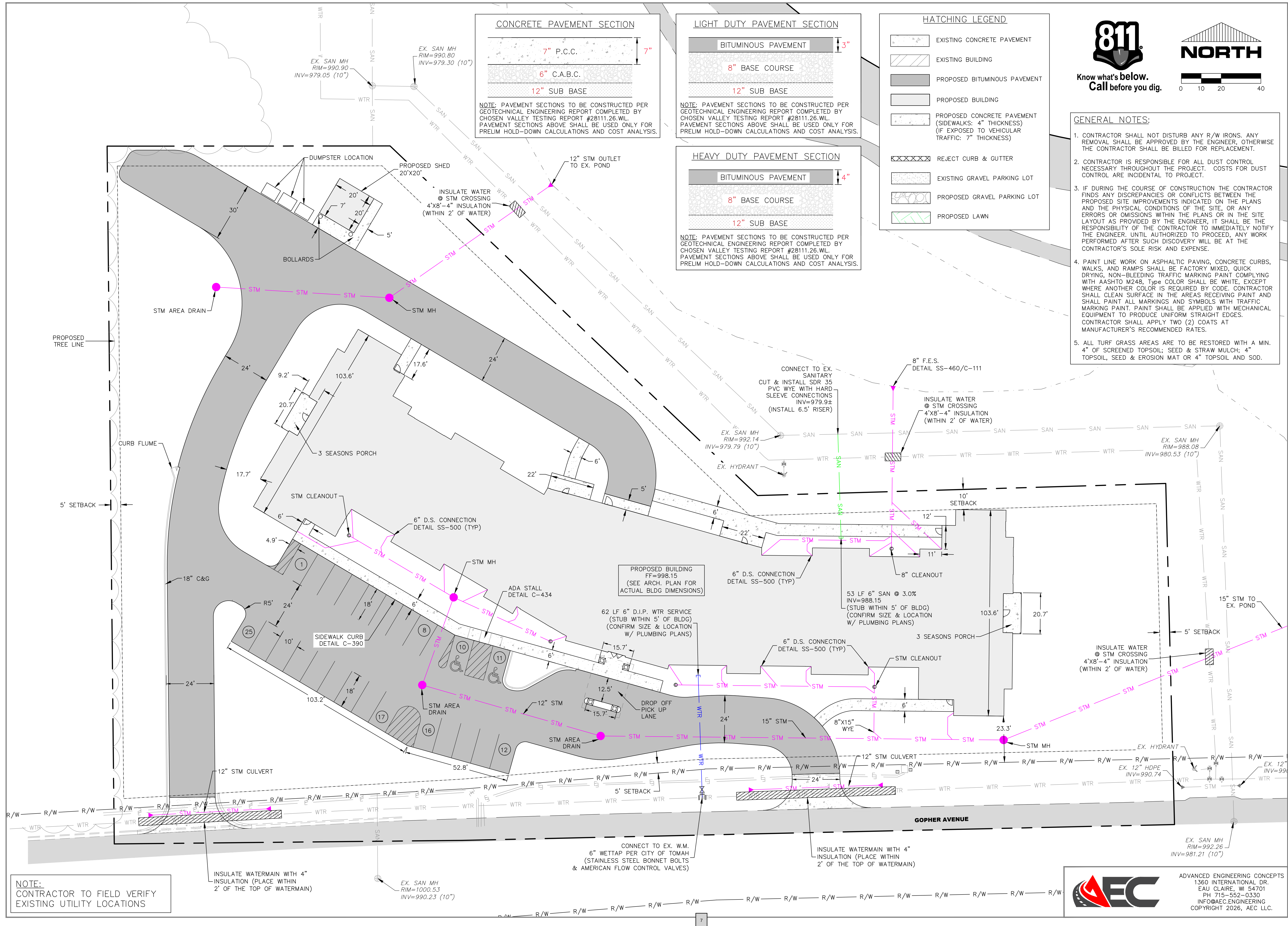
SHEET
C200



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CONCRETE PAVEMENT SECTION

7" P.C.C.
6" C.A.B.C.
12" SUB BASE

NOTE: PAVEMENT SECTIONS TO BE CONSTRUCTED PER GEOTECHNICAL ENGINEERING REPORT COMPLETED BY CHOSEN VALLEY TESTING REPORT #28111.26.WL. PAVEMENT SECTIONS ABOVE SHALL BE USED ONLY FOR PRELIM HOLD-DOWN CALCULATIONS AND COST ANALYSIS.

LIGHT DUTY PAVEMENT SECTION

BITUMINOUS PAVEMENT
8" BASE COURSE
12" SUB BASE

NOTE: PAVEMENT SECTIONS TO BE CONSTRUCTED PER GEOTECHNICAL ENGINEERING REPORT COMPLETED BY CHOSEN VALLEY TESTING REPORT #28111.26.WL. PAVEMENT SECTIONS ABOVE SHALL BE USED ONLY FOR PRELIM HOLD-DOWN CALCULATIONS AND COST ANALYSIS.

HEAVY DUTY PAVEMENT SECTION

BITUMINOUS PAVEMENT
8" BASE COURSE
12" SUB BASE

NOTE: PAVEMENT SECTIONS TO BE CONSTRUCTED PER GEOTECHNICAL ENGINEERING REPORT COMPLETED BY CHOSEN VALLEY TESTING REPORT #28111.26.WL. PAVEMENT SECTIONS ABOVE SHALL BE USED ONLY FOR PRELIM HOLD-DOWN CALCULATIONS AND COST ANALYSIS.

HATCHING LEGEND

- EXISTING CONCRETE PAVEMENT
- EXISTING BUILDING
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED BUILDING
- PROPOSED CONCRETE PAVEMENT (SIDEWALKS: 4" THICKNESS) (IF EXPOSED TO VEHICULAR TRAFFIC: 7" THICKNESS)
- REJECT CURB & GUTTER
- EXISTING GRAVEL PARKING LOT
- PROPOSED GRAVEL PARKING LOT
- PROPOSED LAWN

811
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NORTH

0 10 20 40

- GENERAL NOTES:**
- CONTRACTOR SHALL NOT DISTURB ANY R/W IRONS. ANY REMOVAL SHALL BE APPROVED BY THE ENGINEER, OTHERWISE THE CONTRACTOR SHALL BE BILLED FOR REPLACEMENT.
 - CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL NECESSARY THROUGHOUT THE PROJECT. COSTS FOR DUST CONTROL ARE INCIDENTAL TO THE PROJECT.
 - IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
 - PAINT LINE WORK ON ASPHALTIC PAVING, CONCRETE CURBS, WALKS, AND RAMPS SHALL BE FACTORY MIXED, QUICK DRYING, NON-BLEEDING TRAFFIC MARKING PAINT COMPLYING WITH AASHTO M248, Type COLOR SHALL BE WHITE, EXCEPT WHERE ANOTHER COLOR IS REQUIRED BY CODE. CONTRACTOR SHALL CLEAN SURFACE IN THE AREAS RECEIVING PAINT AND SHALL PAINT ALL MARKINGS AND SYMBOLS WITH TRAFFIC MARKING PAINT. PAINT SHALL BE APPLIED WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. CONTRACTOR SHALL APPLY TWO (2) COATS AT MANUFACTURER'S RECOMMENDED RATES.
 - ALL TURF GRASS AREAS ARE TO BE RESTORED WITH A MIN. 4" OF SCREENED TOPSOIL; SEED & STRAW MULCH; 4" TOPSOIL, SEED & EROSION MAT OR 4" TOPSOIL AND SOD.

NOTE: CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS

REVISIONS		
NO.	DESCRIPTION	DATE

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PROPOSED NEW CBRF FOR:
MORROW HOME COMMUNITY
GOPHER AVE TOMAH, WISCONSIN

SITE & UTILITY PLAN

PROJECT
24-150

DATE
10/21/26

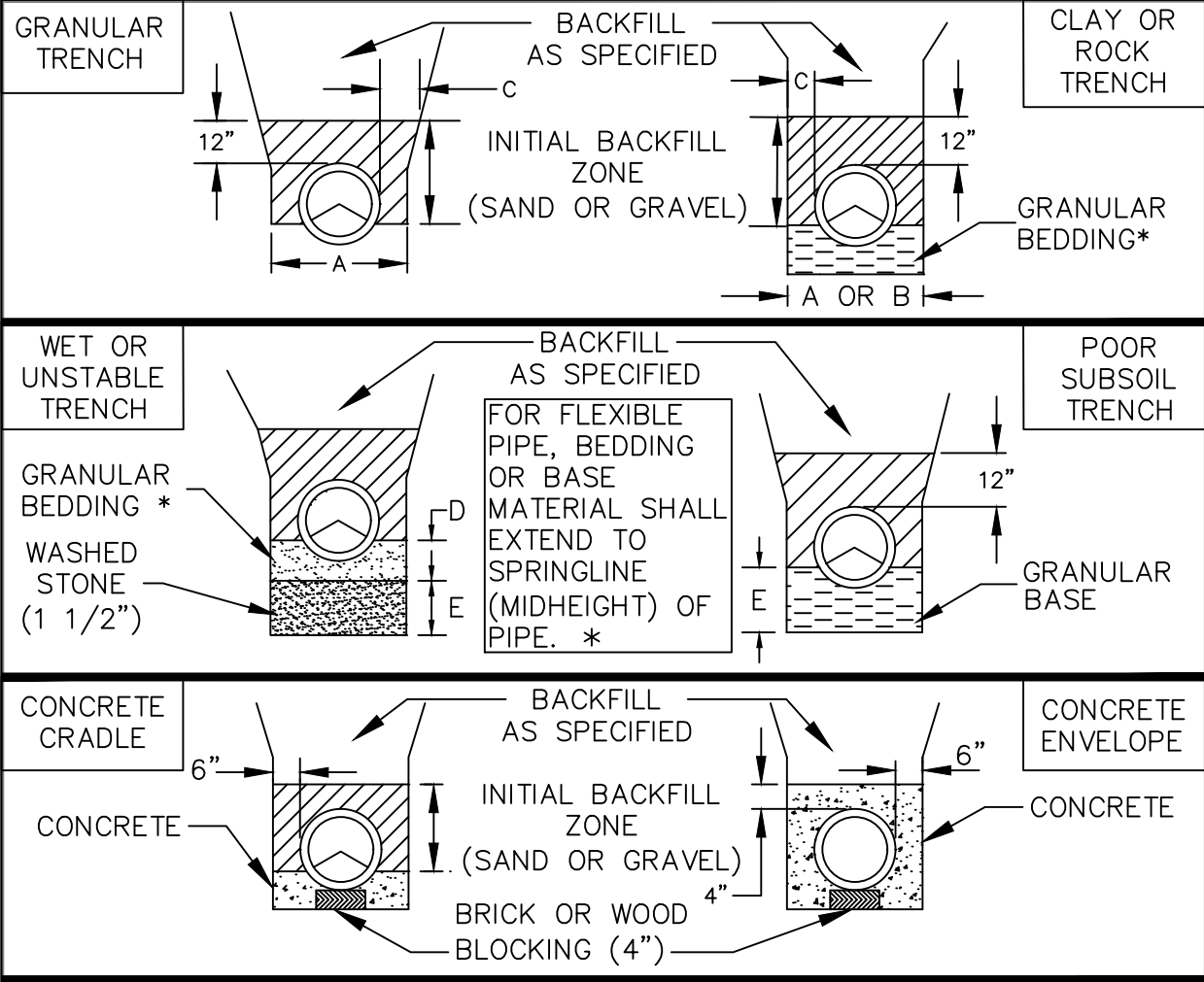
SHEET
C300

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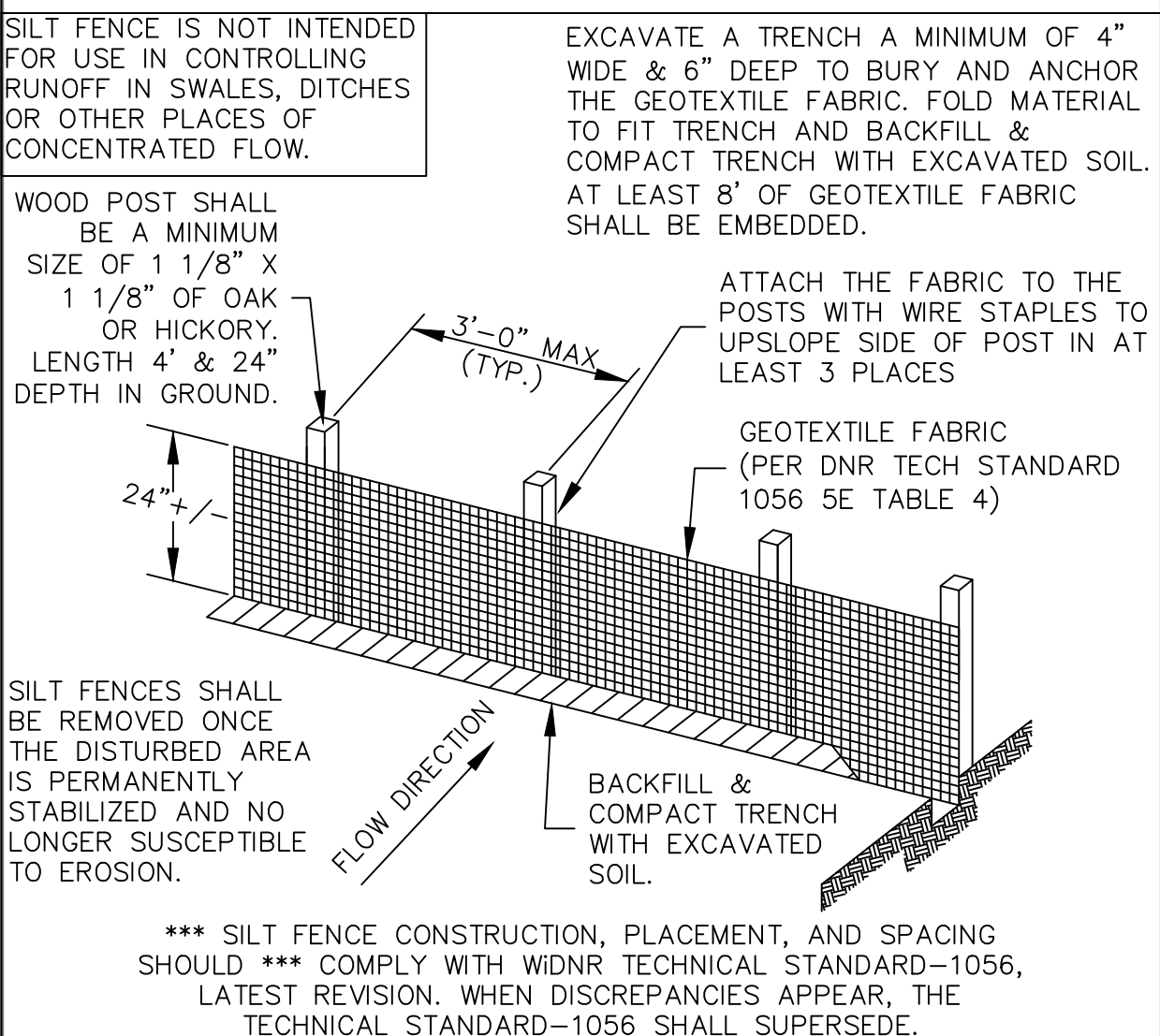




A=O.D. PIPE + 24"(MAX.)
B=O.D. PIPE + 18"(MAX.) FOR ROCK
C=6" MIN.
D=3/4/6" BELOW BARREL FOR CLAY
E=DETERMINED BY A/E

STANDARD TRENCH SECTION

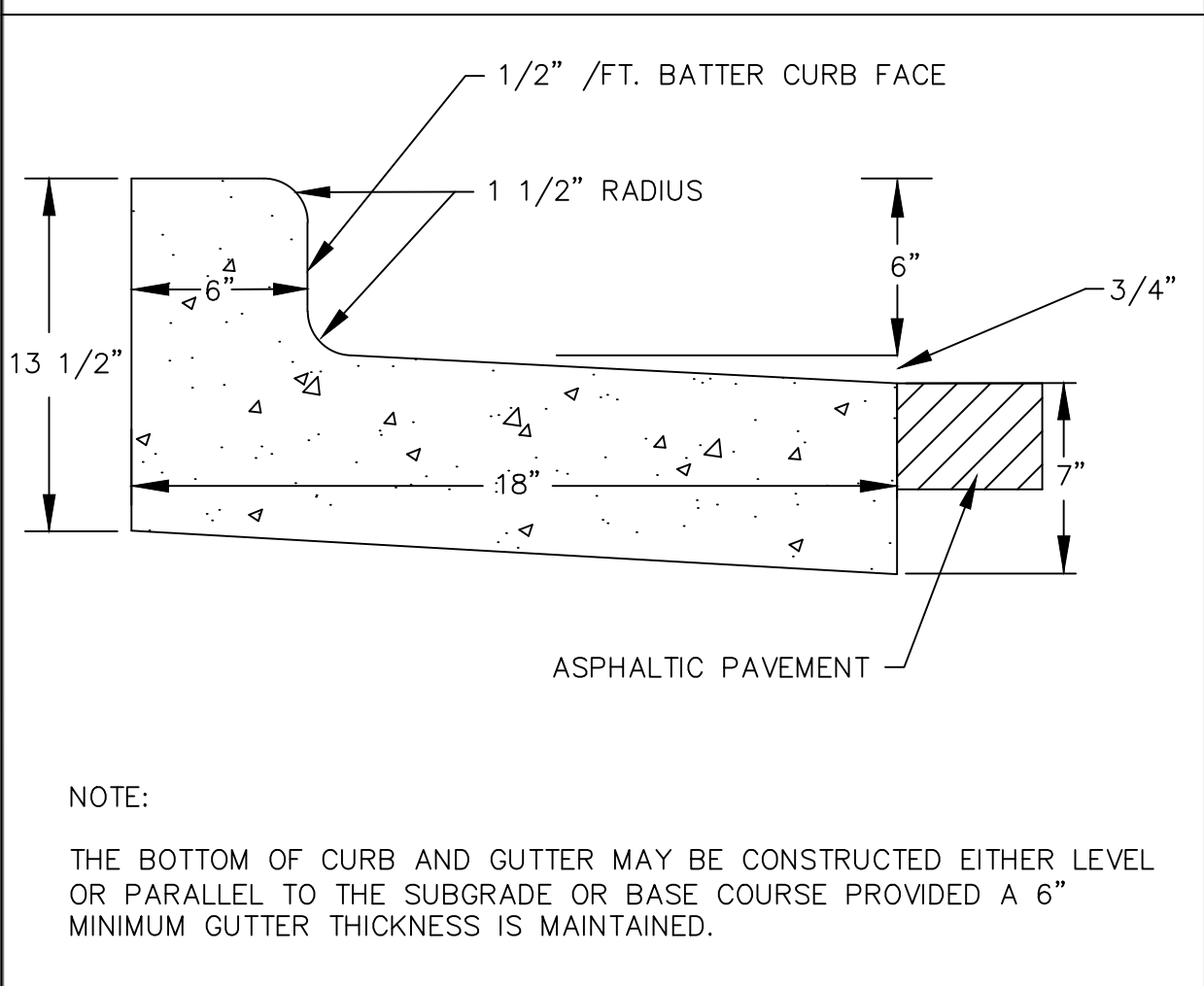
100 NOT TO SCALE



*** SILT FENCE CONSTRUCTION, PLACEMENT, AND SPACING SHOULD *** COMPLY WITH WIDNR TECHNICAL STANDARD-1056, LATEST REVISION. WHEN DISCREPANCIES APPEAR, THE TECHNICAL STANDARD-1056 SHALL SUPERSEDE.

SILT FENCE DETAIL

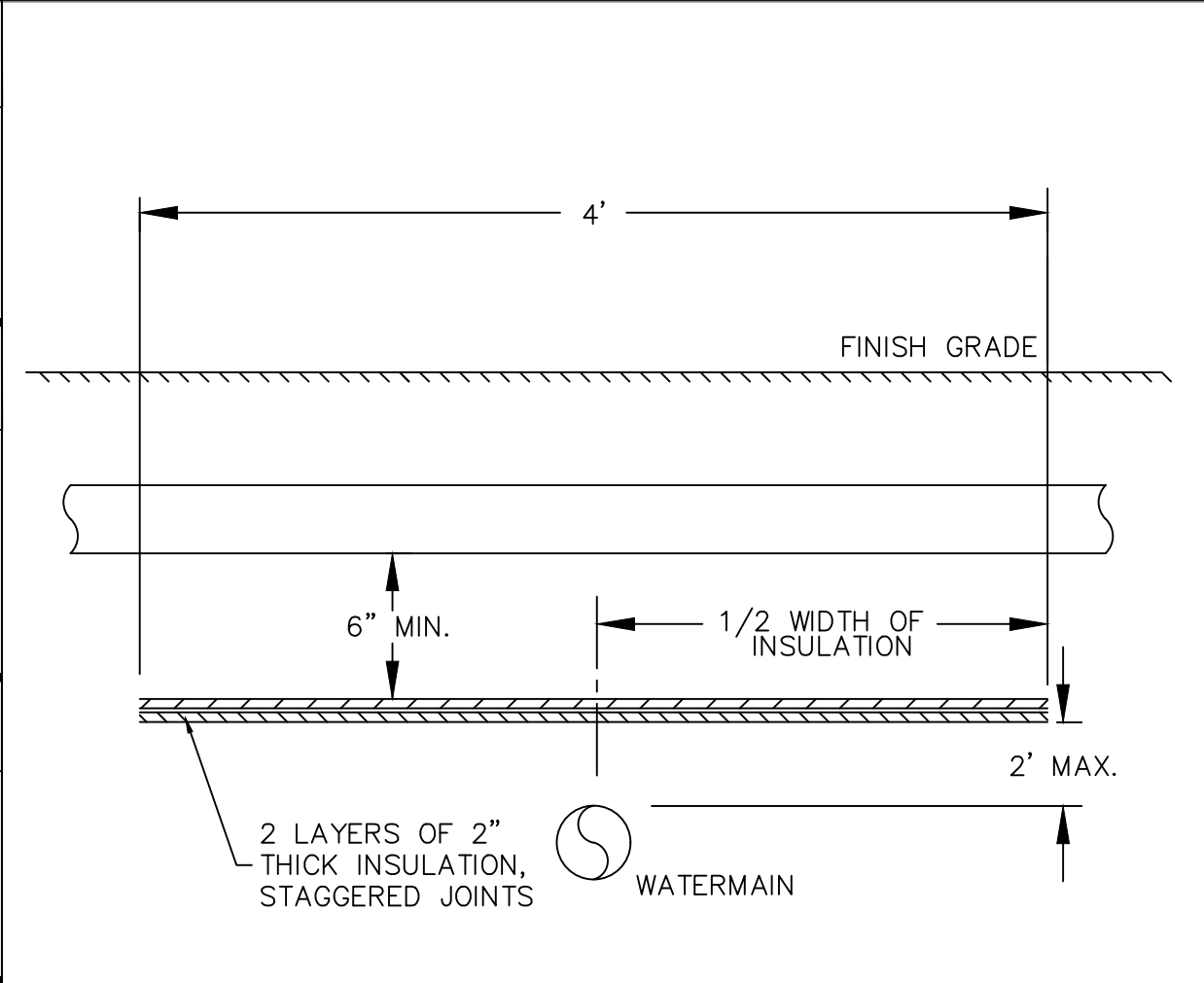
210 NOT TO SCALE



NOTE:
THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SUBGRADE OR BASE COURSE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.

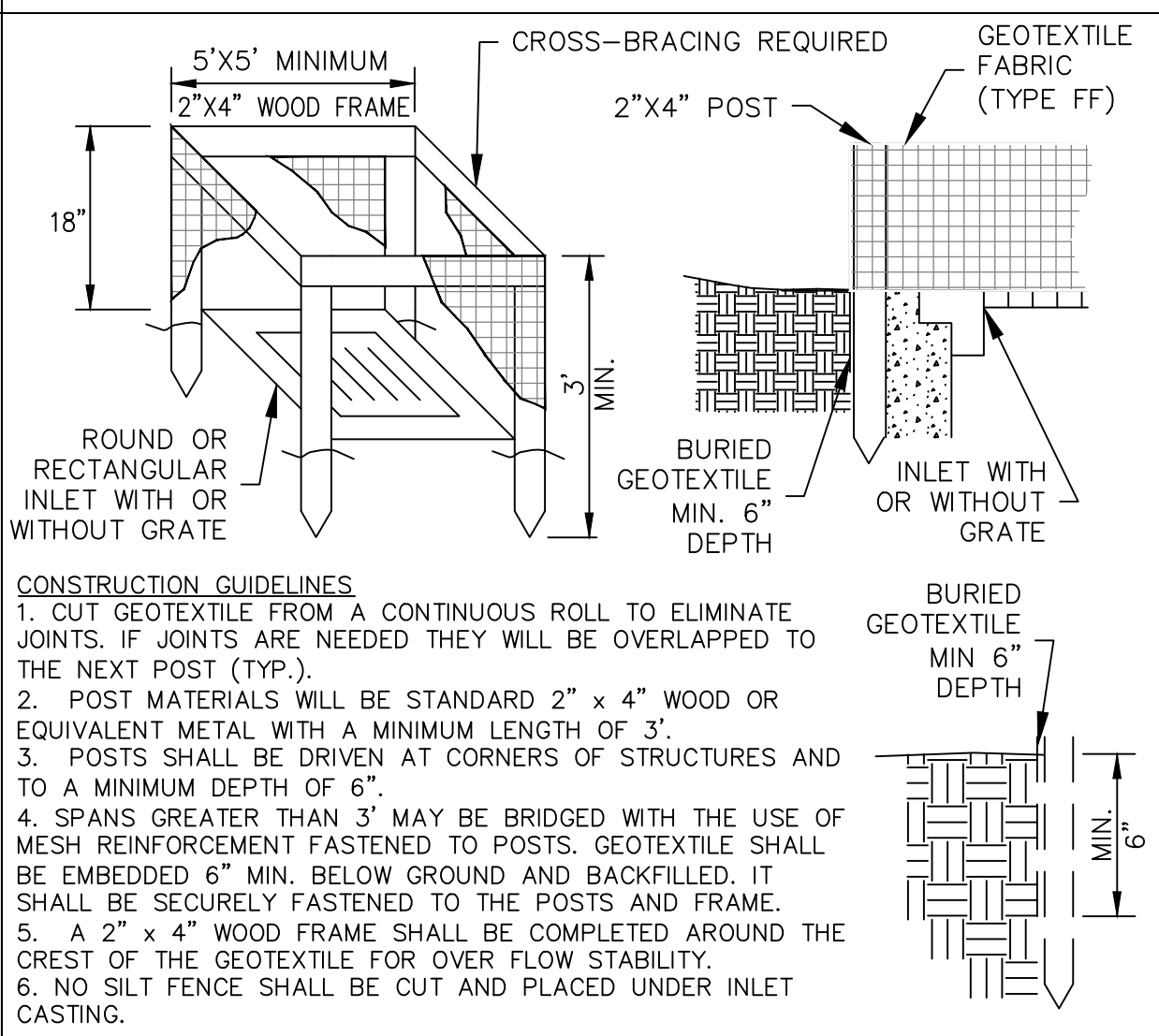
18" CURB AND GUTTER DETAIL TIPPED OUT (TYPE "D")

302 NOT TO SCALE



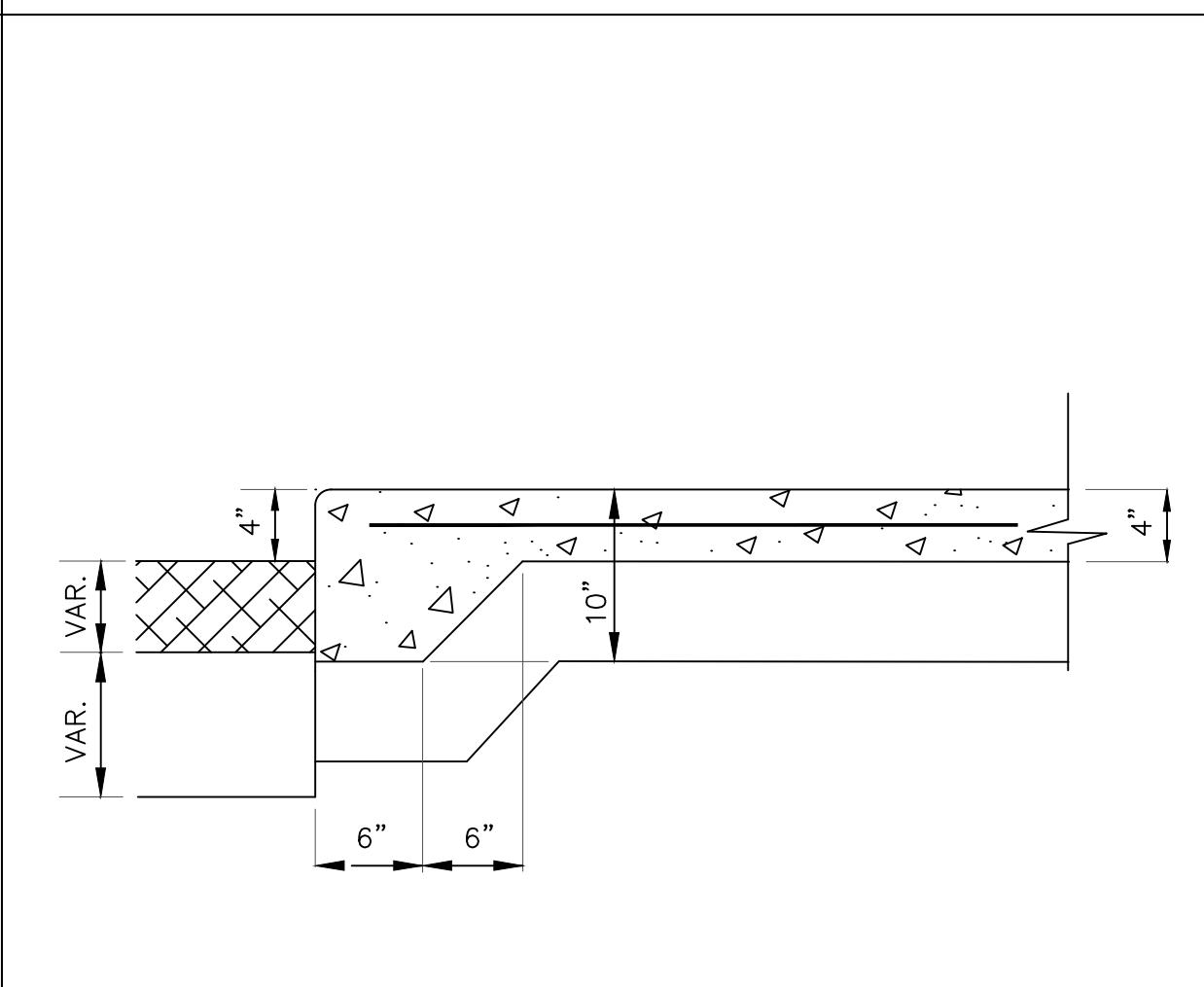
PIPE INSULATION DETAIL

105 NOT TO SCALE



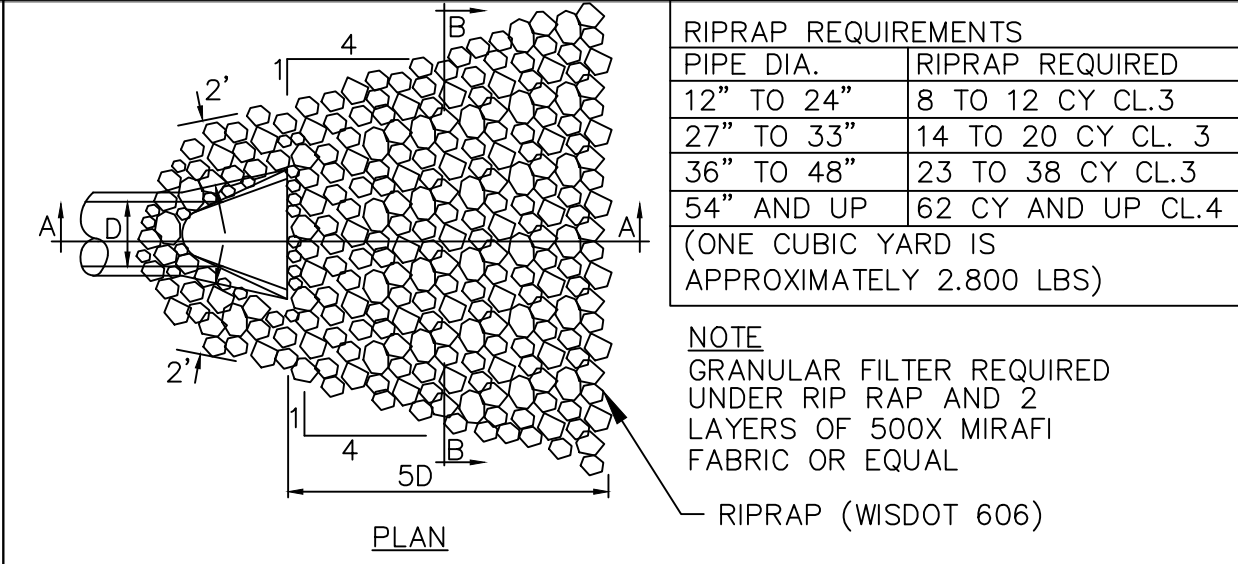
INLET PROTECTION - TYPE A

211 NOT TO SCALE



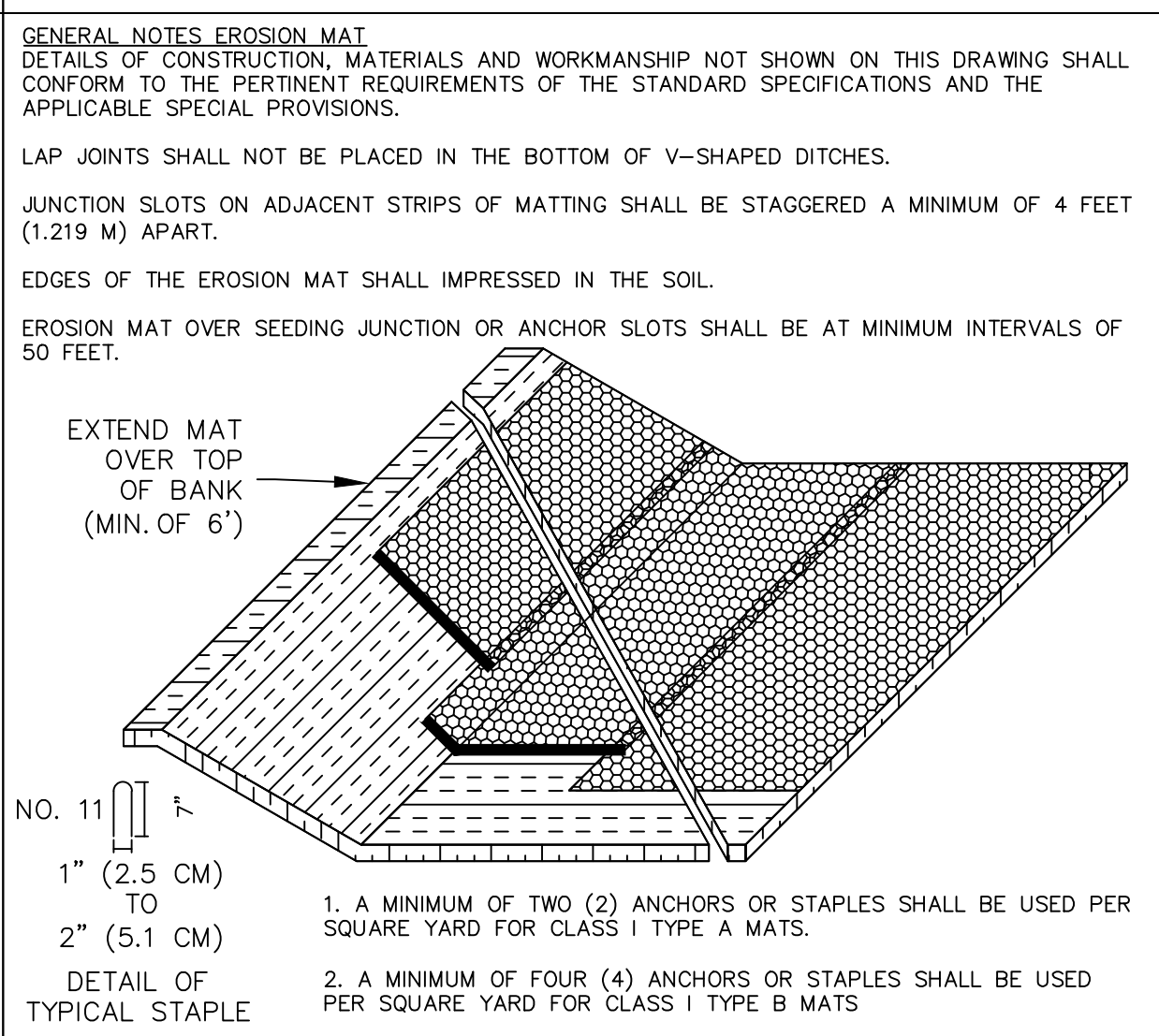
INTEGRAL CURB AND SIDEWALK DETAIL

390 NOT TO SCALE



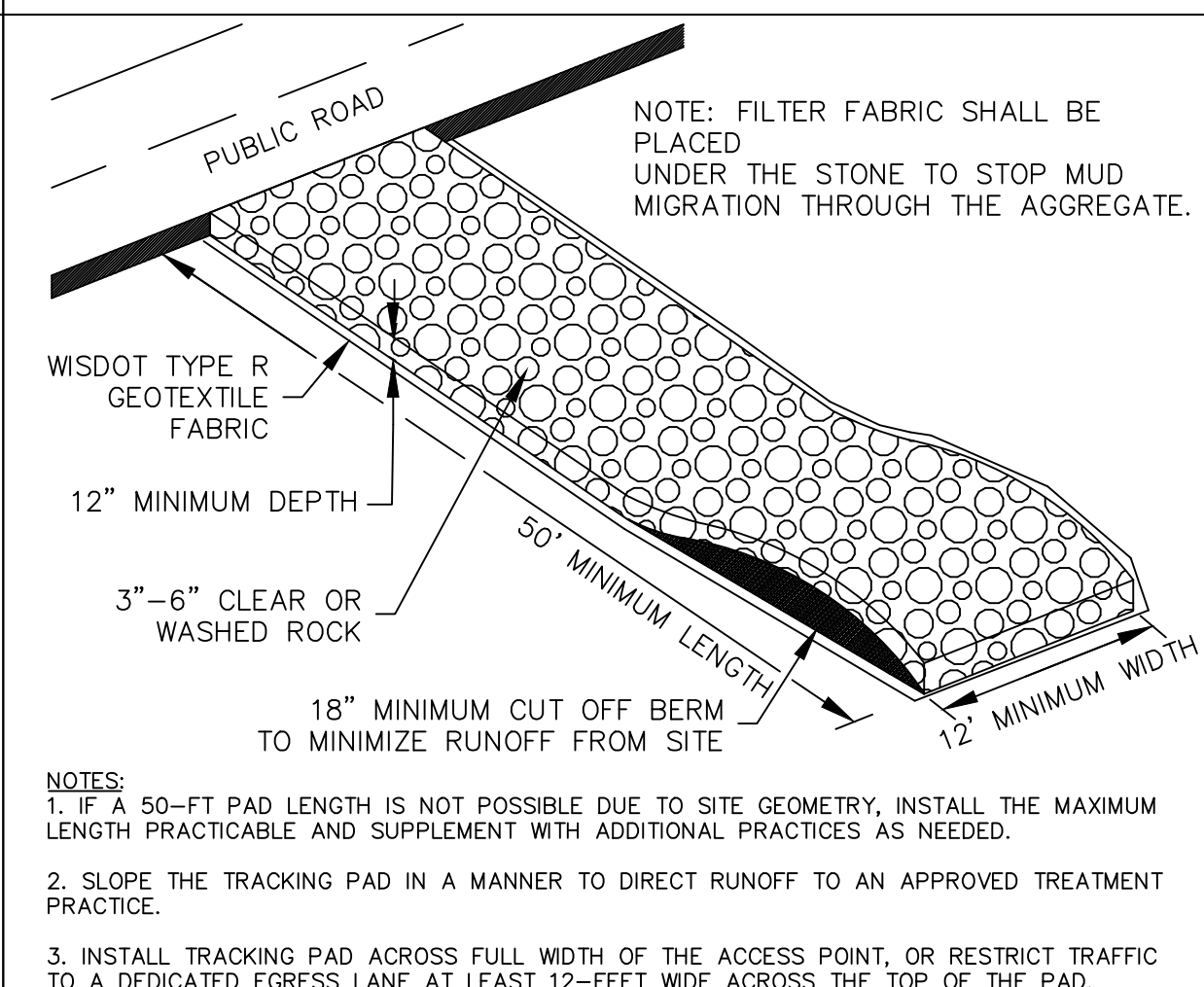
RIPRAP CULVERT DISCHARGE DETAIL

111 NOT TO SCALE



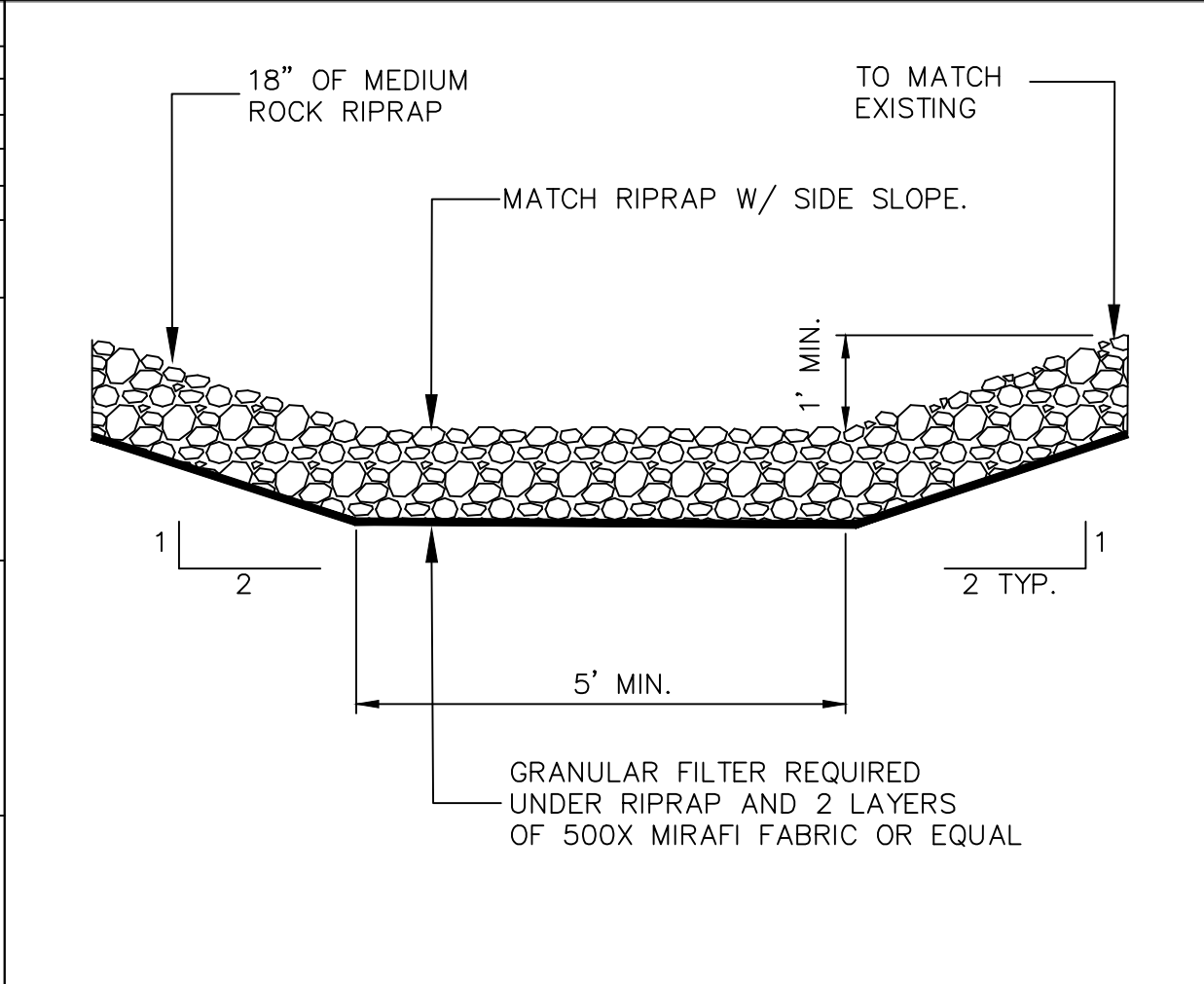
EROSION CONTROL MAT

220 NOT TO SCALE



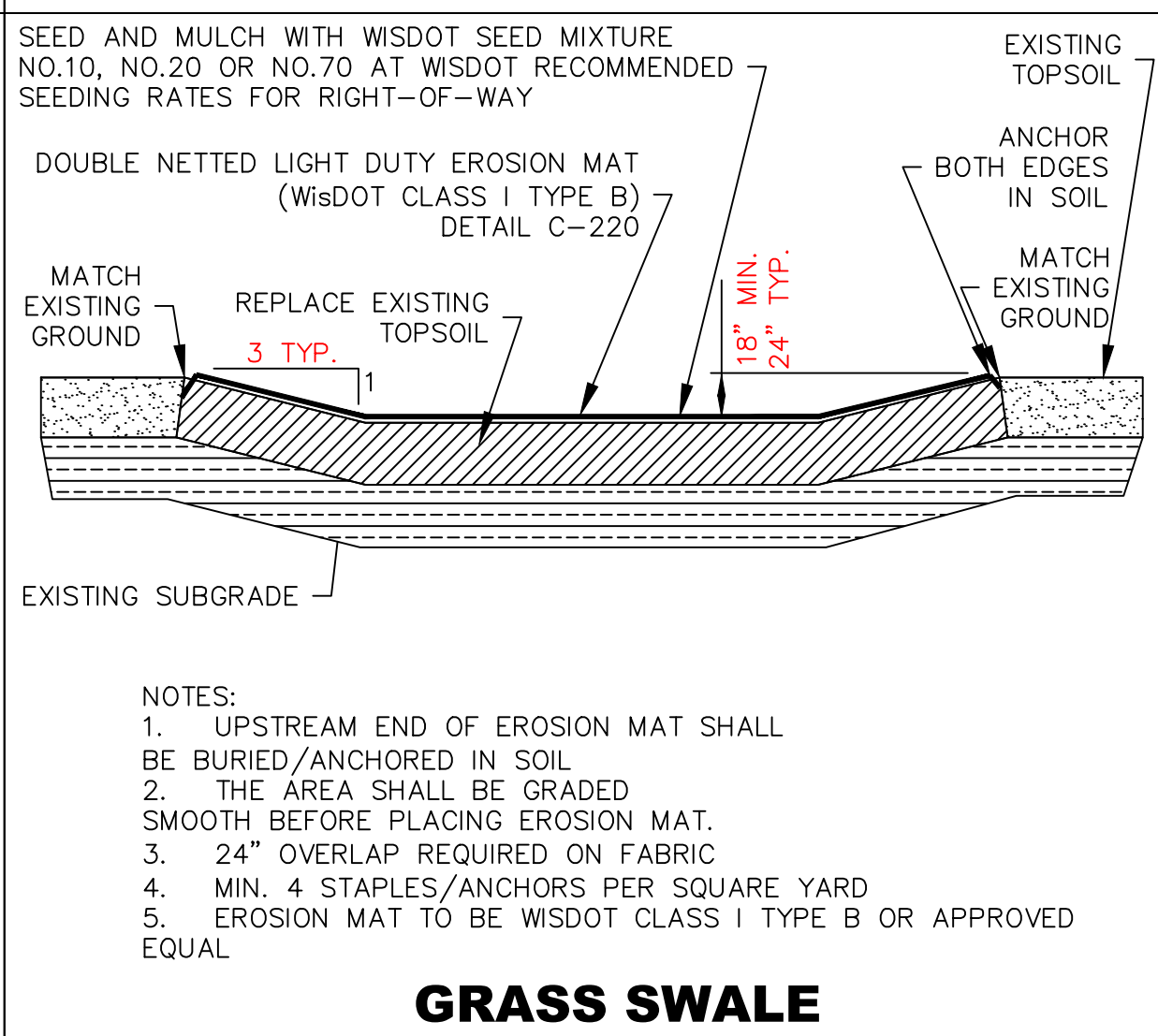
STONE TRACKING PAD AND TIRE WASHING DETAIL

400 NOT TO SCALE



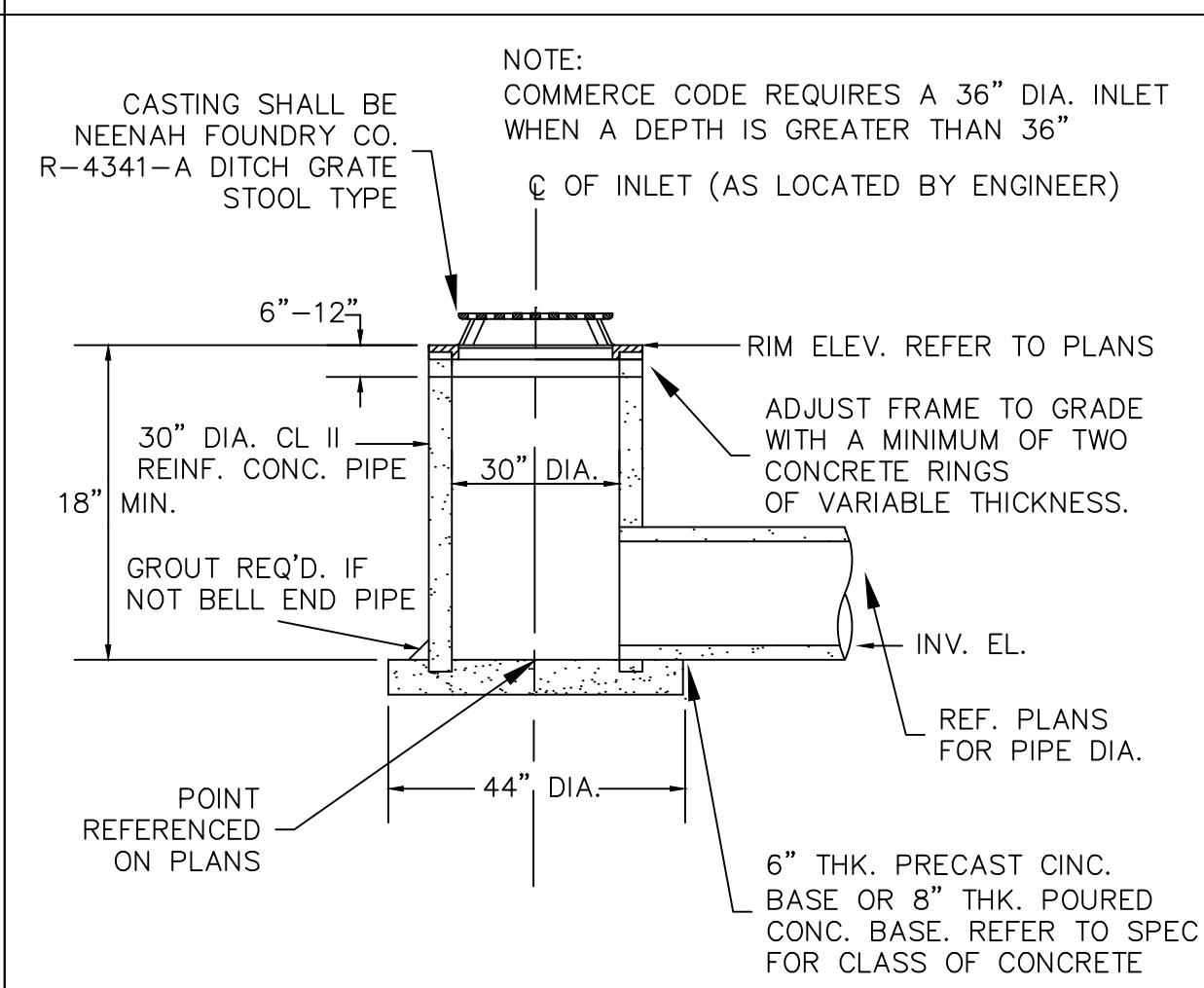
TYPICAL RIPRAP FLOW DISSIPATION SECTION

122 NOT TO SCALE



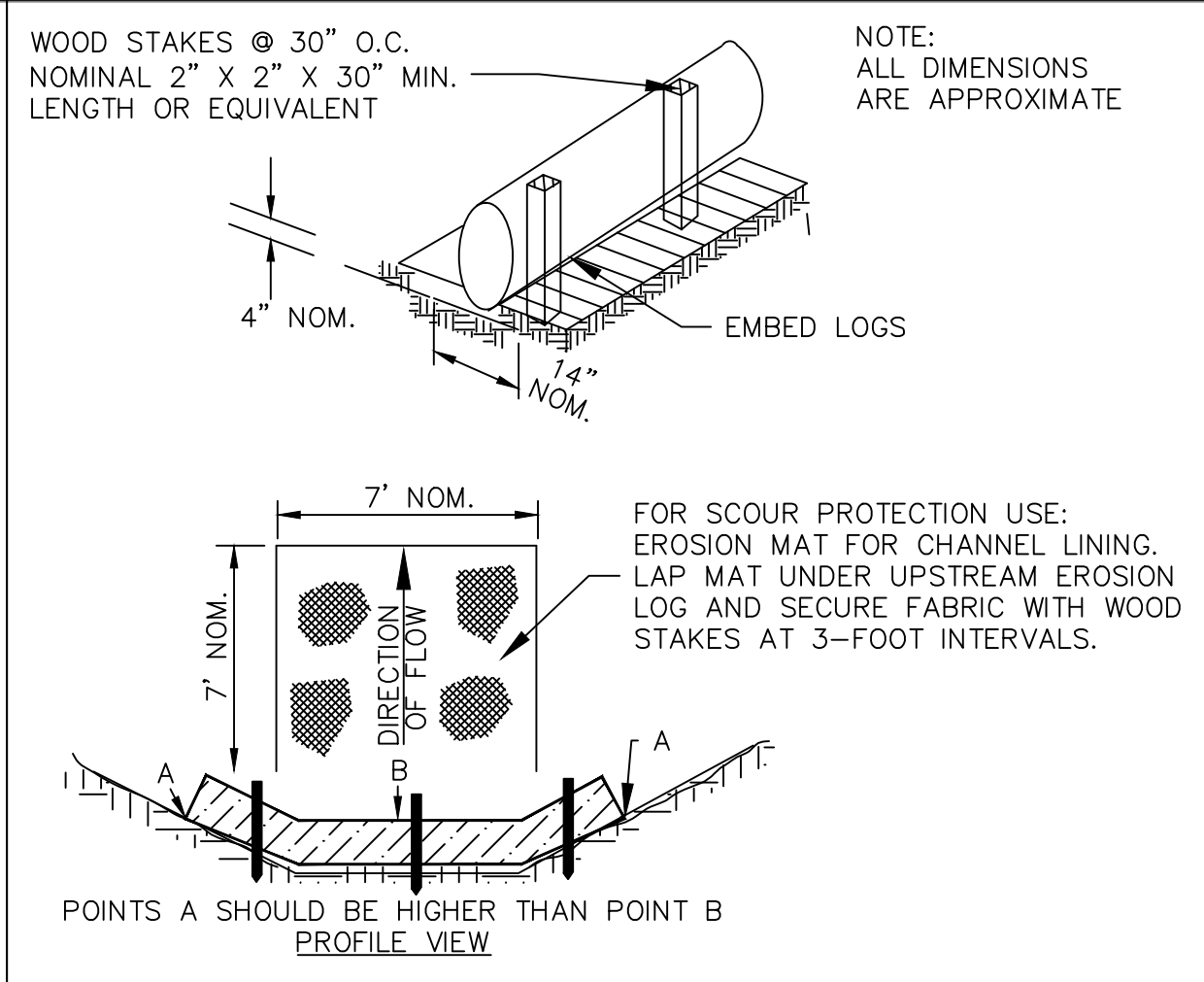
GRASS SWALE WITH EROSION CONTROL MAT

224 NOT TO SCALE



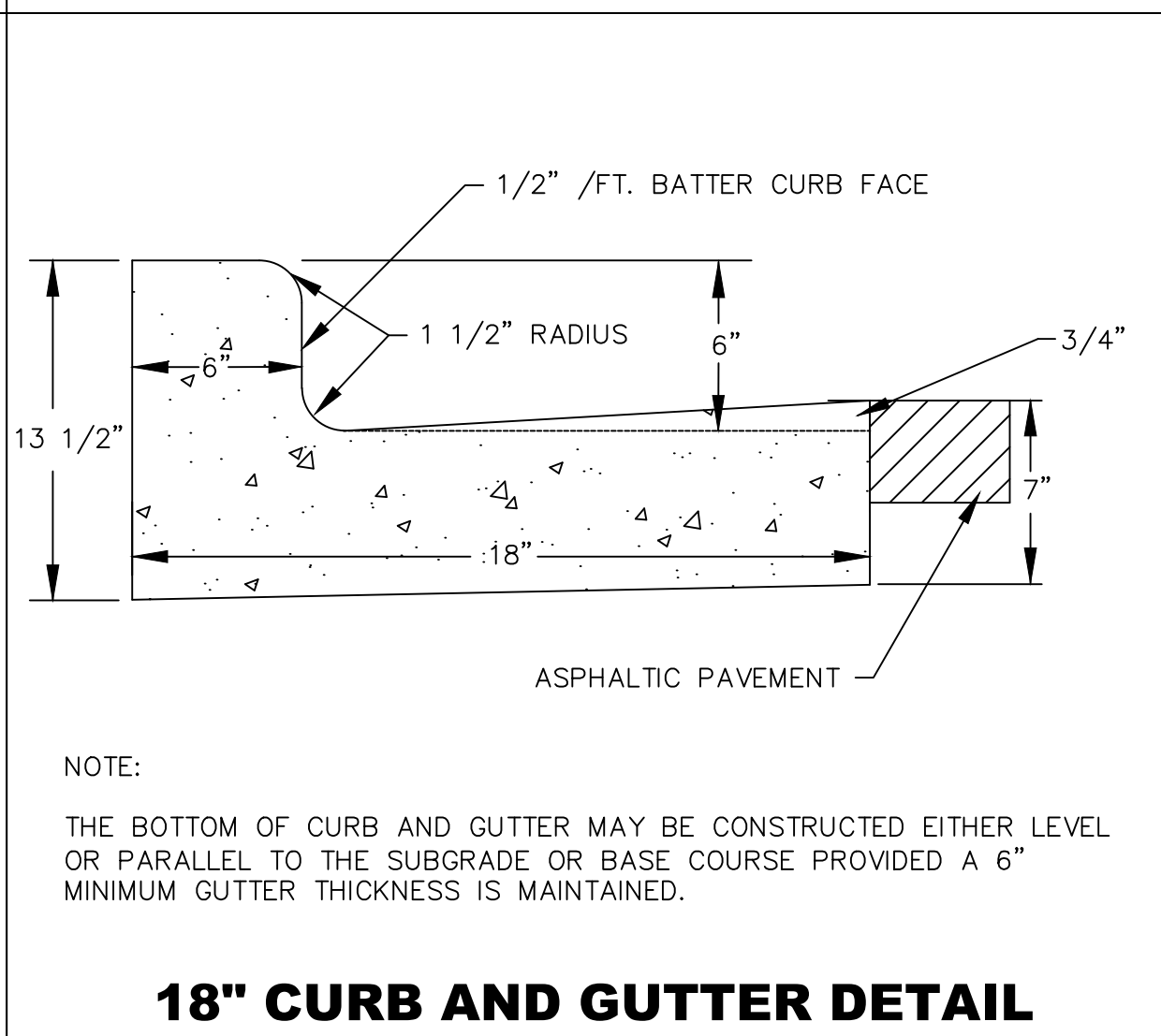
AREA INLET

131 NOT TO SCALE



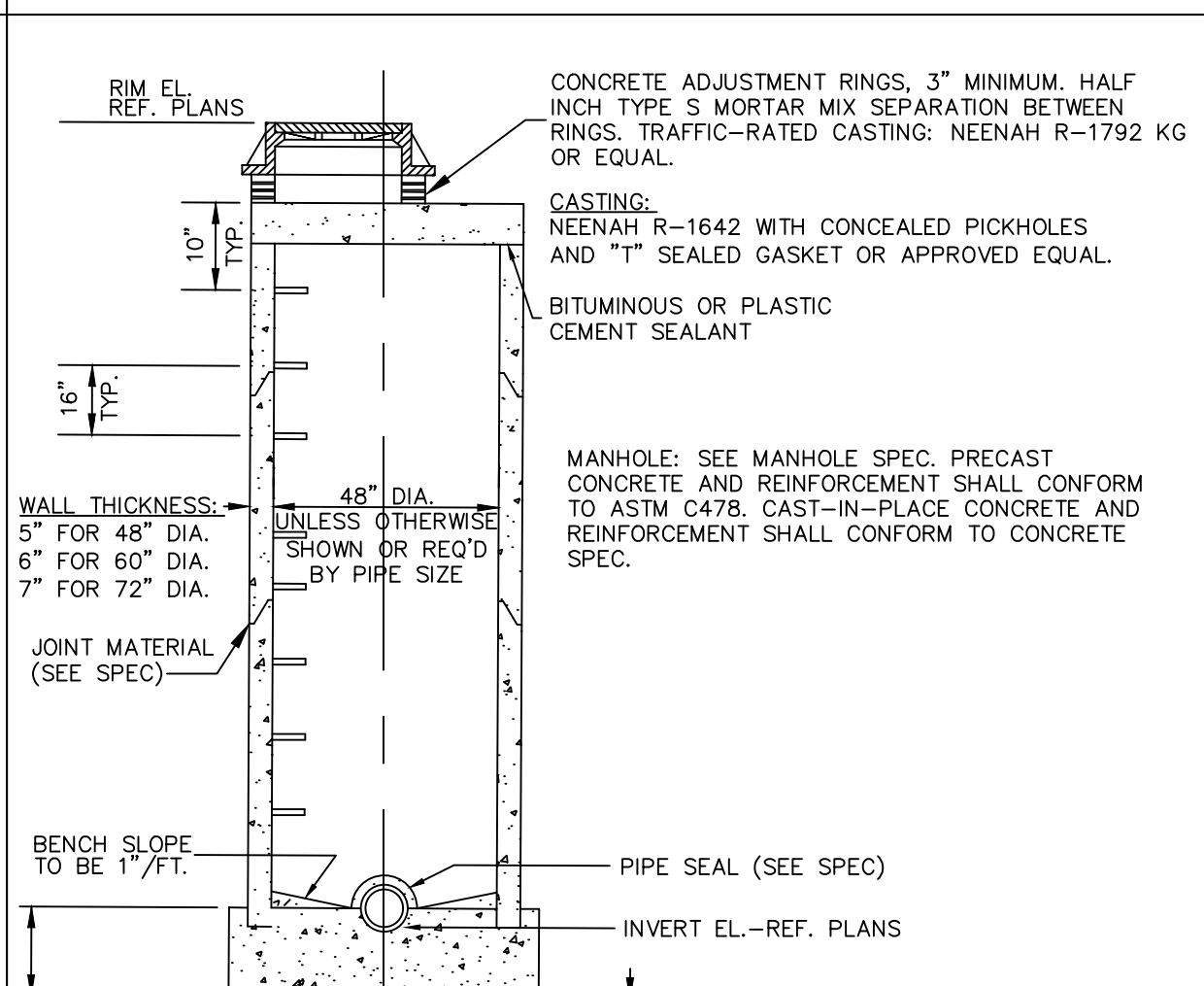
PROPER PLACEMENT OF EROSION LOG BARRIER IN DRAINAGE WAY

205 NOT TO SCALE



18" CURB AND GUTTER DETAIL (TYPE "D")

300 NOT TO SCALE



STANDARD 48" MANHOLE

200 NOT TO SCALE

REVISIONS		
NO.	DESCRIPTION	DATE

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PROPOSED NEW CBRF FOR:

MORROW HOME COMMUNITY

GOPHER AVE TOMAH, WISCONSIN

DD SET - NOT FOR CONSTRUCTION

DETAILS

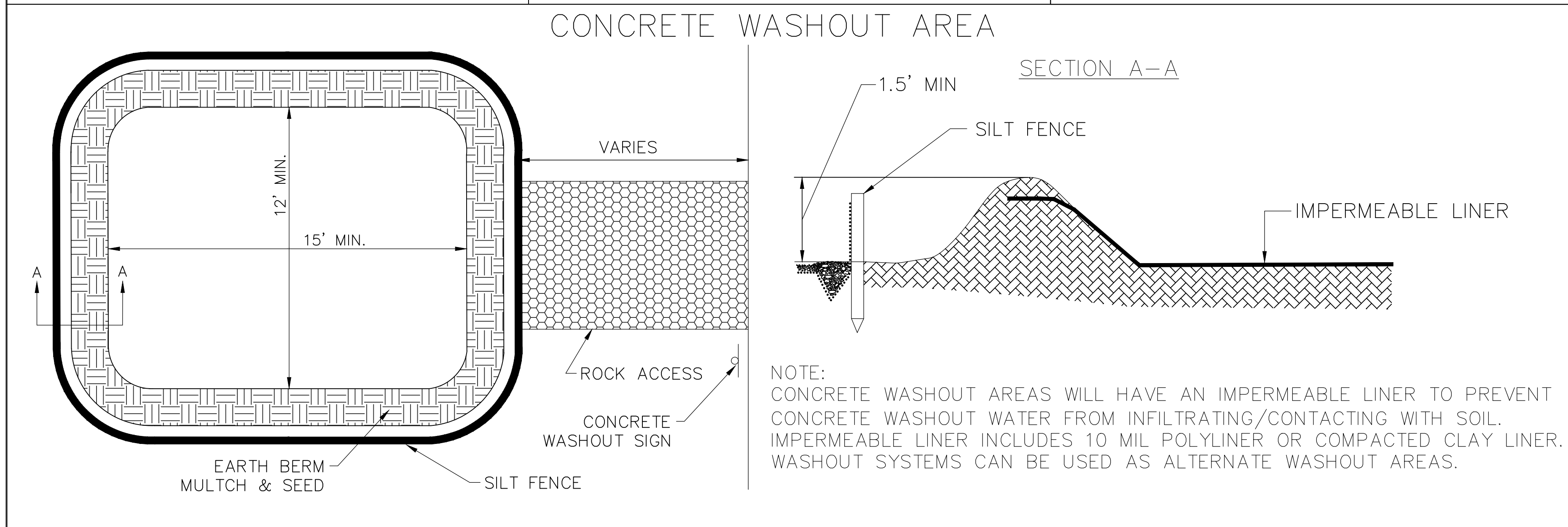
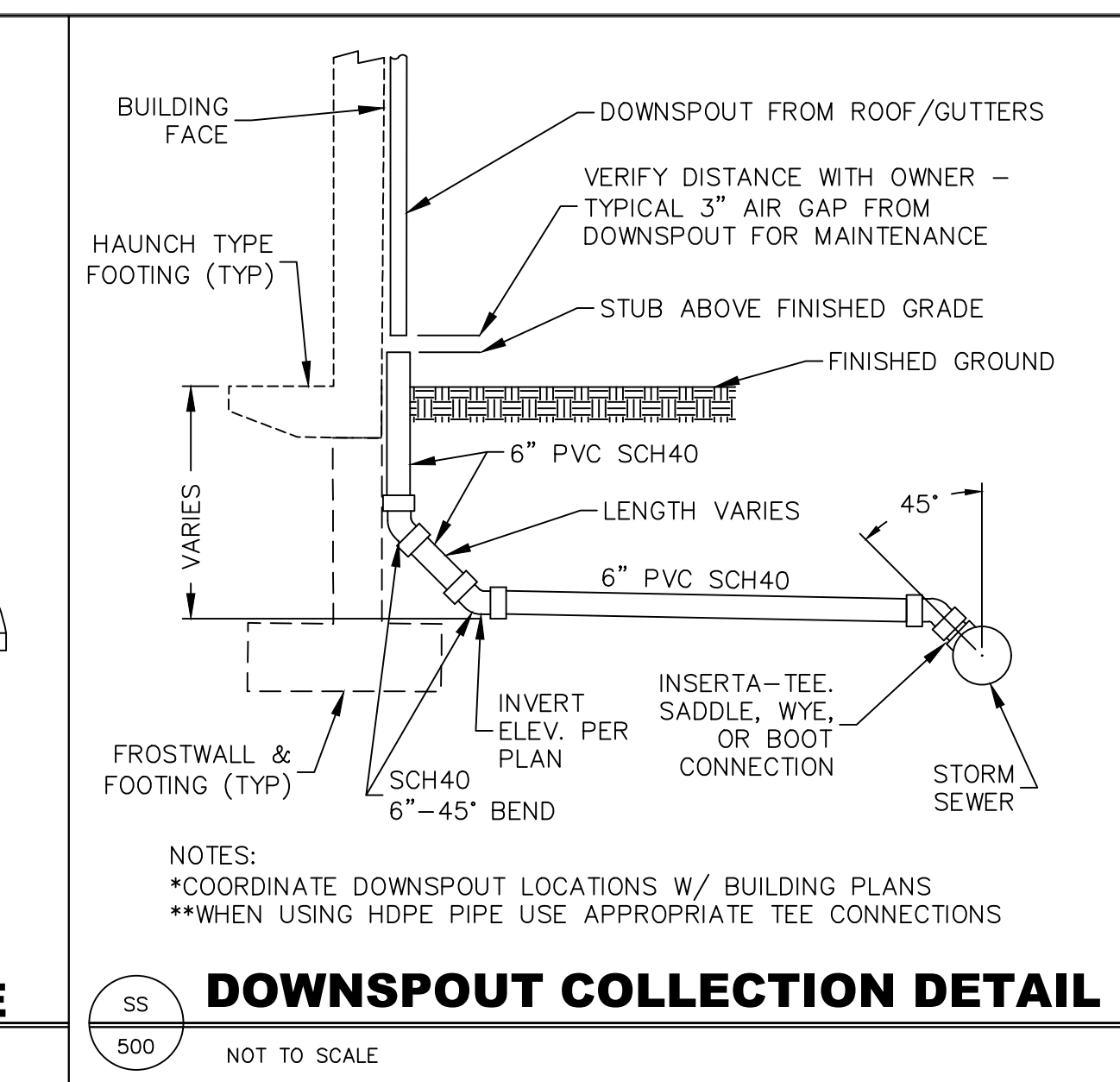
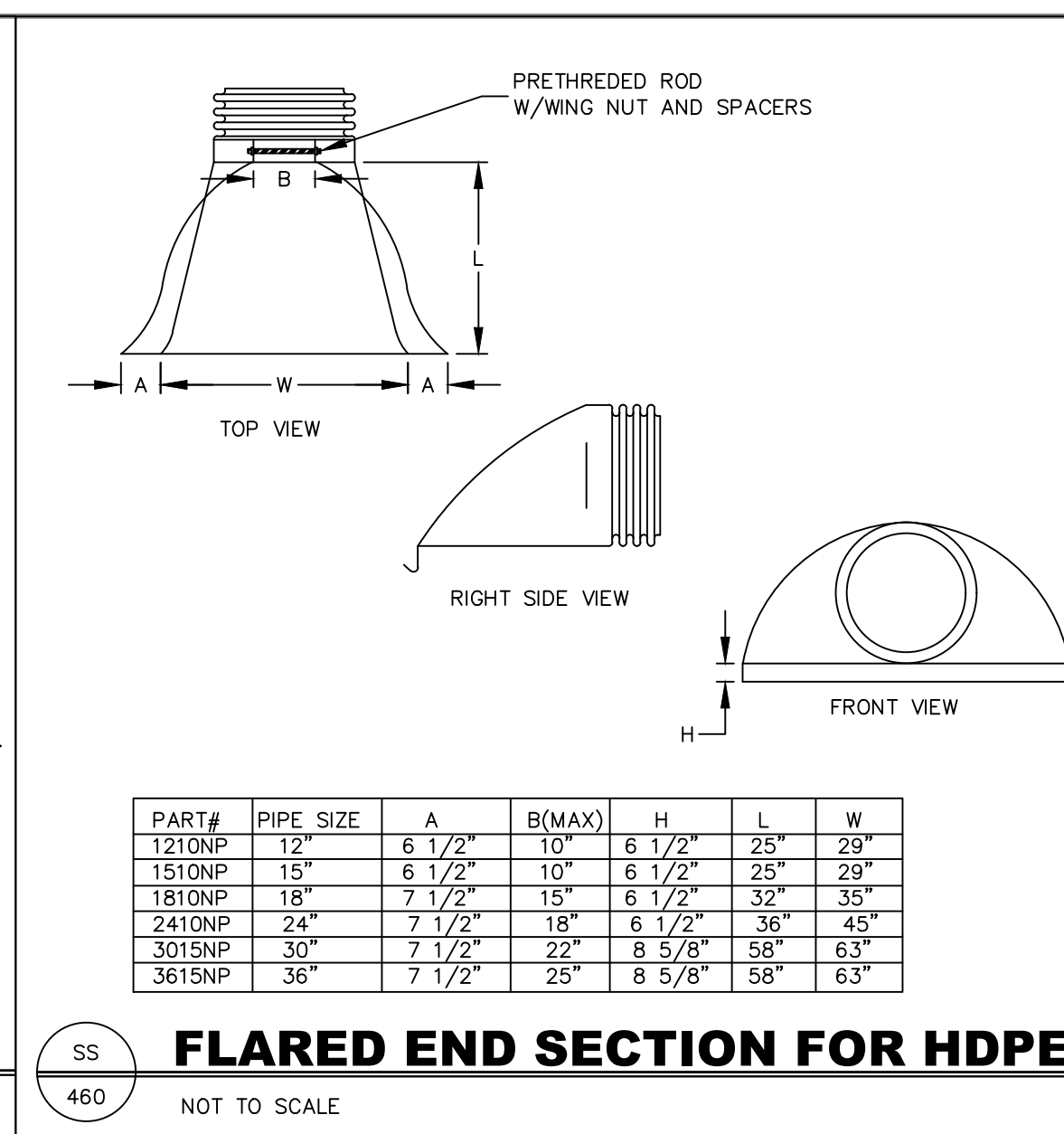
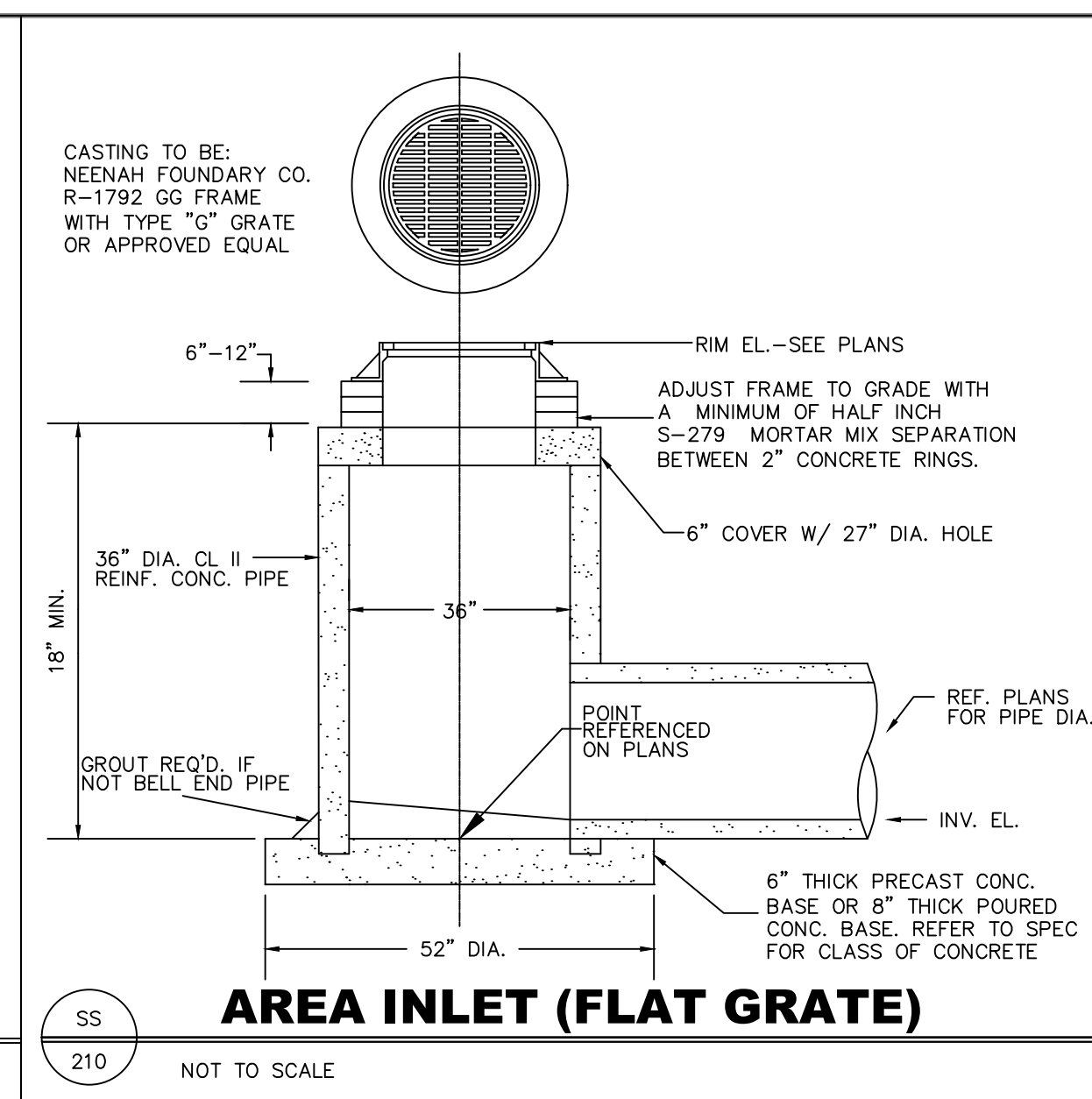
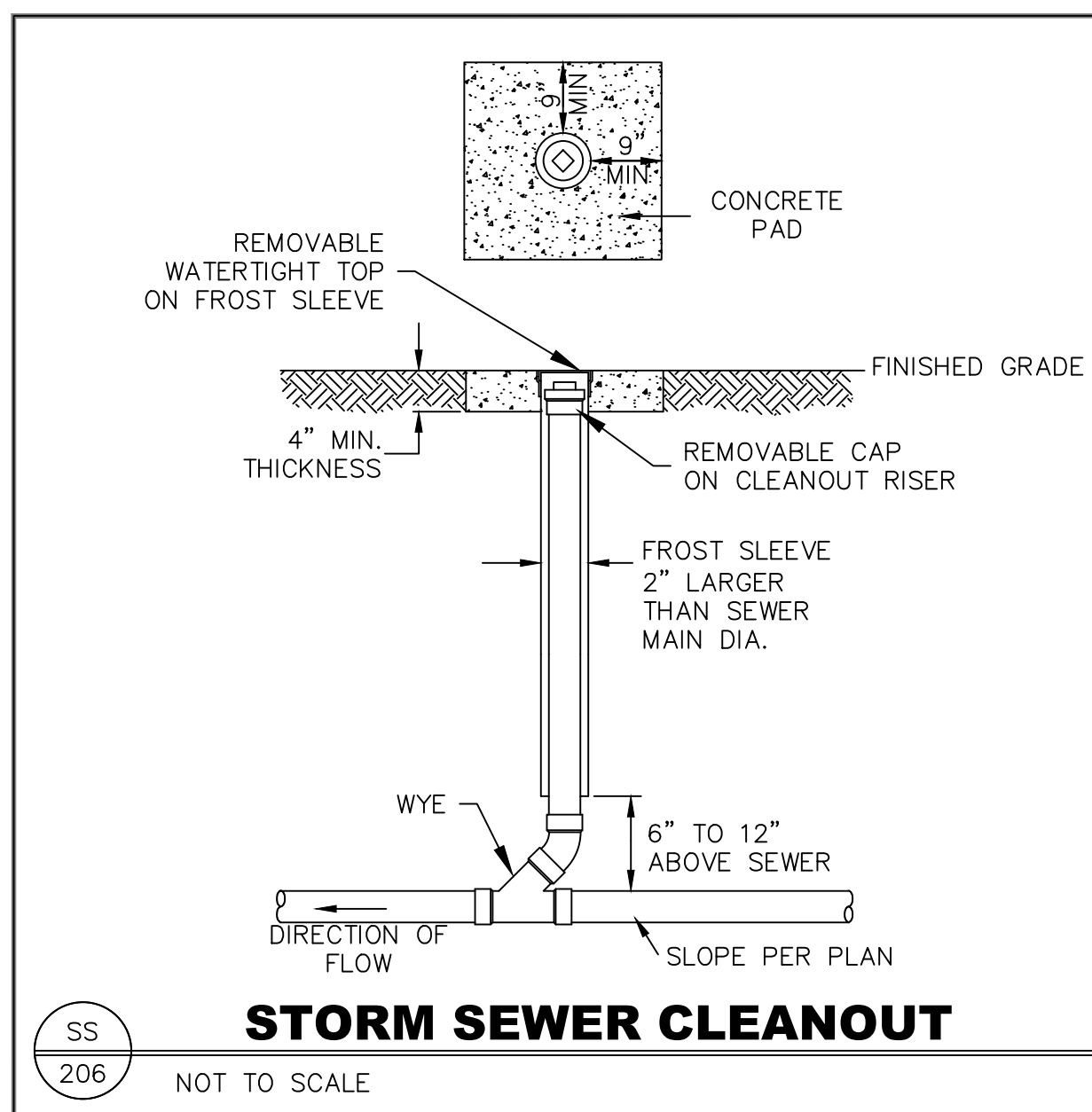
PROJECT
24-150

DATE
10/21/26

SHEET
C700

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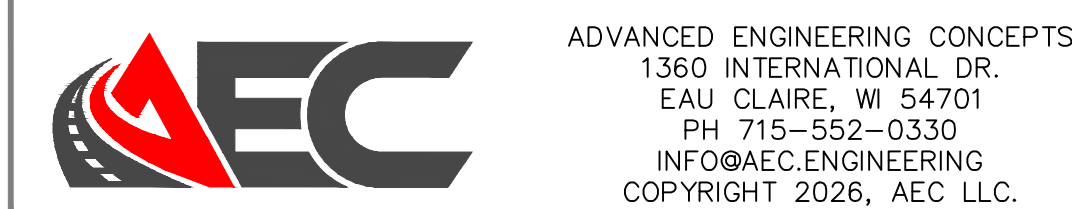
PROPOSED NEW CBRF FOR:
MORROW HOME COMMUNITY
GOPHER AVE TOMAH, WISCONSIN

DETAILS

PROJECT
24-150

DATE
10/21/26

SHEET
C701





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:

Morrow Home Community - Tomah CBRF will be a new single-story, 36-bed CBRF. Construction is planned to be type VA building, fully sprinklered. Interior features communal dining and living space, 3 season and 4 season rooms, spa/bathing, salon, laundry, and accessory spaces. Exterior site improvements include maintaining the existing storm water detention pond, and new paved asphalt areas and sidewalks. Relocate sanitary connections within adjacent easements. Overall building is proposed to be approximately 26,460 SF per. Site area is approximately 3 acres.

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

Property Address: 905 Gopher Ave., Tomah, WI 54660	Parcel Number: 286-02750-2000
--	---

Applicant: Morrow Home Community	Mailing Address: 331 S. Water St.	City, State, Zip: Sparta, WI 54656
Phone Number:	Email:	Primary Contact Daniel Meyer

Business: Owner/Contact: Morrow Home Community	Mailing Address: 331 S. Water St.	City, State, Zip: Sparta, WI 54656
Phone Number:	Email:	Primary Contact Daniel Meyer

Property Owner: Morrow Home Community	Mailing Address: 331 S. Water St.	City, State, Zip: Sparta, WI 54656
Phone Number:	Email:	Primary Contact Daniel Meyer

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: 10-20-2026
Signature of Property Owner: 	Date: 10-20-2026

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



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

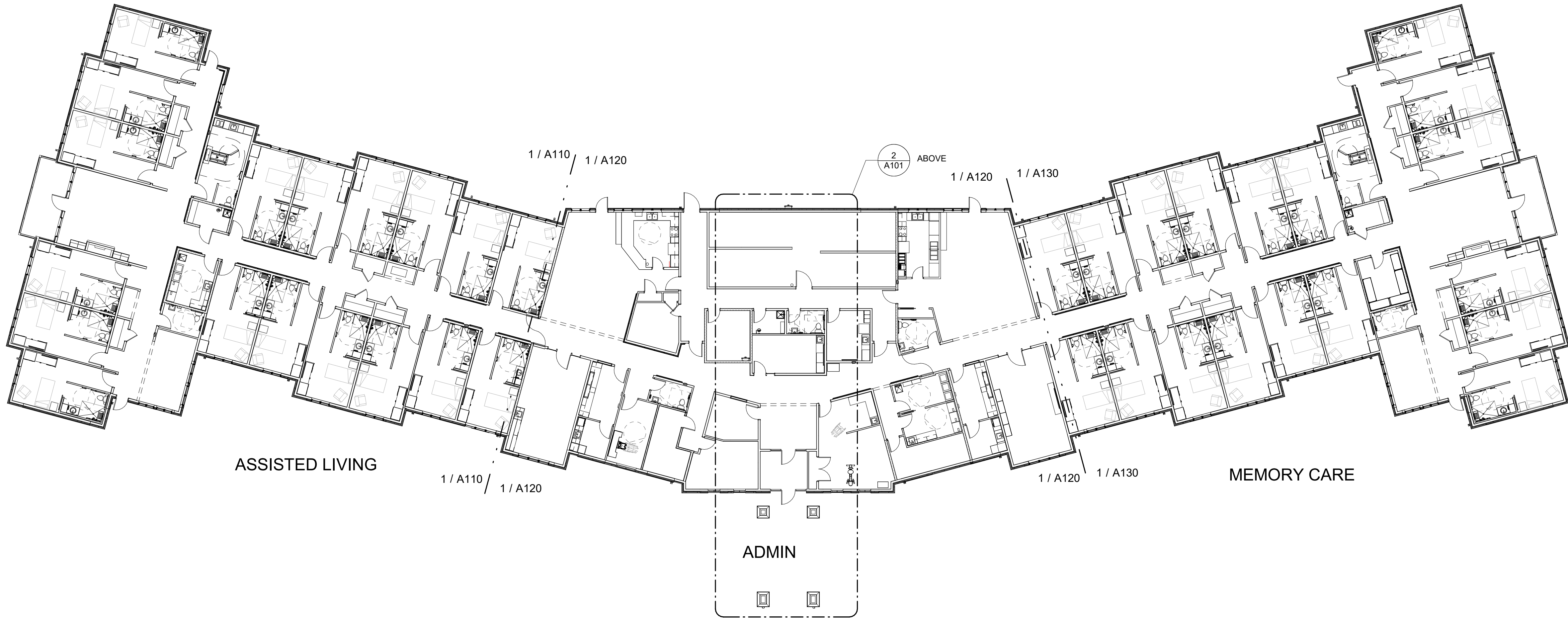
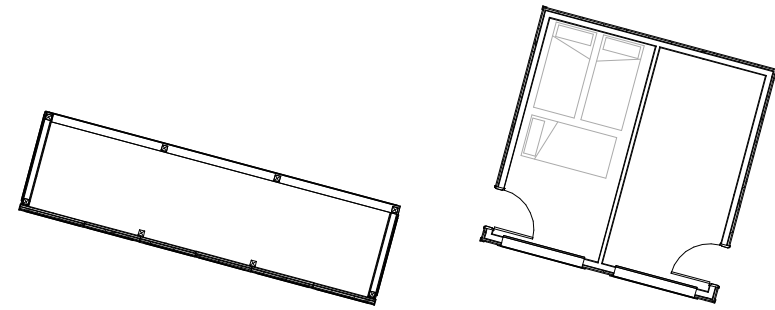
Site Plan review is required for all development including new construction, movement, reconstruction, conversion or structural alterations to structures pertaining to triplexes, multi-family housing, commercial, industrial, and public projects. The submittal of the proposed project must include the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

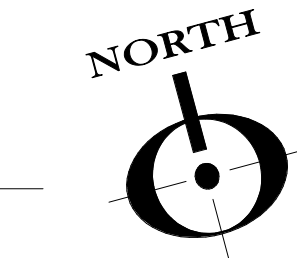
1. Completed Site Plan Review Application form with completed and signed checklist.
Attached
2. A cover letter is required describing the request for the Site Plan Review. The letter shall include a general (description of the proposed project). Describe the proposed phasing of all buildings and site 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		X	
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)		X	
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		X	
Finished graded surface (<i>shall be dust free</i>)		X	
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		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			
Utilizing a crane during build process ☐ YES ☐ NO			
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.			
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

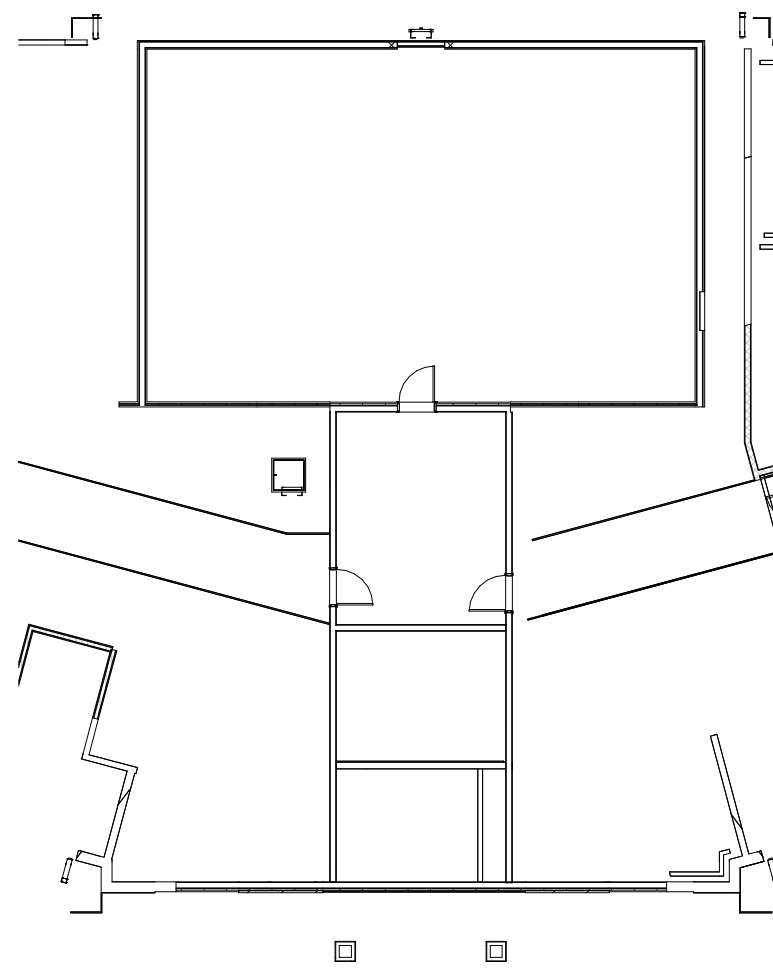
10/21/26 12:11:53 PM



1
A101 **OVERALL FIRST FLOOR PLAN**
1/16" = 1'-0"



2
A101 **EQUIPMENT PLATFORM**
1/16" = 1'-0"



NOTE: SEE INDIVIDUAL
AREA PLANS
FOR WORK TO BE
COMPLETED

BID SET

PROPOSED NEW CBRF FOR:
MORROW HOME COMMUNITY
905 GOPHER AVE TOMAH, WISCONSIN

OVERALL
FLOOR PLAN

PROJECT
24-150

DATE
10/2/2026

SHEET
A101



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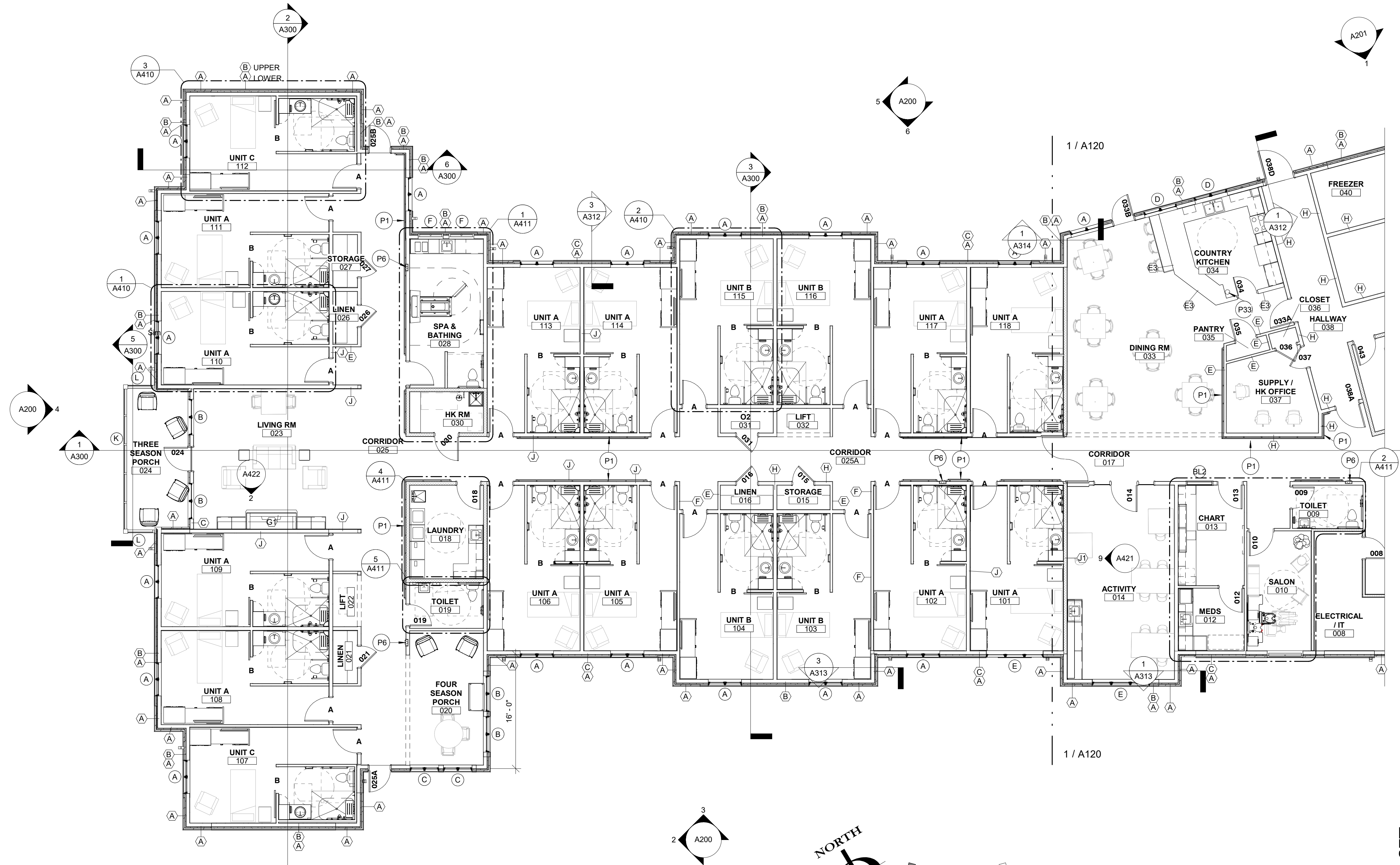
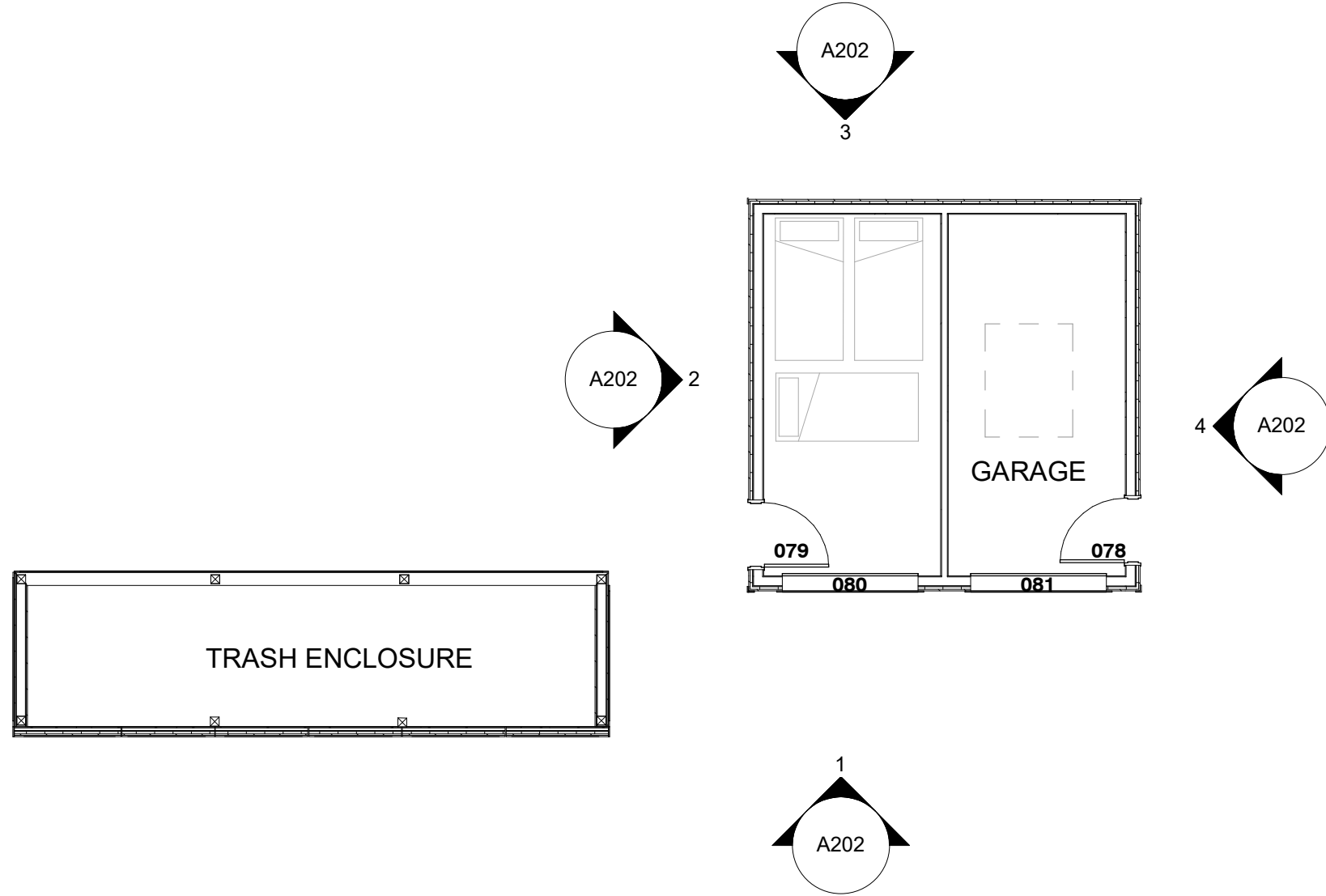
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1
A110
FIRST FLOOR - ASSISTED LIVING
1/8" = 1'-0"

GENERAL NOTES

- A. SEE ENLARGED PLAN SHEETS FOR ADDITIONAL INFORMATION.
- B. ALL PLAN DIMENSIONS ARE FROM FACE OF STUD UNLESS OTHERWISE NOTED.
- C. ALL FURNITURE SHOWN ON PLANS IS FOR REFERENCE ONLY. VERIFY EXACT COUNT, SIZE, AND LOCATION WITH OWNER.
- D. PROVIDE BLOCKING IN WALLS BEHIND GRAB BARS, CABINETRY, TV LOCATIONS, AND MANTEL.
- E. FIRE RATED WALL SEE LIFE SAFETY PLAN AND WALL TYPES.

PLAN KEYNOTES

P1	CORRIDOR HANDRAIL SEE DETAIL.
P6	FIRE EXTINGUISHER CABINET - REFER TO SPEC.
P33	FIRE EXTINGUISHER - K STYLE, BRACKET HUNG

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PROPOSED NEW CBRF FOR:
MORROW HOME COMMUNITY
905 GOPHER AVE TOMAH, WISCONSIN

FIRST FLOOR
PLAN -
ASSISTED
LIVING

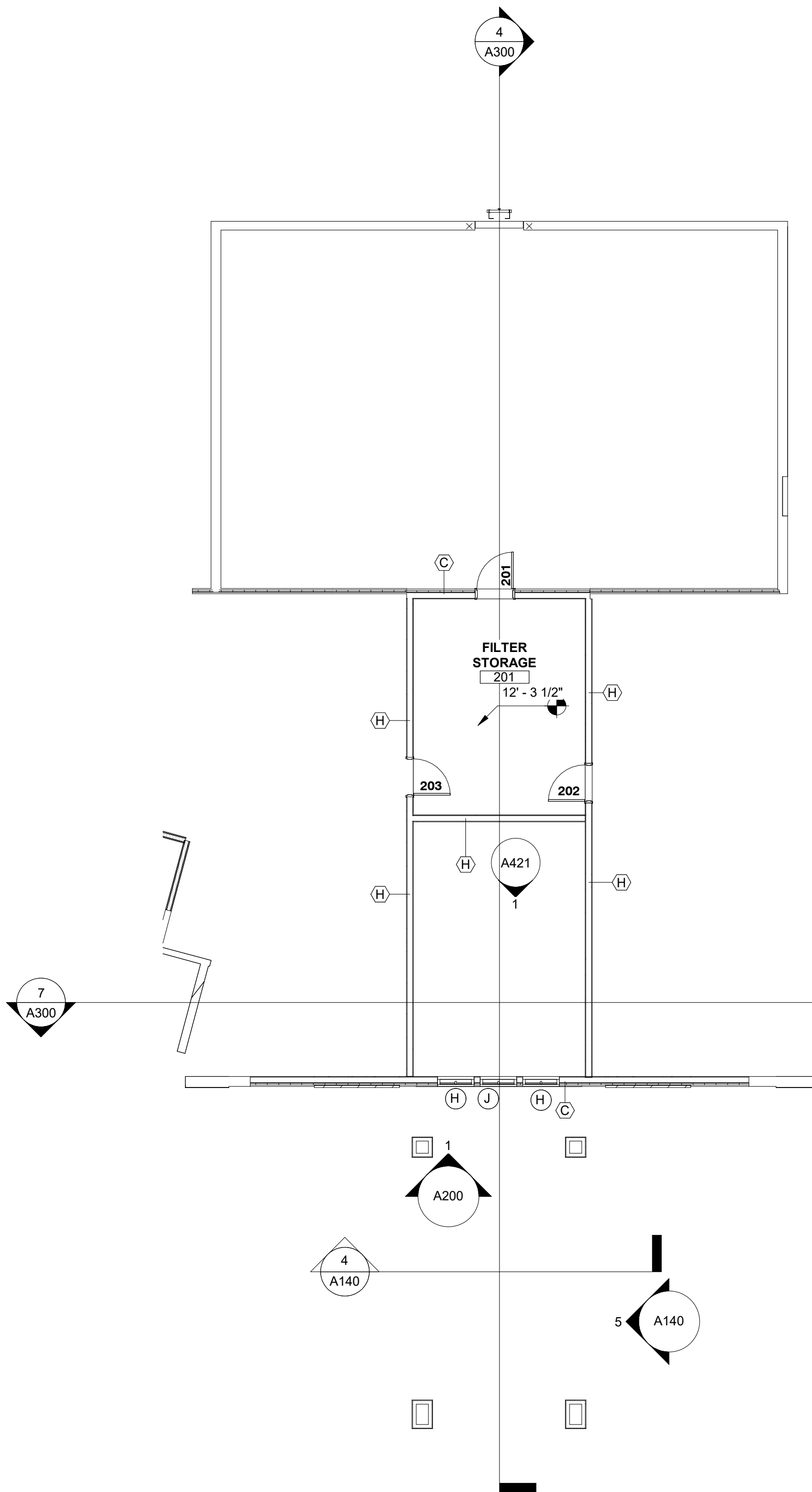
PROJECT
24-150

DATE
10/2/2026

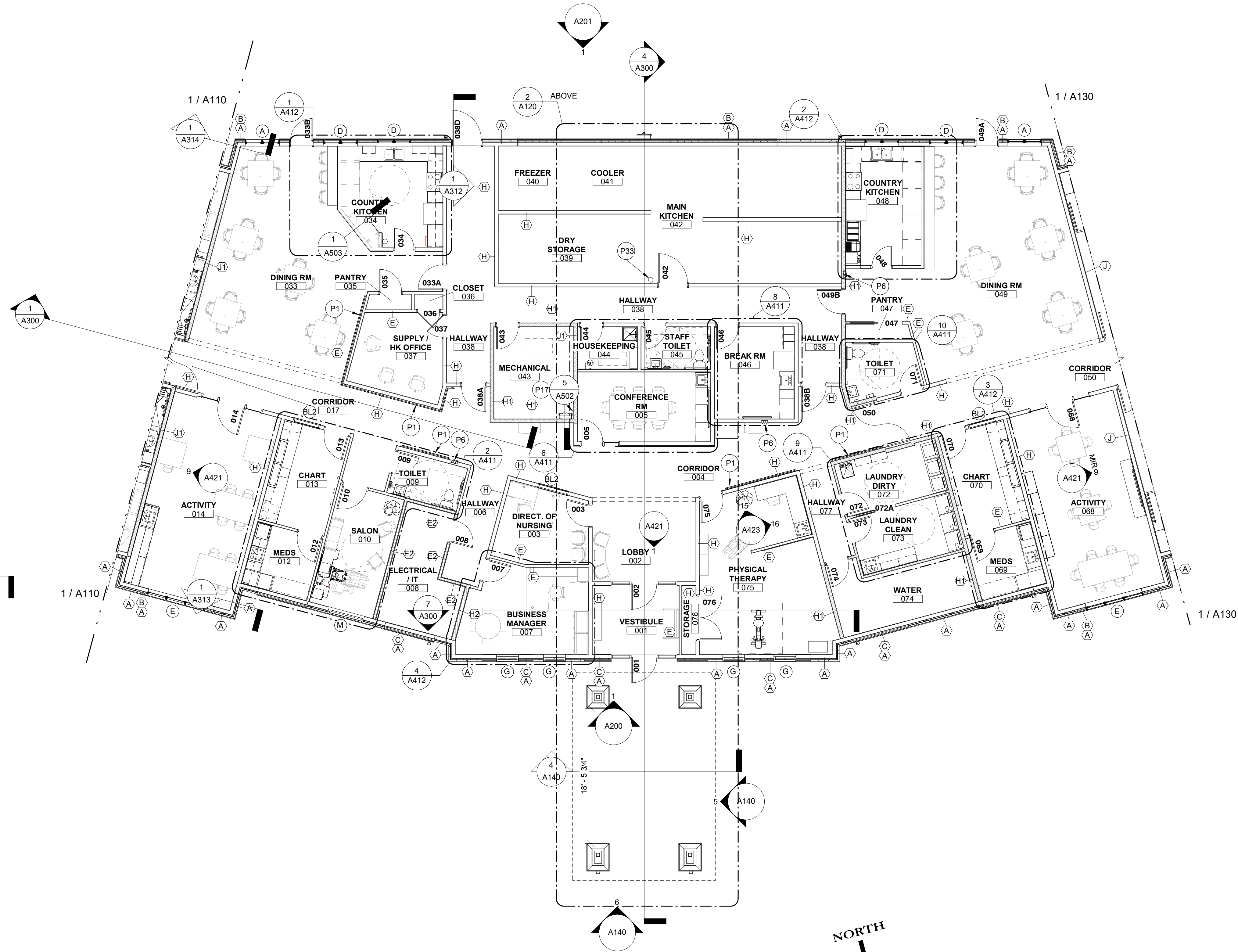
SHEET
A110

BID SET

10/21/26 12:12:04 PM



2 ATTIC PLAN
1/8" = 1'-0"



1 FIRST FLOOR - ADMIN
1/8" = 1'-0"

PLAN KEYNOTES

P1	CORRIDOR HANDRAIL SEE DETAIL.
P6	FIRE EXTINGUISHER CABINET - REFER TO SPEC.
P17	ACCESS LADDER - SEE DETAILS
P33	FIRE EXTINGUISHER - K STYLE, BRACKET HUNG

GENERAL NOTES

- SEE ENLARGED PLAN SHEETS FOR ADDITIONAL INFORMATION.
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- FIRE RATED WALL SEE LIFE SAFETY PLAN AND WALL TYPES.

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PROPOSED NEW CBRF FOR:
MORROW HOME COMMUNITY
905 GOPHER AVE TOMAH, WISCONSIN

FIRST FLOOR
PLAN -
ADMIN

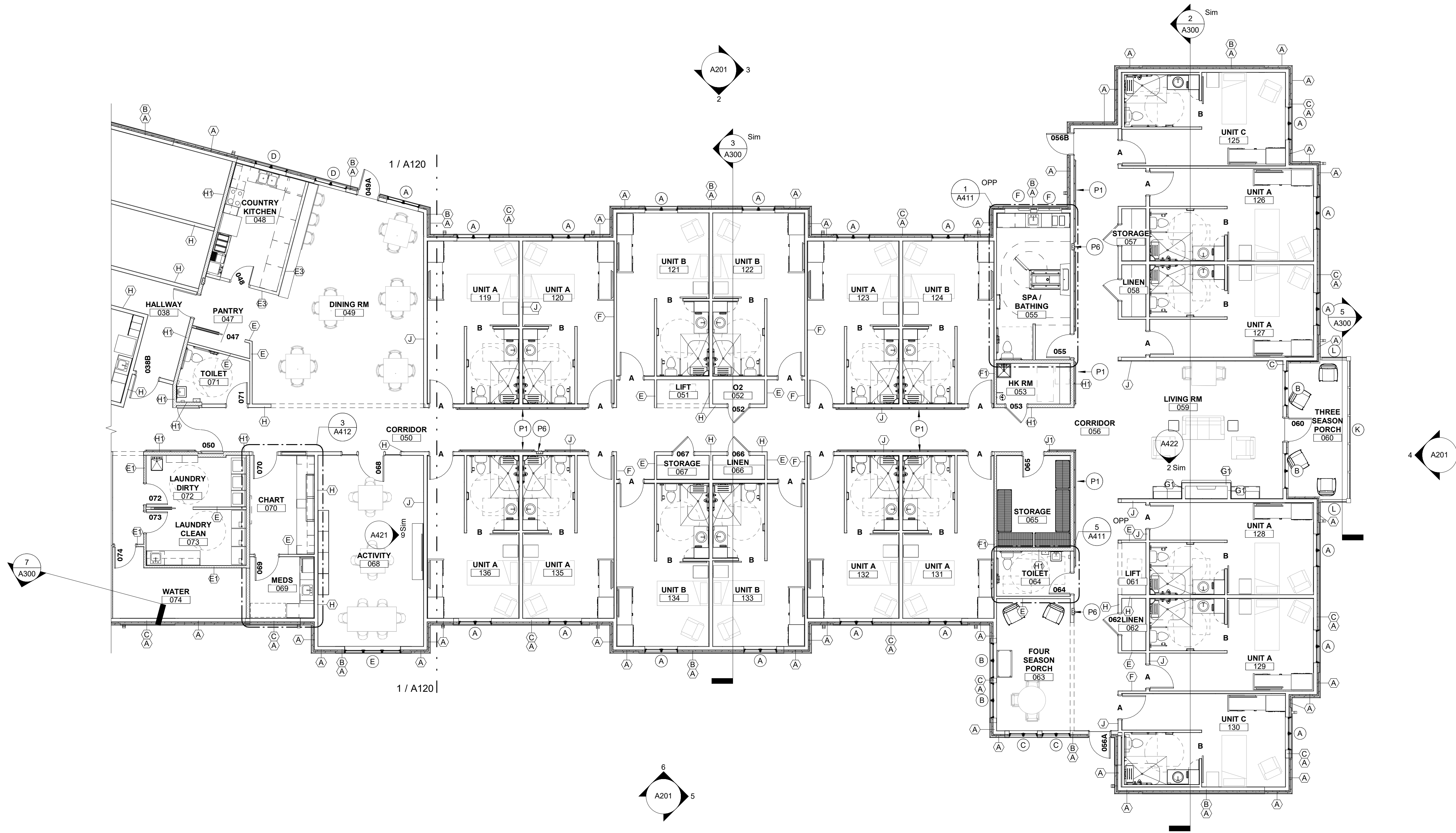
PROJECT
24-150

DATE
10/2/2026

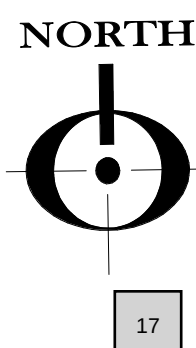
SHEET
A120

BID SET

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1
A130 **FIRST FLOOR - MEMORY CARE**
1/8" = 1'-0"



GENERAL NOTES

- A. SEE ENLARGED PLAN SHEETS FOR ADDITIONAL INFORMATION.
- B. ALL PLAN DIMENSIONS ARE FROM FACE OF STUD UNLESS OTHERWISE NOTED.
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- E.  FIRE RATED WALL SEE LIFE SAFETY PLAN AND WALL TYPES.

PLAN KEYNOTES

P1	CORRIDOR HANDRAIL SEE DETAIL.
P6	FIRE EXTINGUISHER CABINET - REFER TO SPEC.

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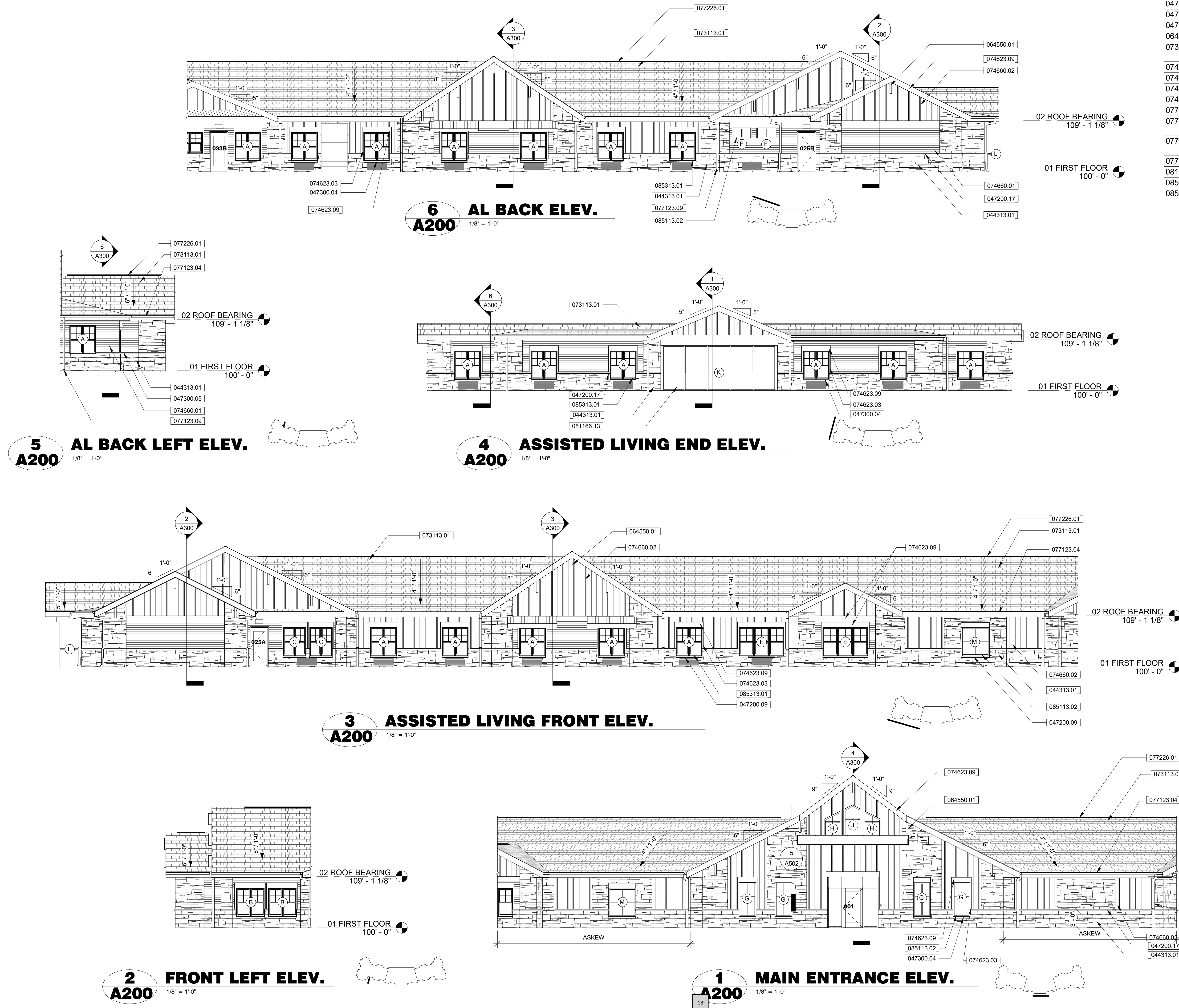
FIRST FLOOR
PLAN -
MEMORY
CARE

PROJECT
24-150

DATE
10/2/2026

SHEET
A130

BID SET



KEYNOTES	
044313.01	STONE VENEER
047200.09	CAST STONE SILL WITH DRIP EDGE
047200.17	CAST STONE CAP
047300.04	CAST STONE SILL
047300.05	CAST STONE CAP
064550.01	ROOF BRACKETS, SEE SPEC
073113.01	GLASS-FIBERED-REINFORCED ASPHALT SHINGLES
074623.03	1X3 EXTERIOR ENGINEERED WOOD TRIM
074623.09	1X12 EXTERIOR ENGINEERED WOOD TRIM
074660.01	HORIZONTAL METAL SIDING
074660.02	VERTICAL BOARD & BATTEN METAL SIDING
077123.04	GUTTER, SEE SPEC
077123.06	DOWNSPOUT, REFER TO CIVIL DRAWINGS FOR TIE-IN
077123.09	DOWNSPOUT, SURFACE DRAIN. REFER TO CIVIL DRAWINGS
077226.01	RIDGE VENT
081166.13	STEEL SCREEN DOORS AND FRAMES
085113.02	ALUMINUM FIXED WINDOW
085313.01	VINYL WINDOW

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PROPOSED NEW CBRF FOR:
MORROW HOME COMMUNITY
905 GOPHER AVE TOMAH, WISCONSIN

BUILDING ELEVATIONS

PROJECT
24-150

DATE
10/2/2026

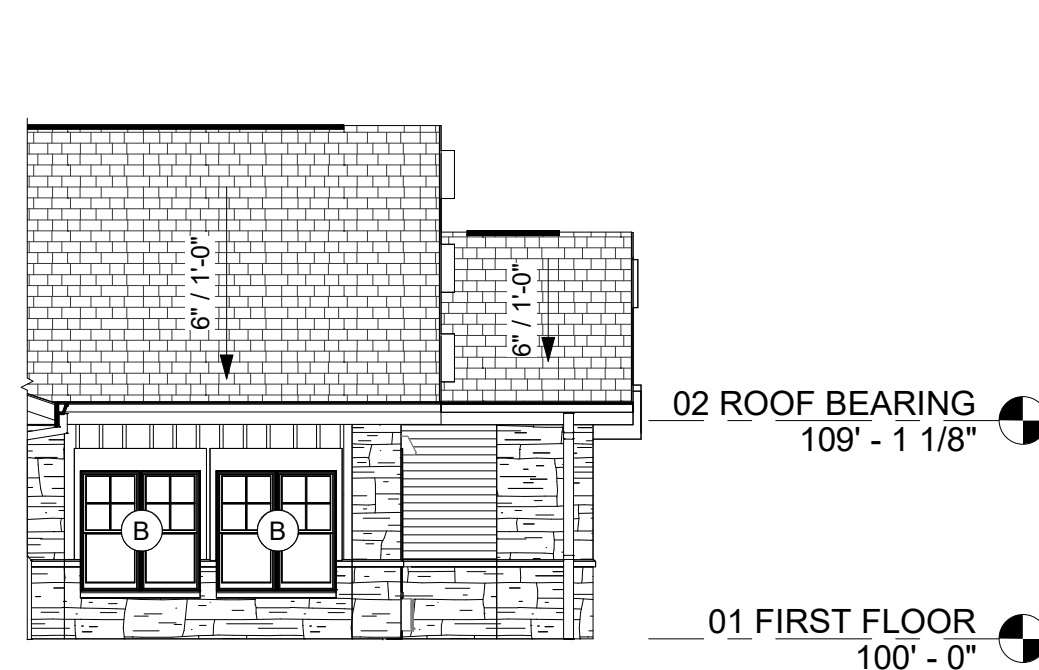
SHEET
A200

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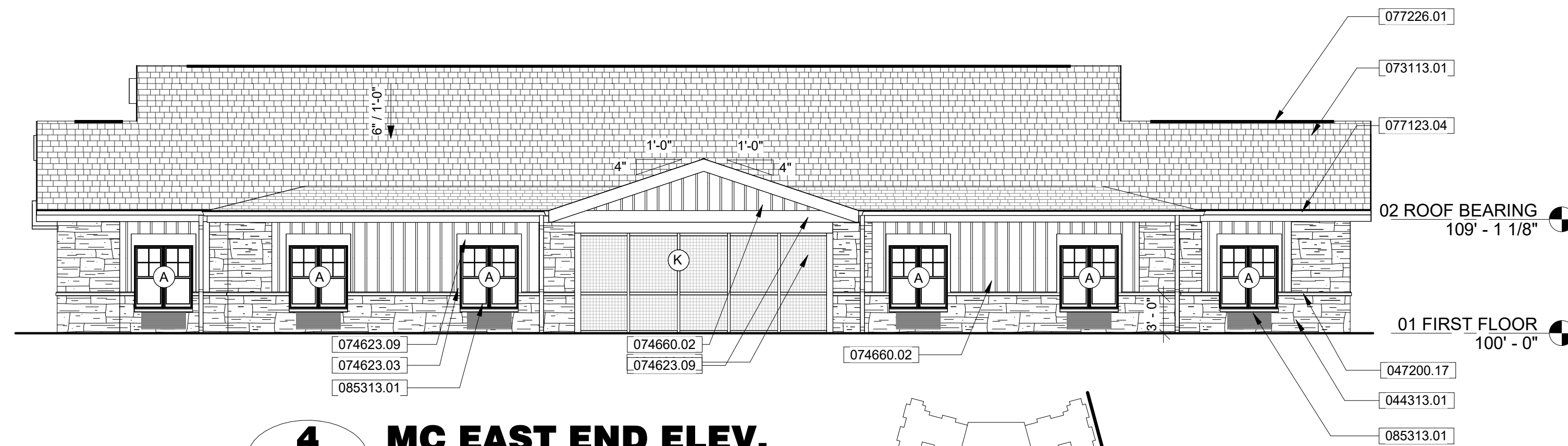
BID SET



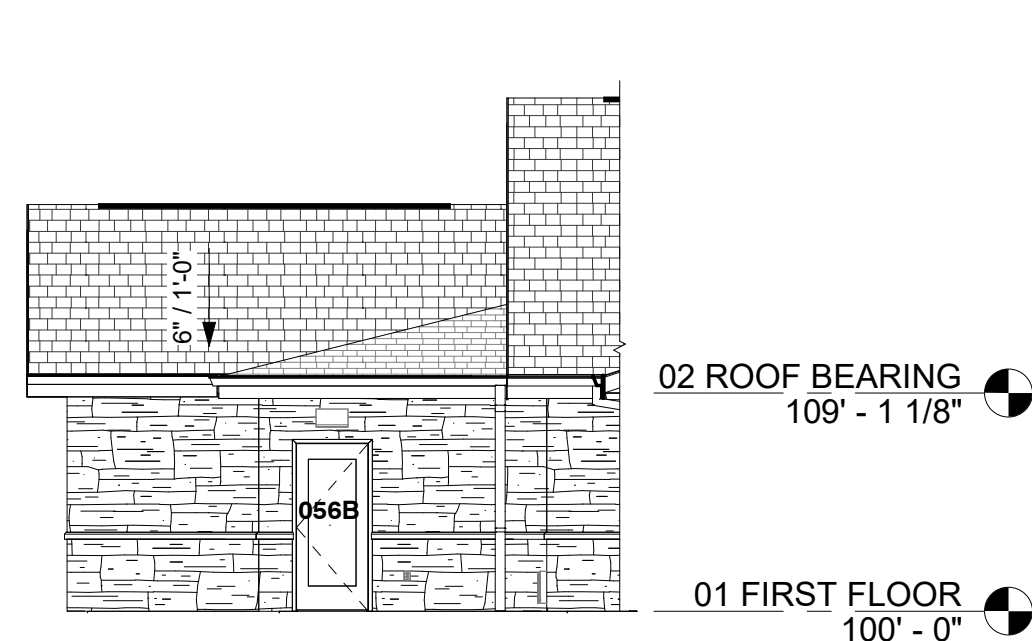
6 **MEMORY CARE SOUTH ELEV.**
A201 1/8" = 1'-0"



5 MC SOUTH EAST ELEV.
A201 1/8" = 1'-0"



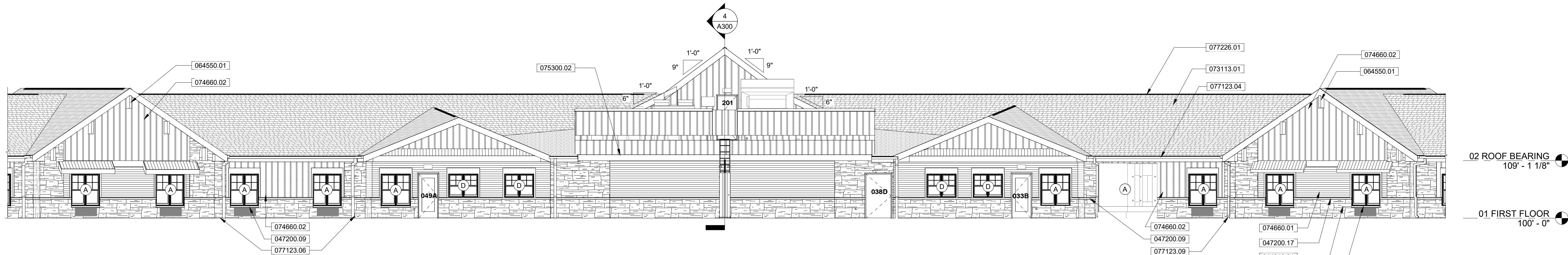
4 **MC EAST END ELEV.**
A201 1/8" = 1'-0"



3 **MC BACK RIGHT ELEV**
A201 1/8" = 1'-0"



2 **MEMORY CARE BACK ELEV.**
A201 1/8" = 1'-0"



1 ADMIN BACK ELEV.
A201 1/8" = 1'-0"

KEYNOTES	
044313.01	STONE VENEER
047200.09	CAST STONE SILL WITH DRIP EDGE
047200.17	CAST STONE CAP
047300.04	CAST STONE SILL
064550.01	ROOF BRACKETS, SEE SPEC
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075300.02	EPDM ROOFING
077123.04	GUTTER, SEE SPEC
077123.06	DOWNSPOUT, REFER TO CIVIL DRAWINGS FOR TIE-IN
077123.09	DOWNSPOUT, SURFACE DRAIN. REFER TO CIVIL DRAWINGS
077226.01	RIDGE VENT
081166.01	ALUMINUM SCREEN DOORS AND FRAMES
081166.13	STEEL SCREEN DOORS AND FRAMES
085313.01	VINYL WINDOW

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PROPOSED NEW CBRF FOR:
MORROW HOME COMMUNITY
905 GOPHER AVE TOMAH, WISCONSIN

BUILDING ELEVATIONS

PROJECT
24-150

DATE
10/2/2026

SHEET
A201

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BID SET

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PROPOSED NEW CBRF FOR:
MORROW HOME COMMUNITY
905 GOPHER AVE TOMAH, WISCONSIN

BUILDING ELEVATIONS

PROJECT
24-150

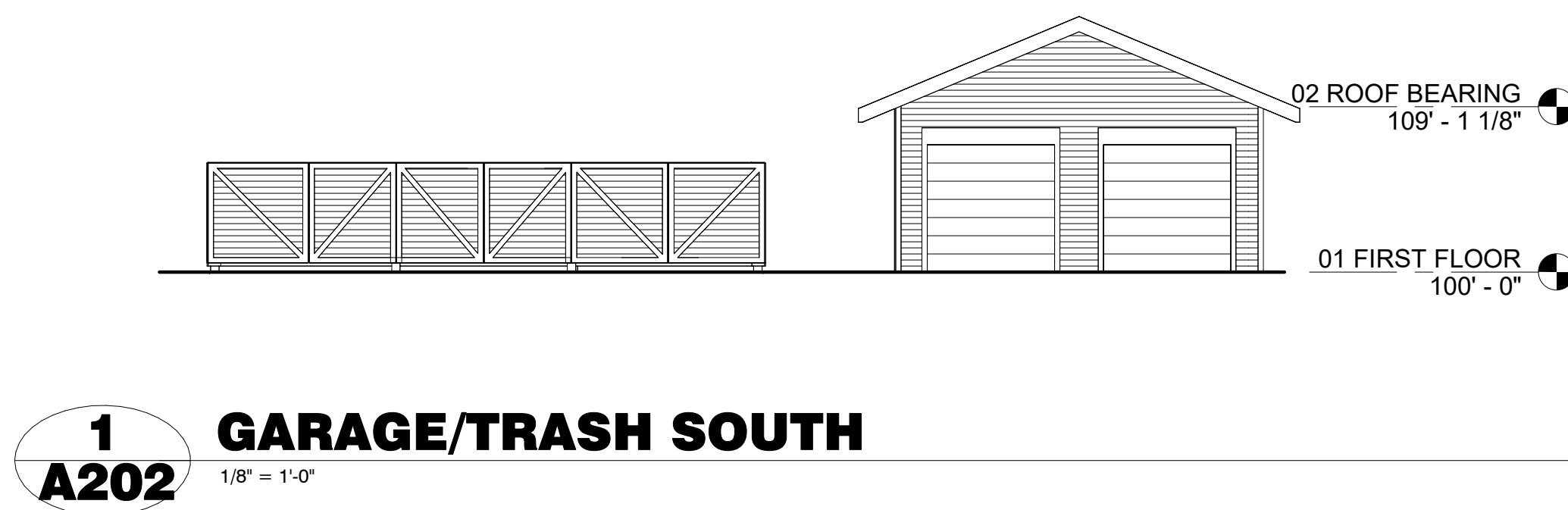
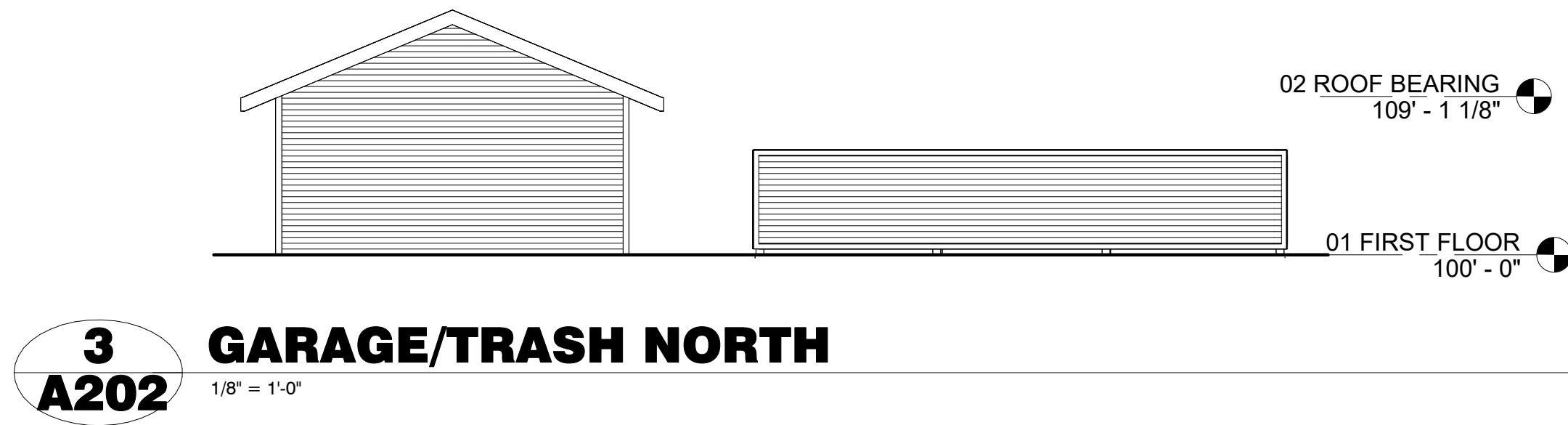
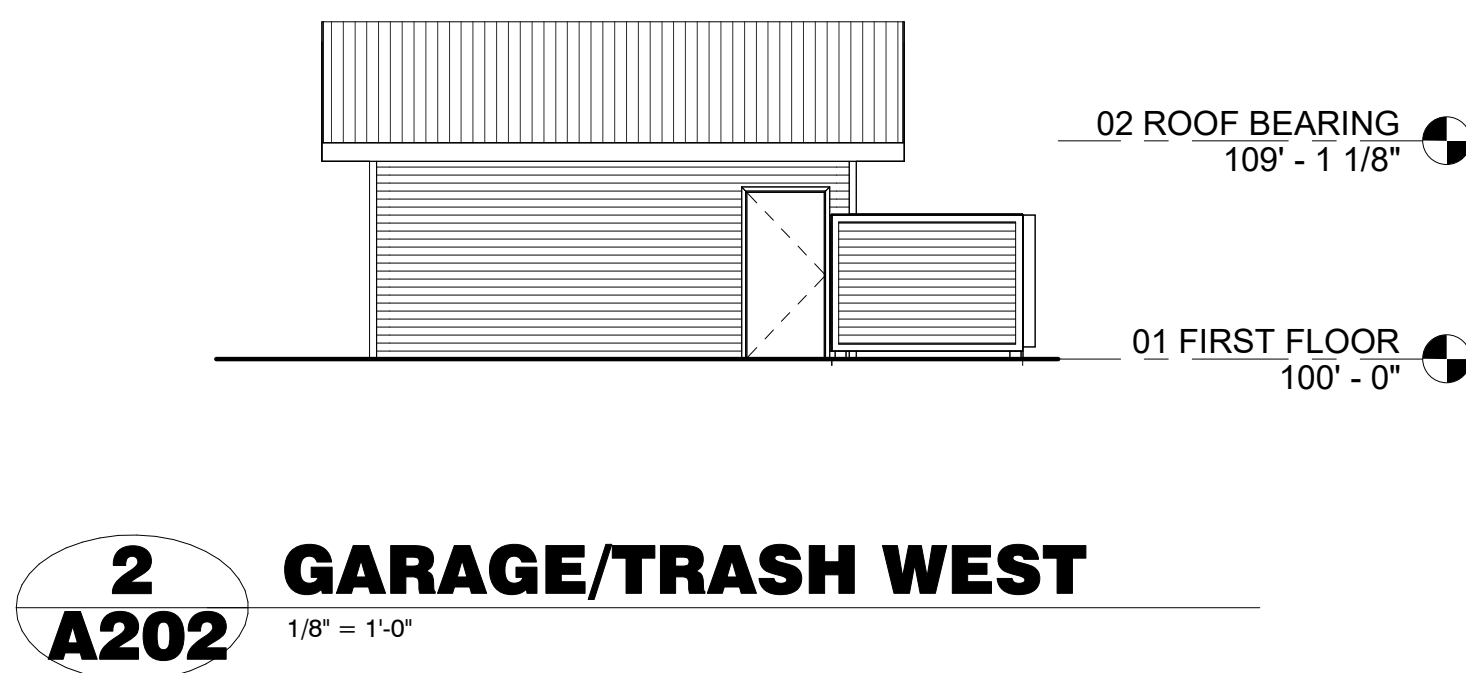
DATE
10/2/2026

SHEET
A202

BID SET

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10/21/26 12:12:21 PM



STAFF COMMITTEE PREPARATION REPORT

Agenda Item: Approval of a Site Plan for Tomah Lumber for a 36 Bed CBRF facility at 905 Gopher Ave.

Summary and Background Information:

Morrow Home Community has applied for a site plan approval for a 36 Bed CBRF residential facility. This plan has been reviewed by City staff, and engineering department and meets the standards in our ordinances.

Recommendation From: Zoning Administrator is to approve of the site plan

Minutes Attached:

Yes ☐ No ☒

Budget Account: Not applicable. **Fiscal Impact:** Not applicable.

Staff Responsible for implementation: Zoning staff.

Economic Impact: All types of residential development are Tomah's largest area of need.

Zoning/Rezoning Issues: None

Supports Organizational Goals:

Yes ☒ No ☐

Questions from Administrator:

Grants Pursued/Opportunity Pursued: Not applicable.

Recommendation: **Approve**

A motion to approve this item should read, "Approve of The Site Plan for a new 36 bed CBRF residential facility at 905 Gopher Ave. with the following conditions:

1. Abide by all representations made by applicant during application and presentation to Plan Commission
2. Abide by all conditions set by Public Works and Utilities Department and City Engineers.

Charles Handy
Department Director

10-29-2026
Date

Committee: Planning Commission

Meeting Date(s): Nov. 05, 2026



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 12 Unit apartment building

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

Property Address: TBD Cleveland Street	Parcel Number: 286-02383-0000, 286-02384-0000
--	---

Applicant: Tomah Lumber Inc	Mailing Address: 111 N Superior Ave	City, State, Zip: Tomah, WI 54660
Phone Number: 60 [REDACTED]	Email: [REDACTED]	Primary Contact: Eric Hall

Business: Owner/Contact:	Mailing Address:	City, State, Zip:
Phone Number:	Email:	Primary Contact:

Property Owner: Terry Larkin	Mailing Address: 511 Butts Ave	City, State, Zip: Tomah, WI 54660
Phone Number: [REDACTED]	Email:	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: [Signature]	Date: 10/22/26
Signature of Property Owner: [Signature]	Date: 10/22/26

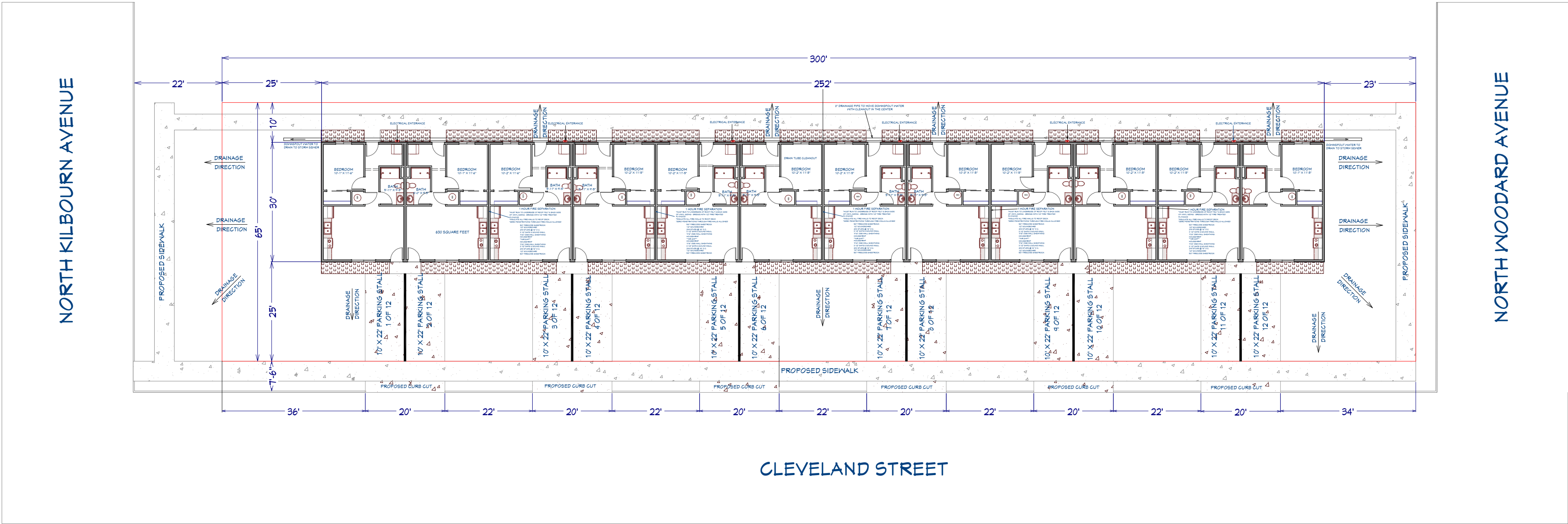
OFFICE USE ONLY:	Date Received:	Application Received by:
Zoning District:		

PROJECT: CLEVELAND STREET APARTMENT PROJECT
SITE ADDRESS: TBD CLEVELAND STREET, TOMAH
PARCEL ID: COMBINED 286-02383-0000 WITH 286-02384-0000
PLAN: SITE PLAN
DATE: OCTOBER 21, 2026
DRAWN BY TOMAH LUMBER INC - ERIC HALL



- BUILDING AND IMPERVIOUS SURFACE TO COVER 94.88% OF THE LOT
- TOP OF FOUNDATION TO BE 24" ABOVE CURB HEIGHT
- BUILDING TO BE 14'-9" TALL FROM FOUNDATION TO PEAK
- ALL EXTERIOR LIGHTING TO BE "CAN" STYLE SOFFIT LIGHTS
- 24 PARKING SPACES PROVIDED SOUTH OF THE BUILDING AS SHOWN. EACH SPACE TO BE 10' X 22'
- (6) CURB CUTS THAT ARE 20' WIDE EACH
- STORM WATER DRAINAGE TO BE SURFACE DRAINAGE PROVIDED BY SLOPING GRADE EXCEPT NORTH DOWNSPOUTS TO BE PIPED TO STORM DRAIN INLETS
- UTILITY SERVICE ROUTES TO BE DETERMINED BY THE PLUMBER AND ALLIANT ENERGY RESPECTIVELY

DECORATIVE RIVER ROCK WITH LANDSCAPE FABRIC BENEATH



SCALE: 1" = 20'



STAFF COMMITTEE PREPARATION REPORT

Agenda Item: Approval of a Multi-family Site Plan for Tomah Lumber for a 12 unit facility at 215 Cleveland St.

Summary and Background Information:

Tomah Lumber has applied for a site plan approval for a 12 unit residential facility. This plan has been reviewed by City staff, and engineering department and meets the standards in our ordinances.

Recommendation From: Zoning Administrator is to approve of the site plan

Minutes Attached:

Yes ☐ No ☒

Budget Account: Not applicable. **Fiscal Impact:** Not applicable.

Staff Responsible for implementation: Zoning staff.

Economic Impact: housing is Tomah's largest area of need.

Zoning/Rezoning Issues: None

Supports Organizational Goals:

Yes ☒ No ☐

Questions from Administrator:

Grants Pursued/Opportunity Pursued: Not applicable.

Recommendation: **Approve**

A motion to approve this item should read, "Approve of The Site Plan for a new 12 unit residential facility at 215 Cleveland St. with the following conditions:

1. Abide by all representations during application and presentation to Plan Commission
2. Abide by all conditions set by Public Works and Utilities Department and City Engineers.

Charles Handy
Department Director

10-29-2026
Date

Committee: **Planning Commission**

Meeting Date(s): Nov. 05, 2026

STAFF COMMITTEE PREPARATION REPORT

Agenda Item: Approval of a Certified Survey Map at the north end of King St. near Brownell for the City of Tomah.

Summary and Background Information:

Gary Sime has completed a certified survey map for the city of Tomah in order to sell the property to Couleecap for a low income housing project.

Recommendation From: Zoning Administrator is to approve of the CSM

Minutes Attached:

Yes ☐ No ☒

Budget Account: Not applicable. **Fiscal Impact:** Not applicable.

Staff Responsible for implementation: County Surveyor, City Zoning staff.

Economic Impact: housing is Tomah's largest area of need.

Zoning/Rezoning Issues: None

Supports Organizational Goals:

Yes ☒ No ☐

Questions from Administrator:

Grants Pursued/Opportunity Pursued: Not applicable.

Recommendation: Approve

A motion to approve this item should read, "Approve of The **Certified survey Map at the north end of King St. on portions of** Tax Parcel #s 286-00651-0000, 286-00652-0000, 286-02607-2010, 286-02607-2000, and 286-02607-2030.

Charles Handy
Department Director

10-29-2026
Date

Committee: Planning Commission

Meeting Date(s): Nov. 05, 2026

October Building Permits GEC

Permit Issued	Owner Name	Building Address	Census Code	Fee Total
10/1/2026	Allen Pasch	303 McAdams Dr.	131 - Electrical Only	\$ 171
10/1/2026	Rick's Certified Auto	701 Superior Ave.	131 - Electrical Only	\$ 220
10/1/2026	Jessica Olsen	1612 Kilbourn Ave	434 - Residential Addition	\$ 220
10/1/2026	Gerald Fushianes	800 Superior Ave	131 - Electrical Only	\$ 220
10/1/2026	Shawn Ward	1200 Glendale Ave	438 - Additions of Reside	\$ 419
10/1/2026	Beth Hess	813 W. Veterans Ave	131 - Electrical Only	\$ 171
10/1/2026	Roots Management G	813 Aspen Lane	131 - Electrical Only	\$ 171
10/1/2026	Roots Management G	812 Aspen Lane #B	131 - Electrical Only	\$ 171
10/1/2026	Roots Management G	813 Birch Lane	131 - Electrical Only	\$ 171
10/1/2026	Jean Bently-Jones	317 Sumner St	131 - Electrical Only	\$ 171
9/29/2026	TOMAH CHAMBER	1013 SUPERIOR AV	131 - Electrical Only	\$ 220
9/30/2026	Glenda Kuehl	723 Packard St.	434 - Residential Addition	\$ 1,019
10/8/2026	CYNTHIA ZINKE	504 N KILBOURN AV	131 - Electrical Only	\$ 171
10/8/2026	Lindstrom Equipment	605 Fair St	328 - Other non-residentia	\$ 220
10/15/2026	Rhett Ritter	1415 Kilbourn Ave.	120 - Decks and Porches	\$ 248
10/19/2026	Rebecca Smith	1103 Glendale Ave.	434 - Residential Addition	\$ 165
				\$ 4,148
		84% YTD		\$ 67,510
		83% Budget		\$ 80,000

I WORQS October Permits					
Permit Date	Permit Type	Applicant	Project Description	Parcel Address	Fee
10/24/2026	Fence	Janelle Rodriguez	Dog Fence	407 PINE STREET	\$ 35
10/23/2026	Fence	Charlene Chang	0	408 CLARK STREET	\$ 35
10/5/2026	Fence	Brandon Witt	Install 50' of 6' main	905 Charles Dr	\$ 35
9/29/2026	Sign Permit	Hunter Hart	In-Ground Sign	520 E SARATOGA STRE	\$ 70
				Monthly Total	\$ 175
				YTD	\$ 5,660
				Budget	\$ 4,200



Zoning Monthly Report

Oct. 2026

From Charlie Handy, Zoning Administrator

- Completed Plan Commission meeting, monthly reports, etc.
- Met with developers regarding potential short and long-term development projects
- Continue working on the 2026 Zoning dept. work plan
- Performed various enforcement activities
- Continued in the 9th month of an 18-month process of drafting update to Floodplain/Shoreland Zoning Ordinance per state model ordinance
- FEMA started the 90 day public comment period on the updated FIRM floodplain maps
- Drafted TIF responses and potential developers' agreements for economic development projects
- Conducted Weekly Economic Development Staff meetings
- Council Awarded Residential RFP's for two tomah sites
- Working collectively with staff to draft Tomah Marketing Plan
- Completed a very successful Developer's Tour for Sept. 30th
- Attended a community connections tour of Fort McCoy