



AGENDA FOR PLANNING COMMISSION

MEETING NOTICE

A Planning Commission meeting will be held on **Thursday, May 26, 2022 at 5:30 PM** in the **Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.**

ZOOM MEETING INFO

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)

ROLL CALL

APPROVAL OF MEETING MINUTES

- A. [Approval of Meeting Minutes](#)

DISCUSSION ITEMS

- A. Reorganization of Planning Commission
- B. [Review and Approve/Deny of moving permit for 209 W Benton](#)
- C. [Discuss Conditional Uses in Residential District](#)

CERTIFIED SURVEY MAP

[Review/Approval of, Certified Survey Map \(CSM\) for Tomah Storage LLC, Description: Lots 1 and 2 of Vol. 23 Certified Survey Maps, Page 018, Document Number 593122, being part of the NW1/4-SW1/4, Section 22, 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, April 28, 2022 at 5:30 PM** in the Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI. Bryan Meyer called to the meeting to order at 5:30PM.

ZOOM MEETING INFO

Join Zoom Meeting

<https://us06web.zoom.us/j/2708608080?pwd=ZTZ0cmhLVFEFb1dzVDNwdi91UHFYQT09>

Meeting ID: 270 860 8080 Passcode: 206751 One tap mobile +13126266799,,2708608080#,,,,*206751# US (Chicago)

Dial by your location +1 312 626 6799 US (Chicago) Meeting ID: 270 860 8080 Passcode: 206751 Find your local number: <https://us06web.zoom.us/j/2708608080?pwd=ZTZ0cmhLVFEFb1dzVDNwdi91UHFYQT09>

ROLL CALL

Present: Bryan Meyer, Brian Rice, Remy Gomez, Tina Thompson, Mike Murray and John Glynn.

Absent: Adam Gigous.

APPROVAL OF MEETING MINUTES

- A. Motion by Glynn and second by Gomez to approve previous months minutes. All ayes. Motion carried.

PUBLIC HEARING

Public hearing, Sec. 52-14 and 52-35(3), to consider adding Butcher Shops into permitted uses for Business District opened at 5:30PM. No one present in the audience. Recap of ordinance amendment by Shane Rolff. Public hearing was closed at 5:32PM.

Motion made by Gomez to approve as presented and second by Rice. All ayes. Motion carried.

PUBLIC HEARING

Public hearing, Sec. (8) of 52-8, to consider amendments to Zoning/building permit ordinance opened at 5:34PM. No one present in the audience. Recap of ordinance amendment by Shane Rolff. Public hearing closed at 5:35PM.

Motion made by Thompson to approve as presented and second by Glynn. All ayes. Motion carried.

PUBLIC HEARING

Public hearing, Sec. (b)(3) of 52-209, amendments to fence height requirements ordinance opened at 5:39PM. No one present in the audience. Recap of ordinance amendment by Shane Rolff. Public hearing was closed at 5:41PM.

Motion made by Gomez to approve as presented and second by Glenn. All ayes. Motion carried.

CERTIFIED SURVEY MAP

Meyers reviewed the map and recommends it to be approved. Motion made by Murray and second by Thompson to approve the CSM for Boys & Girls Club. All ayes. Motion carried.

Description: Parcels "1" and "2" of Monroe County Certified Survey Map No. 13 CSM 152, Recorded as Document No. 489627 with the Monroe County Register of Deeds, located in Block 39 of the original plat of the City of Tomah, all in the NE 1/4 of the SW 1/4 of section 4, T17N, R1W, City of Tomah, Monroe County, Wisconsin

ADJOURNMENT

Motion made by Thompson and second by Rice to adjourn at 5:44PM.

Submitted by:

Casey Skowronski
Casey Skowronski
Public Works and Utilities Bookkeeper

05/17/2022
Date

CITY OF TOMAH PLAN COMMISSION
STAFF COMMITTEE PREPARATION REPORT
May 26th, 2022

Agenda Item: Review and recommendation on proposal to move an existing home constructed in 1979 from outside the City to a lot at 209 W Benton St.

Summary and background information: Anthony Boltik proposes moving a single family home he purchased to a lot at 209 W Benton St. The building was originally constructed in 1979 and will be placed upon a new footing and foundation onsite.

Recommendation: I recommend approval of the move if the applicant meets all of the requirements of the ordinance regarding moving of buildings.

Shane Rolff
Zoning Administrator/Building Inspector

5/24/22
Date

ARTICLE VII. MOVING BUILDINGS

Sec. 10-317. Permit required.

No person shall move any building over, along or across any highway, street or alley in the city without first obtaining a permit from the building inspector and notifying the chief of police of the date and time of the proposed move. *The Chief has been informed and requested a 2 week lead time for scheduling. I am in talks with Shane on building permit and consideration.*

(Code 1993, § 14.08(1))

Sec. 10-318. Application for permit.

Applications for permits to move buildings shall be made in writing on a form provided by the building inspector and filed no later than seven days before the next meeting of the planning commission. Each application shall be reviewed by the planning commission. The commission shall approve, conditionally approve or deny the issuance of the permit based upon whether or not the applicant has met the standards of issuance outlined in section 10-319. If the commission conditionally approves the application, the building inspector may issue the permit upon the applicant meeting all of the pre-permit conditions required by the commission.

(Code 1993, § 14.08(2))

Sec. 10-319. Standards for issuance.

No permit shall be issued under this section until the applicant meets the following standards:

- (1) The building must not be too large, in the state of deterioration or disrepair or otherwise so structurally unsafe that it could not be moved without endangering persons or property in the city. *The home is 26x45. The rail crossing owners and utility companies involved (Oakdale and Alliant) have been notified and will schedule for move after Egge Moving has narrowed down a date.*
- (2) The applicant's equipment for removal must be safe so as not to endanger persons and property by its use. *Egge movers is a fully insured structure mover in the state of Wisconsin.*
- (3) The applicant must agree in writing to indemnify the city for any damage caused to its facilities by the move and pay to the city and any public utilities the cost of moving and replacing their facilities if required. *Will sign indemnity forms and the Utility companies have been notified and costs have been discussed.*
- (4) The applicant shall provide proof of insurance to the satisfaction of the city attorney. *Egge movers.*
- (5) The applicant must provide in writing the route of transfer and obtain the approval of the route by the chief of police. *This has been discussed with the chief.*
- (6) If the new location is in the city, the building may not be structurally unsafe or unfit for the purpose for which it is moved. Additionally, the applicant shall provide a site map showing the new location of the building after the proposed move, including lot boundaries, setback distances and any other information reasonably required by the planning commission or the building inspector. Zoning or other

ordinances must not be violated by the building in its new location. I believe this was presented and reviewed at last planning meeting.

(Code 1993, § 14.08(3))

Sec. 10-320. Bond required.

Prior to the building inspector issuing a permit involving the moving of a building to a location within the city, the applicant shall provide to the city a bond in an amount determined by the planning commission. The amount of the bond shall be sufficient to cover the cost of completing the conditions outlined in the permit should the applicant fail to substantially comply with the same. How is this determined?

(Code 1993, § 14.08(4))

Sec. 10-321. Term of permit.

A permit issued under this section shall expire six months from the date of issuance or as otherwise determined by the planning commission. Plan is to have finished 1st to 2nd week of July.

(Code 1993, § 14.08(5)(a))

Sec. 10-322. Conditions of permit.

The building inspector and planning commission shall determine what, if any, conditions shall be part of the permit that are reasonably necessary to ensure compliance with the building code and other sections of this Code. The conditions must be met prior to the expiration of the permit.

(Code 1993, § 14.08(5)(b))

Sec. 10-323. Failure to meet permit conditions.

Upon learning of the failure of the applicant to meet the permit conditions, the building inspector shall notify the planning commission so that the noncompliance may be reviewed and the forfeiture of the bond considered based upon whether or not the applicant substantially complied with the conditions of the permit. The applicant shall be notified of when the planning commission will consider the forfeiture of the bond. Notice shall be deemed given upon mailing a copy of the committee agenda to the last known address of the applicant. If the committee finds that the applicant failed to substantially comply with the conditions of the permit, the city may complete the remaining conditions and pay for the cost thereof from the forfeited bond.

(Code 1993, § 14.08(5)(c))

Sec. 52-34. Residential districts.

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

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

(b) *R-2 one- and two-family residential district.*

- (1) *Established.* The R-2 district is established to delineate certain areas of land, both developed and undeveloped, with peculiar characteristics, such as presently existing one- and two-unit dwellings, proximity to commercial development or proximity to major streets and because of a probable continued demand for such dwelling accommodations which are well-designed, pleasant places in which to live.
- (2) *Principal uses.* One- and two-family dwellings, zero lot line dwellings, and all uses permitted in the R-1 district.
- (3) *Conditional uses.* Public and quasi-public uses, planned residential developments, noncommercial meeting halls, nursing homes, home occupations, professional home offices, recreational uses and multifamily dwellings.
- (4) *Lots, buildings, yards.* See schedule of regulations, section 52-40.

(c) *R-3 multifamily residential district.*

- (1) *Established.* The R-3 district is established to delineate certain areas of land, both developed and undeveloped, with peculiar characteristics, such as existing high-density dwelling units, proximity to commercial developments or proximity to major streets and because of a probable continued demand for such dwelling accommodations which are well-designed, pleasant places to live.
- (2) *Principal uses.* Multifamily dwellings and all uses permitted in the R-1 and R-2 districts.
- (3) *Conditional uses.* Public and quasi-public uses, planned residential development, noncommercial meeting halls, nursing homes, home occupations, recreational uses and multifamily dwellings.
- (4) *Lots, buildings, yards.* See schedule of regulations, section 52-40.

The bearings shown on this map are referenced to the West line of the NW¼-SW¼, Said line is ASSUMED to bear S0°13'45"E.



SCALE: 1" = 200'

0' 200' 400'

- = Existing cast iron Harrison marker
- = Existing iron pipe monument
- = Existing 3/4" round iron bar

Owner: Tomah Storage LLC
1307 2nd Ave. N
Minneapolis, MN 55405

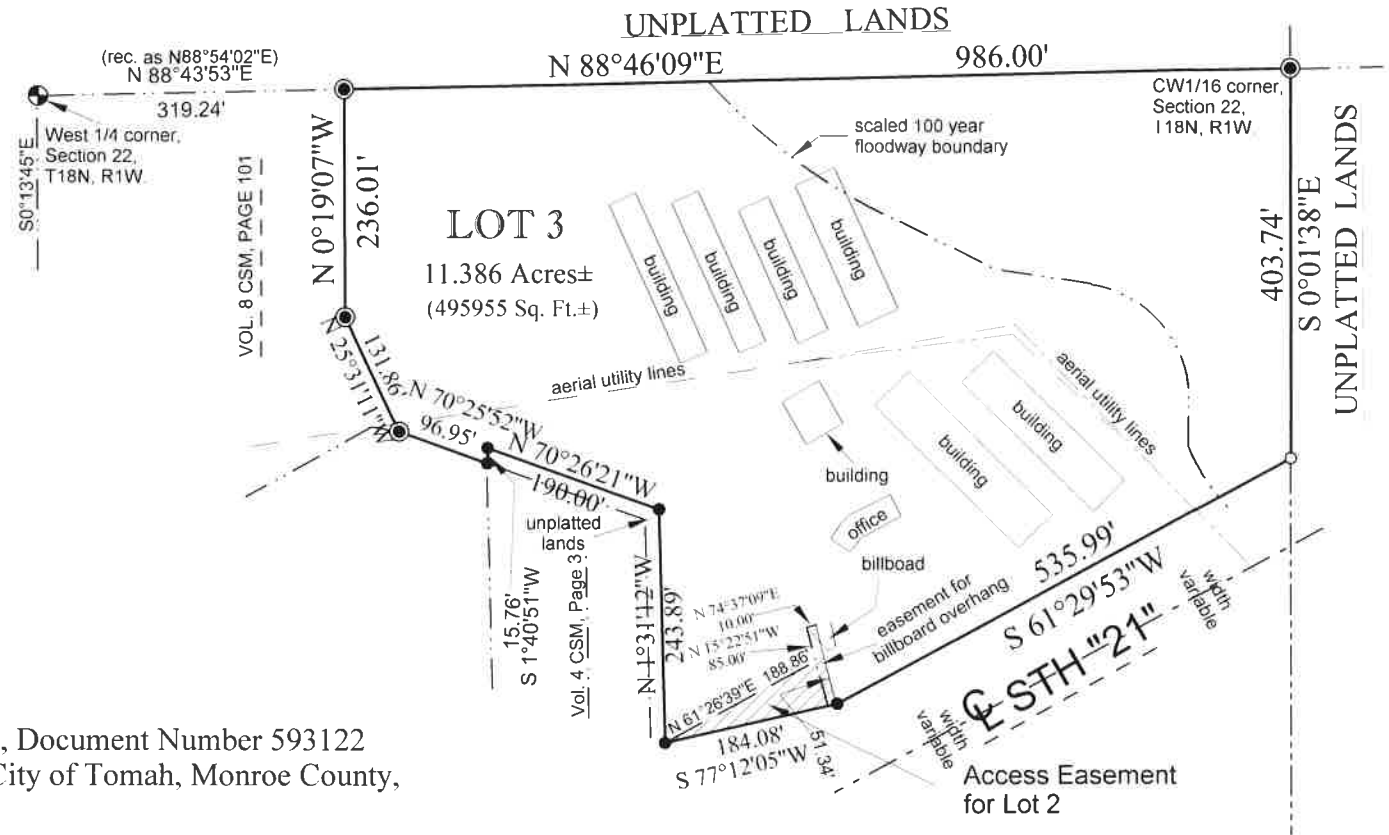
DESCRIPTION

Lots 1 and 2 of Vol. 23 Certified Survey Maps, Page 018, Document Number 593122 being part of the NW¼-SW¼, Section 22, T18N-R1W, City of Tomah, Monroe County, Wisconsin

SURVEYORS CERTIFICATE

I, Garold Sime, being a duly qualified surveyor, do hereby certify that by the order and under the direction of Aaron Hess, I have surveyed and mapped the property described hereon and that the within map is a true and correct representation of the exterior boundaries of the lands surveyed and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, to the best of my knowledge and belief.

Garold Sime, Professional Land Surveyor
H. A. Sime and Associates
P. O. Box 50, Tomah, Wisconsin 54660
Phone: 608-372-5392
May 19, 2022



City of Tomah Planning Commission Approval
This Certified Survey Map is hereby approved this _____ day
of _____, 2022

CHAIRMAN

CERTIFIED SURVEY MAP

Located in Lots 1 and 2 of Vol. 23 Certified Survey Maps, Page 018, Document Number 593122, being part of the NW¼-SW¼, Section 22, T18N, R1W, City of Tomah, Monroe County, Wisconsin.

File No. 5102