



## **AGENDA FOR PLANNING COMMISSION MEETING NOTICE**

A Planning Commission meeting will be held on **Thursday, August 31, 2023 at 5:30 PM**  
in the **Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.**

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### **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 2023 Meeting Minutes](#)

### **PUBLIC HEARING**

1. [Public Hearing, Section 52-116\(10\), to consider the Conditional Use Permit of Michael Clark \(Tomah Area Powersport\) to operate a UTV, ATV, Motorcycle, PWC, sales and services store at 605 Fair St.](#)
2. Discussion and recommendation related to the request from Michael Clark (Tomah Area Powersport) to obtain a Conditional Use Permit to operate a UTV, ATV, Motorcycle, PWC, sales and service store at 605 Fair St.

### **PUBLIC HEARING**

1. [Public Hearing, Section 52-256, to consider the request from Alexandra Matthews & David Deprey to rezone the property located at 1201 Kilbourn Ave from B-Business District to R2-One-and-Two Family Residential District.](#)
2. Discussion and recommendation related to the request from Alexandra Matthews & David Deprey to rezone the property located at 1201 Kilbourn Ave from B-Business District to R2-One-and-Two-Family Residential District

### **CERTIFICATE OF APPROPRIATENESS**

1. [Review/Approval of Certificate of Appropriateness for 1408 Superior Ave](#)

### **SITE PLAN REVIEWS**

1. [Review/Approval of Site Plan for 1408 Superior Ave](#)

### **CERTIFIED SURVEY MAP**

1. Review/Approval of, Certified Survey Map (CSM) for Thomas E. Clay Revocable Living Trust, Description: Vol. 7 Certified Survey Maps, Page 50, Document No. 390765 and located in the SW1/4-SW1/4 and SE1/4-SW1/4, Section 34, 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, July 27, 2023 at 5:30 PM** in the Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.

**Tina Thompson called the meeting to order at 5:33 PM**

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## **ROLL CALL**

Present: Travis Scholze, Eric Prise, Brian Rice and Tina Thompson. Also present: Shane Rolff.

Absent: Bryan Meyer, John Glynn, and Mike Murray.

## **APPROVAL OF MEETING MINUTES**

Motion by Scholze, second by Prise to approve the meeting minutes for June 2023. All ayes. Motion carried.

## **DISCUSSION ITEMS**

1. Certificate of Appropriateness: 1000 Superior Ave

Brief discussion on the certificate of appropriateness for 1000 Superior Ave.

Motion made by Scholze, second by Prise to approve the certificate of appropriateness. All ayes. Motion carried.

2. Ordinance 18-129 Amendment

Lengthy discussion on if the city wants to get rid of shipping containers on properties all together or limit the number of days they are allowed on site. Rolff will bring back an ordinance amendment at a later date.

## **ADJOURNMENT**

Motion made by Prise, second by Scholze to adjourn at 5:55 PM.

CITY OF TOMAH PLAN COMMISSION  
STAFF COMMITTEE PREPARATION REPORT  
**August 31<sup>st</sup>, 2023**

**Agenda Item:** Request from Michael Clark (Tomah Area Powersport) to operate a UTV, ATV, Motorcycle, PWC, sales and service store at 605 Fair St. The location is located in the M-1 Limited Industrial District.

**Summary and background information:** Applicant wishes to operate a UTV, ATV, Motorcycle, PWC, sales and service store in an Industrial Zoned District. Retail sales stores in the M-1 Limited Industrial District require the issuance of a Conditional Use Permit pursuant to following Zoning District regulations.

**Sec. 52-35.**

***B business district.***

*Permitted uses.* The following uses are permitted in the B district: appliance dealers; art and school supply stores; automotive parts sales stores; automobile sales lots and show room lots; and other uses similar to or customarily incidental to any of the above uses.

**M-1 Limited Industrial District**

(3) *Conditional uses.* Airports and airstrips, governmental and cultural, large animal hospital, disposal area, manufacture or use of certain toxic or hazardous chemicals or material, outside storage area and all business uses permitted or conditional in the B district

**Recommendation:** Based on review of the application I recommend approval of the conditional use permit for the sales and service of at the above stated location.

Shane Rolff  
Zoning Administrator

8/10/23  
Date



# M-1 – Limited Industrial District

## Lot Requirements

- Min. area = 20,000 sq. ft.
- Min. frontage = 100 ft.
- Max. building height = 45 ft.
- Max. lot coverage = 50%

## Setbacks

- Principal structure setbacks:
  - Front = 25 ft.
  - Side = 15 ft.
  - Rear = 20 ft.
- Accessory structure setbacks:
  - Side = 10 ft.
  - Rear = 10 ft.

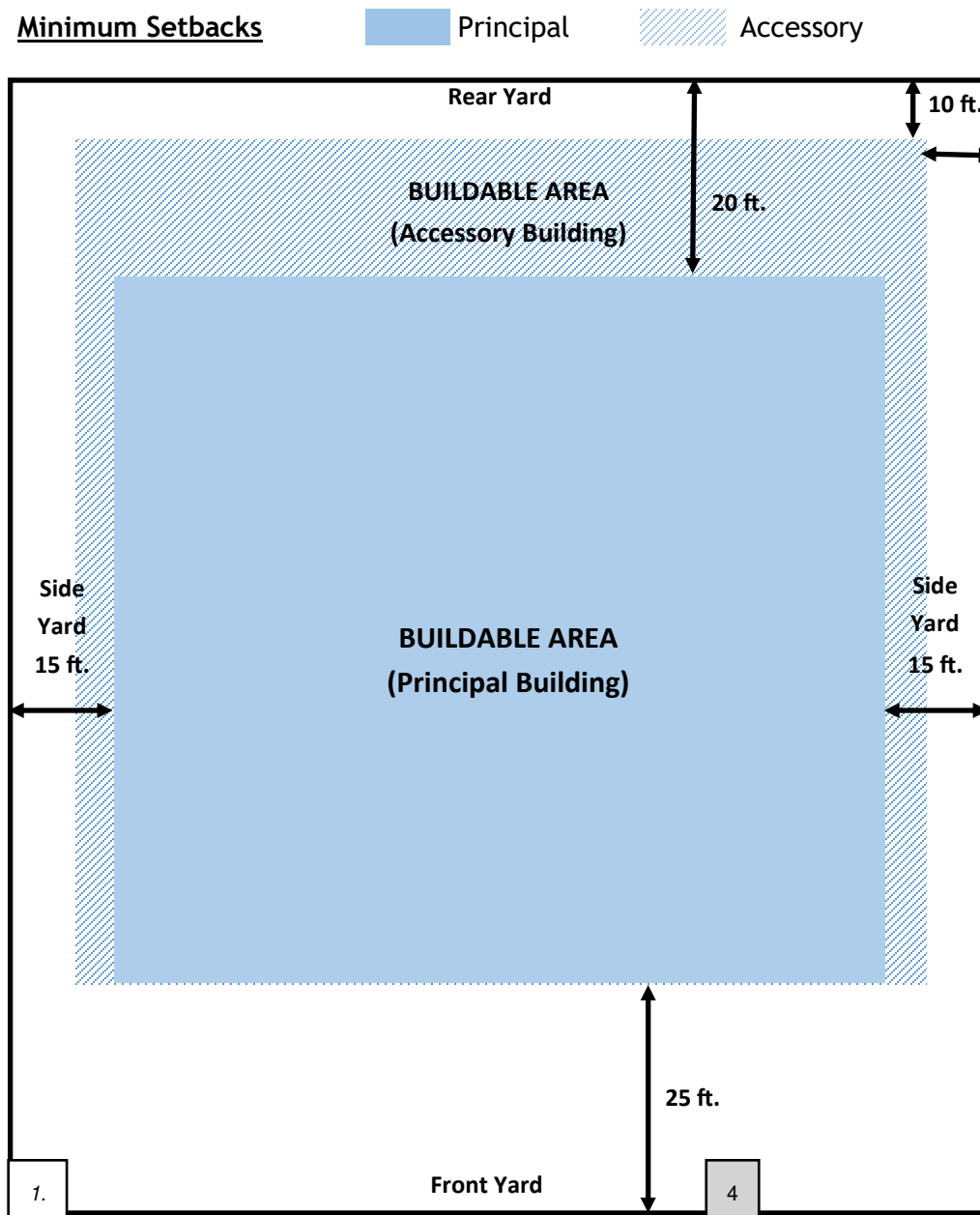
## Permitted Uses

- Manufacture, fabrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastics, textiles and wood
- Recycling areas (not to include salvage yards) provided any crushing and storage is inside a building or semi-trailer unit
- Manufacture, fabrication, processing and packaging of confections, cosmetics, toiletries, electrical appliances, electronic devices, instruments, jewelry and pharmaceuticals
- Food processing, except cabbage, fish and fish products, meat and meat products and pea vining
- Tobacco processing
- Mini-storage facilities

## Conditional Uses

- Airports and airstrips
- Governmental and cultural uses
- Large animal hospital
- Disposal areas
- Manufacture or use of certain toxic or hazardous chemicals or materials
- Outside storage areas
- All business uses permitted or conditional in the B District

## Minimum Setbacks





**City of Tomah**  
**CONDITIONAL USE APPLICATION**

APPLICANT

Applicant Name: Michael Clark / DBA Tomah Area Powersport

Address of Conditional Use Request: 605 Fair St, Tomah

Owner of Site: Mike Clark / DBA Clark Powersport Group

DESCRIPTION OF THE SUBJECT SITE

(1) Legal Description: 2 buildings (existing) and property lines associated with legal boundaries of 605 Fair St, Tomah -

(2) Present Zoning Classification: \_\_\_\_\_

(3) Description of Existing Use Including Structures if any: Sales / service powersports -

(4) Describe Reason for Requesting a Conditional Use Permit: per recommended City of Tomah zoning -

ATTACHMENTS

(1) Plat Plan Drawn to Scale Existing - No changes

(2) Names and Addresses of All Owners of Properties within 200 Feet of subject property. (City shall provide)

(3) Fee Receipt in the Amount of \$125.00 from the City Treasurer

CERTIFICATION

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.



Applicant Signature

215 E. Madison St, H. Johnson, WI

Address of Applicant

7-17-23

Date

CITY OF TOMAH PLAN COMMISSION  
STAFF COMMITTEE PREPARATION REPORT  
**August 31<sup>st</sup>, 2023**

**Agenda Item:** Request from Alexandra Matthews & David Deprey to rezone the property located at 1201 Kilbourn Ave. from B-Business District to R2-One- and Two-Family Residential District.

**Summary and background information:** Applicants wish to rezone the property located at 1201 Kilbourn Ave. from B-Business District to R2-One and Two Family Residential. The property currently has a single-family residence and is considered a legal nonconforming use. The rezone would bring the property into compliance with the City of Tomah zoning ordinances and is consistent with the City of Tomah Future Land Use Map.

**Sec. 52-34. - Residential districts.**

**(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 and all uses permitted in the R-1 district.

***Suitable Zoning Districts:***

Areas identified as Downtown Mixed Use are regulated by the City of Tomah Zoning Code. Generally acceptable zoning districts within DMU areas include: Business (B), Multi-Family Residential (R-3), and Zero Lot Line Residential (R-6). In addition, those properties between McLean Ave and the alley running parallel to Superior Ave., and between Kilbourn Ave. and the alley running parallel to Superior Ave., may be zoned for One- and Two-Family Residential (R-2).

**Recommendation:** Based on review of the application I recommend approval of the rezoning as it is consistent with the City of Tomah Comprehensive Plan Future Land Use map.

*Shane Rolff*

Zoning Administrator

8/9/23

Date

REZONING APPLICATION

APPLICANT

Applicant Name: ALEXANDRA MATTHEWS & DAVID DEPREY  
Address of Rezone Request: 1201 KILBOURN AVENUE TOMAH  
Owner of Site: ALEXANDRA MATTHEWS & DAVID DEPREY

DESCRIPTION OF THE SUBJECT SITE

- (1) Legal Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(2) Present Zoning Classification: B- Business District  
\_\_\_\_\_  
\_\_\_\_\_  
(3) Proposed Zoning Classification: R2- One + Two Family Residential  
\_\_\_\_\_  
\_\_\_\_\_  
(4) Description of Existing Use Including Structures if any: Residential single-  
family home - 1 house and 1 garage  
\_\_\_\_\_  
(5) Describe Reason for Proposed Change in Zoning: To match the  
neighborhood zoning  
\_\_\_\_\_  
\_\_\_\_\_

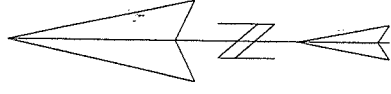
ATTACHMENTS

- (1) Plat Plan Drawn to Scale  
(2) Names and Addresses of All Owners of Properties within 200 Feet of Area to be changed.(City will provide)  
(3) Fee Receipt in the Amount of \$125.00 from the City Treasurer

CERTIFICATION

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Alexandra Matthews 1201 Kilbourn Ave 7/26/23  
Applicant Signature Address of Applicant Date



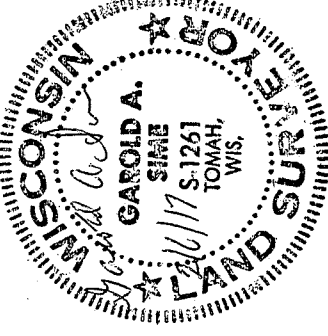
SCALE: 1" = 100'



- = Set 3/4"x18" Rd. Iron Bar weighing 1.50 lbs./lin.ft.
- = Existing Drill hole in concrete
- ◎ = Existing 1 1/4" Iron Pipe

## DESCRIPTION

The N<sup>1</sup>/<sub>4</sub> of Lot 11 and Lot 12, Block 19, Original Plat, City of Tomah, being located in the SW<sup>1</sup>/<sub>4</sub>-SE<sup>1</sup>/<sub>4</sub>, Section 4, T17N-R1W, City of Tomah, Monroe County, Wisconsin.



# PLAT OF SURVEY

Located in the N¼ of Lot 11 and Lot 12, Block 19, Original Plat, City of Tomah, being part of the SW¼-SE¼, Section 4, T17N-R1W, City of Tomah, Monroe County, Wisconsin.

File No. 5446

# SURVEYOR'S CERTIFICATE

I, Garold A. Sime, do hereby certify that by the order and under the direction of Alexandra Matthews, I have surveyed and mapped the property shown hereon and that the within map is a true and correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter AE - 7 of the Wisconsin Administrative Code to the best of my knowledge and belief.

David A. Davis

**GAROLD A. SIME, PROFESSIONAL LAND SURVEYOR S-1261**  
**H. A. SIME & ASSOCIATES**

P. O. BOX 50  
TOMAH, WISCONSIN 54660

Field Survey: 11-16-16  
Map dated: 2-6-17

# Certificate of Appropriateness

## City of Tomah: Building/Site Improvement Review Application for Certificate of Appropriateness

Address of Property:

1408 Superior Ave

Property Owner Name:

Troy Gilson & Jay Larson

Property Owner Address (if different from Address of Property):

1130 Charles Dr

Tomah

WI

Street

Municipality

State

Property Owner Phone Number: (Home/Mobile):

608-343-3443

Have you reviewed the Downtown Tomah Design Standards (if applicable)?

☒

Yes

☐

No

☐

Not Applicable

Have you reviewed the City's Historic Preservation Ordinance (if applicable)?

☒

Yes

☐

No

☐

Not Applicable

Is your property a historic site, in a historic district, or contain a historic structure?

☐

Yes

☒

No

Scope of project to include: (Please check appropriate items.)

☒

New Construction

☐

Siding

☐

Signage

☐

Building Addition

☐

Landscaping / Fencing

☐

Exterior Lighting

☐

Façade Restoration

☐

Parking / Rear Access

☐

Other: \_\_\_\_\_

☐

Awning/Canopy/Shutters

☐

Doors, Windows, & Entrances

☐

Roofing

☐

Exterior Painting

Briefly explain the proposed work: (Attach extra sheets if necessary.)

Build a new office building and warehouse

# Certificate of Appropriateness

## City of Tomah: Building/Site Improvement Review Application for Certificate of Appropriateness

**Please submit the following information:**

- One historical (if available) and one modern photograph of building
- Eight (8) copies of plans of proposed work, including color and/or material samples if appropriate.
- A completed downtown design standards checklist

Estimated total cost/budget for proposed project:

**\$375,000**

Do you have any questions or concerns?

I understand the criteria for this application, approval and reviews by the Plan Commission and/or Historic Preservation Commission (check with Zoning Administrator if unknown whom will review), and agree to be subject to the Downtown Design Standards and/or Historic Preservation Ordinance (if applicable) for the above described work in accordance with City ordinances.

Signed: S/Troy Gilson

Date: 08/14/2023

Property Owner / Applicant

### FOR OFFICE USE ONLY

Received By: \_\_\_\_\_

Date of Meeting: \_\_\_\_\_

Approved or Denied?: \_\_\_\_\_

Conditions of Approval  
or Reasons for Denial: \_\_\_\_\_

Page 2 of 2

Design Standards Checklist

# Checklist

## Instructions

If a section of these standards does not apply to the proposed project (*e.g. parking standards for a facade renovation project*) the entire section can be skipped by checking the “does not apply” box ☐ NA. If any part of a section does apply, please fill out the entire section with checks for completed standards and cross out ☐ for any that do not apply.

In addition to this checklist, a site plan shall be submitted, including (*as applicable*):

- ☐ Trash and recycling containers
- ☐ Pedestrian pathways
- ☐ Parking and circulation
- ☐ Landscaping
- ☐ Stormwater management features
- ☐ Lighting

Applicant

Staff / ZA

PC

## SIGNAGE DESIGN

### Sign Type Usage Standards

☒ N/A

Comments (*office use only*):

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Applicant	Staff / ZA	PC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> N/A		

1. All signs conform to the sign design and maintenance requirements in the City’s Zoning Ordinance, **-AND-** have applied/acquired sign permit.

2. The project does not include following sign types: roof-mounted, pole, external neon cabinet/canister, billboard, **-AND-** there is no canopy in the public right-of-way.

3. All ground signs, if any, utilize monument-style design.

4. Ground signs do not extend higher than the mean street grade following the restriction shown below.

- ☐ **Downtown Core** Only: 5 feet
- ☐ **Transitional Area** Only: 8 feet

5. Signage on awnings, marquees and canopies is > 75% of the front valance, flat profile, and/or roof. **- AND -** no signage is placed on the side of the structure.

6. LED changeable messaging sign incorporated in monument sign does not comprise > 30% of the sign area, inclusive of the base area.

7. Signage is > 25% of each storefront display window/door area, excluding product display.

Design Standards Checklist

10. *Journal of the American Medical Association*, 2000; 284: 2689-2695.

Design Standards Checklist	Applicant	Staff / ZA	PC	
1. Signs are placed to fit in with the building's overall architectural composition <b>-AND-</b> do not significantly obscure the building's architectural features.	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	<b>Sign Placement, Installation &amp; Lighting Standards</b> <div> <input type="checkbox"/> N/A           <input checked="" type="checkbox"/> </div> Comments (office use only):
2. Placement of signs and mounting systems do not obscure windows or doorways, including door, glass panes, and corresponding trim and supports.	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	
3. Signage on masonry buildings are mounted through the mortar joints rather than through the masonry itself, if possible.	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	
4. Signs do not extend above the roofline, cornice or parapet, whichever is lowest.	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	
5. If a historic sign board area exists above the transom windows, the primary wall sign is placed inside this space <b>-AND-</b> does not extend above, below or beyond the edges of the signboard area.	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	
6. Awnings are not internally illuminated.	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	
7. Exterior lamps are located and shielded to prevent the casting of direct light or glare on roadways, adjacent properties and the sky, <b>-AND-</b> does not interfere significantly with the sign or sign bracket.	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	
8. <b>Downtown Core Only</b> , if wall/projecting sign is internally illuminated, the sign face (background) is opaque with only push thru lettering/symbols illuminated.	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	
9. There are no color changing and "chasing" LED features.	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	



# Checklist

	Applicant	Staff / ZA	PC	
<b>Sign Materials, Colors &amp; Lettering Standards</b> <input checked="" type="checkbox"/> N/A Comments (office use only):    	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Sign substrate is either MDO, Aluminum, or Aluminate. Acrylic material, if used, simulates metal or wood.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. The sign style, color and materials complement the character of the building and other signage.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Highly reflective material is not used.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. The color tones between the sign's lettering/symbols and background have sufficient contrast to make the sign clearly legible.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. The main lettering and predominant background does not use fluorescent colors.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## SITE DESIGN

<b>Street Relationship Standards</b> <input type="checkbox"/> N/A Comments (office use only):    	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. <b>Downtown Core Only</b> , primary structures will be built no more than 3-FT from the front property line, except a portion of the building may be set back per the following limitations: <input type="checkbox"/> The space provides an outdoor seating area, a hardscape plaza, or similar accessible pedestrian space, AND <input type="checkbox"/> 25%, or minimum of 10-FT, of the building width is built to the restricted setback, -AND- <input type="checkbox"/> Maximum setback of 10-FT.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. <b>Transitional Area Only</b> , primary structures will be built within 25-FT of the front property line.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. There is at least one functional building entrance provided on the facade facing the (most prominent) street.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

# Checklist

## Design Standards Checklist

	Applicant	Staff / ZA	PC	
1. Exterior building and parking light fixtures are either semi- or full-cutoff -AND- not directed to the sky (excluding ground lights directed at building)	<input type="checkbox"/> <input type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	<b>Exterior Lighting Standards</b> N/A <input type="checkbox"/> Comments (office use only):
2. Light trespass does not exceed 1.0 footcandles at the property line adjacent to park/residential use.	<input type="checkbox"/> <input type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	
3. Parking/security poles are no taller than the building height restrictions in the underlying zoning district, or 35-FT, whichever is less. If abutting residential, the poles are no taller than 25-FT.	<input checked="" type="checkbox"/> <input type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	
4. Exterior light fixtures are designed to complement the character/style of the building.	<input checked="" type="checkbox"/> <input type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	
5. Spec sheets for each light fixture are submitted.	<input type="checkbox"/> <input type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	
1. Parking (5+ vehicles) are paved and include concrete curbs along all parking/drive areas (excluding gaps to allow stormwater flow to basins).	<input checked="" type="checkbox"/> <input type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	<b>Parking Areas Standards</b> N/A <input type="checkbox"/> Comments (office use only):
2. There is no off-street parking in front of building.	<input type="checkbox"/> <input type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	
3. <b>Downtown Area Only</b> , side yard parking is no more than 66-FT wide.	<input type="checkbox"/> <input type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	
4. <b>Transitional Area Only</b> , side yard parking is no more than 140-FT wide.	<input checked="" type="checkbox"/> <input type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	
5. <b>Walkways are provided connecting the building entrances to the public sidewalk.</b> If the walkway crosses parking areas or a drive aisle they are clearly marked by striping or material change.	<input checked="" type="checkbox"/> <input type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	
6. Parking stalls & drive aisles are separated from the public ROW & adjacent properties by a planted landscape buffer (at least 5 feet wide).	<input checked="" type="checkbox"/> <input type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	
7. Parking rows of more than 15 parking spaces are interrupted by a landscape island/median.	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	
8. Parking lots adjacent to residential properties have a semi-opaque buffer (min. of 4 feet in height).	<input checked="" type="checkbox"/> <input type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	

# Checklist

	Applicant	Staff / ZA	PC	
<b>Storage &amp; Service Areas Standards</b> <input checked="" type="checkbox"/> N/A Comments (office use only):       	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Screening is compatible with the building architecture, as well as other site features.
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	2. Street-level/rooftop mechanical equipment are not visible from the street or municipal parking lot.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Dumpsters are fully screened, including dumpster gate, to not be visible from a public street, unless it has been determined that the screening impedes functionality/service.
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	4. Service boxes are located away from the pedestrian zone (e.g., side/rear yard).
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Permanent loading docks / staging areas are not in the front yard -AND- if visible from the street or facing residential property it is screened with landscaping and/or wall ≥ 6-FT in height and integrated with the overall site and building design.
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	6. There is no outdoor storage of products, materials, or equipment in the front yard (excluding short-term display items or items available for purchase).
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Landscaping Standards</b> <input type="checkbox"/> N/A Comments (office use only):       	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. All landscaping will be completed within 12 months of the issuance of an occupancy permit or final inspection, in accordance to the approved landscaping plan.
	<input type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	2. Parking lots (5+ vehicles) include 5 points worth of landscaping per parking space (based on landscaping point system shown on page 19) placed on the parking lot or within 10-FT of said lot.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. <b>Transitional Area Only</b> , development includes 10 points worth of planting per 1,000 SF of enclosed ground floor area (based on landscaping point system shown on page 19) placed along the base of the building, around storage areas and/or along street frontages.
	<input type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	4. Plantings and low fences located between parking areas and the public sidewalk do not (and naturally will not) obscure vision 3-8 feet above the ground.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	

# Checklist

## Design Standards Checklist

Applicant	Staff / ZA	PC	
<b>BUILDING DESIGN</b>			
1. If a new building, it is at least 18-FT tall from grade to top of the parapet or midpoint of a pitch roof.	<input type="checkbox"/> <input type="checkbox"/> N/A	<input type="checkbox"/>	<b>Scale, Articulation &amp; Roofline Standard</b> N/A <input type="checkbox"/> Comments (office use only):
2. Any floor over three is set back from the remainder of the facade.	<input type="checkbox"/> <input type="checkbox"/> N/A	<input type="checkbox"/>	
3. If a new building, vertical proportions on the street facade is established (e.g., windows, doors, structural expression, etc.).	<input checked="" type="checkbox"/> <input type="checkbox"/> N/A	<input type="checkbox"/>	
4. Any building with a total width equal to or greater than its height utilizes one or more of the following techniques: <input type="checkbox"/> Expression of structural bay, <input type="checkbox"/> Variation in material, -AND/OR- <input type="checkbox"/> Variation in the building plane.	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	
5a. If a new buildings, a discernible base, middle and top is created using details or changes in materials.	<input type="checkbox"/> <input type="checkbox"/> N/A	<input type="checkbox"/>	
5b. A discernible base is at least 2-FT in height, but may include the entire first floor.	<input type="checkbox"/> <input type="checkbox"/> N/A	<input type="checkbox"/>	
6. Any secondary facade facing a public street (corner building) incorporates design qualities similar to the primary facade.	<input type="checkbox"/> <input type="checkbox"/> N/A	<input type="checkbox"/>	
7. <b>Downtown Core Only</b> , new buildings utilize a horizontal expression line that project at least 2 inches, articulating the transition between first and second floors.	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	
8. Street-facing facades over 100 feet in length have at least 25% of the facade vary in height, with such difference being 4-FT or more.	<input type="checkbox"/> <input type="checkbox"/> N/A	<input type="checkbox"/>	
9. <b>Downtown Core Only</b> , a flat or mansard roof system is used, unless a pitched roof system is deemed appropriate to the site and building style.	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	

# Checklist

	Applicant	Staff / ZA	PC	
<b>Scale, Articulation &amp; Roofline Standards (cont.)</b> Comments (office use only):     	<input checked="" type="checkbox"/> <input type="checkbox"/> N/A	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	10. <b>Transitional Area Only</b> , there is a positive visual termination at the top of the building, using either a pitched roof with gable(s) or parapet facing the street, mansard roof, or a flat roof with a defined cornice.  11. The roof has a slope no less than 5:12.  12. An accurately-measure elevation of each exposed building facade, including roofline, is submitted. The elevations include for reference purposes any adjacent buildings, including the roof profile, window configuration, and any other important architectural features.
<b>Projections Standards</b> <input checked="" type="checkbox"/> N/A Comments (office use only):               	<input checked="" type="checkbox"/> <input type="checkbox"/> N/A <input type="checkbox"/> <input checked="" type="checkbox"/> N/A <input type="checkbox"/> <input checked="" type="checkbox"/> N/A <input type="checkbox"/> <input checked="" type="checkbox"/> N/A <input type="checkbox"/> <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> <input type="checkbox"/> N/A <input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1. Signage on projections meet the requirements under Signage Design section (P.11-13).  2. Projections, excluding awnings, do NOT extend more than 5-FT beyond the property line. Awnings do NOT extend closer than 3 ft. from the street curb.  3. Canopies and marquees do not use wood or shingle components.  4. Canopies and marquees are a minimum of 10-FT above sidewalk grade.  5. Awnings are not made of shiny materials or have a shiny finish.  6. Awnings/Canopies are at least 3 feet in depth and at least 8 feet above the sidewalk  7. The building has no glowing awnings (backlit, light shows through the material).  8. <b>Downtown Core Only</b> , awnings are mounted below the horizontal expression line that defines the ground floor.

# Checklist

## Design Standards Checklist

1. Ground-level facades facing the public street are comprised of at least 25% clear glass (up to 10 feet above street grade), excluding Superior Avenue facades in the **Downtown Core** (see Standard #2).

☐  
☐ N/A

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☐

### Window, Door & Garage Standards

N/A ☐

Comments (office use only):

2. **Downtown Core Only**, ground-level facades facing Superior Avenue are comprised of at least 35% clear glass (up to 10 feet above the street grade).

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☒ N/A

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3. New buildings with upper stories have windows on all street-facing facades.

☐  
☐ N/A

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4. **Downtown Core Only**, there are NO garage doors facing Superior Avenue.

☐  
☒ N/A

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☐

5. **Transitional Area Only**, NO new garage doors are facing Superior Avenue, unless it is only providing pedestrian access to the building's interior space.

☒  
☐ N/A

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6. Where allowed, new vehicle-access garage doors facing a public street use one or more of the following techniques to mitigate their impact on the street frontage:

- ☐ Set back the garage bays from the primary facade a minimum of 4-FT,
- ☐ Set back every third garage door a minimum of 2-FT from the remaining garage door bays, and/or
- ☐ Screening garage doors from the street.

☐  
☒ N/A

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7. Diagram(s) illustrating the percentage of transparent glass on each street-facing facade is submitted.

☒  
☐ N/A

☐
☐

## Checklist

[illegible]





# Checklist

	Applicant	Staff / ZA	PC	
<b>RESTORATION &amp; PRESERVATION</b>				
<b>Historic Cleaning &amp; Restoration Standards</b> <input checked="" type="checkbox"/> N/A Comments (office use only):	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	1. No use of chemical or physical treatments that could damage existing painted brick or stone, such as sandblasting.
	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	2. If necessary, surface cleaning will use the gentlest means possible. A surface cleaning test was conducted to determine the most appropriate cleaning method.
	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	3. New mortar matches the original brick and mortar joint profile, including width and depth, -AND- mortar duplicates the original in color, texture and strength.
	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	4. Existing historic base panels are not planned to be filled in with concrete block, unless it matches the primary facade material. Brick, if used to infill a historic base panel, will match the building as closely as possible in size, color, and texture.
	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	5. Masonry on historic structures will NOT be painted, or stuccoed, if it has not been painted historically.
	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	6. Existing entry openings on historic structures are retained, where feasible. If additional entry openings are needed (i.e., for deliveries) they will be placed at regular intervals and should be of similar proportions as the original entry.
	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	7. Existing window openings on facades facing a public street are retained.
	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	8. Original or historic features, including columns, bulkheads, transoms and moldings, are retained, if possible.
	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	9. Inappropriate past additions to buildings should be considered for removal, including siding, signs, wood filler in window openings, stucco, or exterior siding materials

# Checklist

## Design Standards Checklist

1. Outdoor food service areas is permitted under Chapter 32 of the City's Ordinances.

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☒ N/A

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**Outdoor Food Service  
& Vending Unit**

2. Outdoor food service is on private property and selling similar products already available in the store, or is approved based on merits of the business plan.

☐  
☒ N/A

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☐

N/A ☒

Comments (office use only):

3. Ancillary structures of a permanent nature (e.g., storage facilities, restrooms, seating pavilion) comply with all applicable building standards in this handbook & applicable City/County/State requirements.

☐  
☒ N/A

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4. All outdoor food service areas open to the public meet ADA requirements.

☐  
☒ N/A

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☐

5. No usage of floors coverings (e.g, artificial turf, paint & carpet).

☐  
☒ N/A

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☐

6. Building entrances have a direct clear path unimpeded (min. of 5 feet) for ingress & egress.

☐  
☒ N/A

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☐

7. If used, dumpsters and carts are screened from view from Superior Avenue through landscaping and/or fencing/walls.

☐  
☒ N/A

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☐

8. Trash receptacles are provided for customers.

☐  
☒ N/A

☐
☐

9. Lighting meet Lighting Standards in this Handbook. If used, string lights are commercial-grade & affixed to supports or building through typical construction means (no temporary method).

☐  
☒ N/A

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10. Outdoor display & storage areas are screened from view from adjacent to a residential property by a minimum of 6-ft solid fence or wall.

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☒ N/A

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☐

11. No sales from RVs and tent, unless conditionally approved for a special event.

☐  
☒ N/A

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☐

	Applicant	Staff / ZA	PC
<b>Outdoor Food Service &amp; Vending Unit (cont.) Standards</b> <input checked="" type="checkbox"/> N/A Comments (office use only):	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>

12. Dining furniture are commercial grade & are primarily constructed of finished-grade wood, metal or composite material. No use of lightweight materials, unstained/unpainted pressure-treated wood, and/or primarily plastic.

13. Vending unit is located on a paved pad & adheres to the setback requirements of the underlying zoning district.

14. If multiple (vending unit) pads are proposed, they are a minimum of 10 feet apart.

15. Vending unit use of plastic materials, concrete block, fabric & other loose materials are not use as base materials.



## B — Business District

### Lot Requirements\*

- Min. area = 3,000 sq. ft.
- Min. frontage = 20 ft.
- Max. building height = 45 ft.
- Max. lot coverage = 95%

### Setbacks

- Principal and accessory structure setbacks:
  - Front = none
  - Side = none
  - Rear = 10 ft.

### \*Lot Requirements for

#### Shopping Centers:

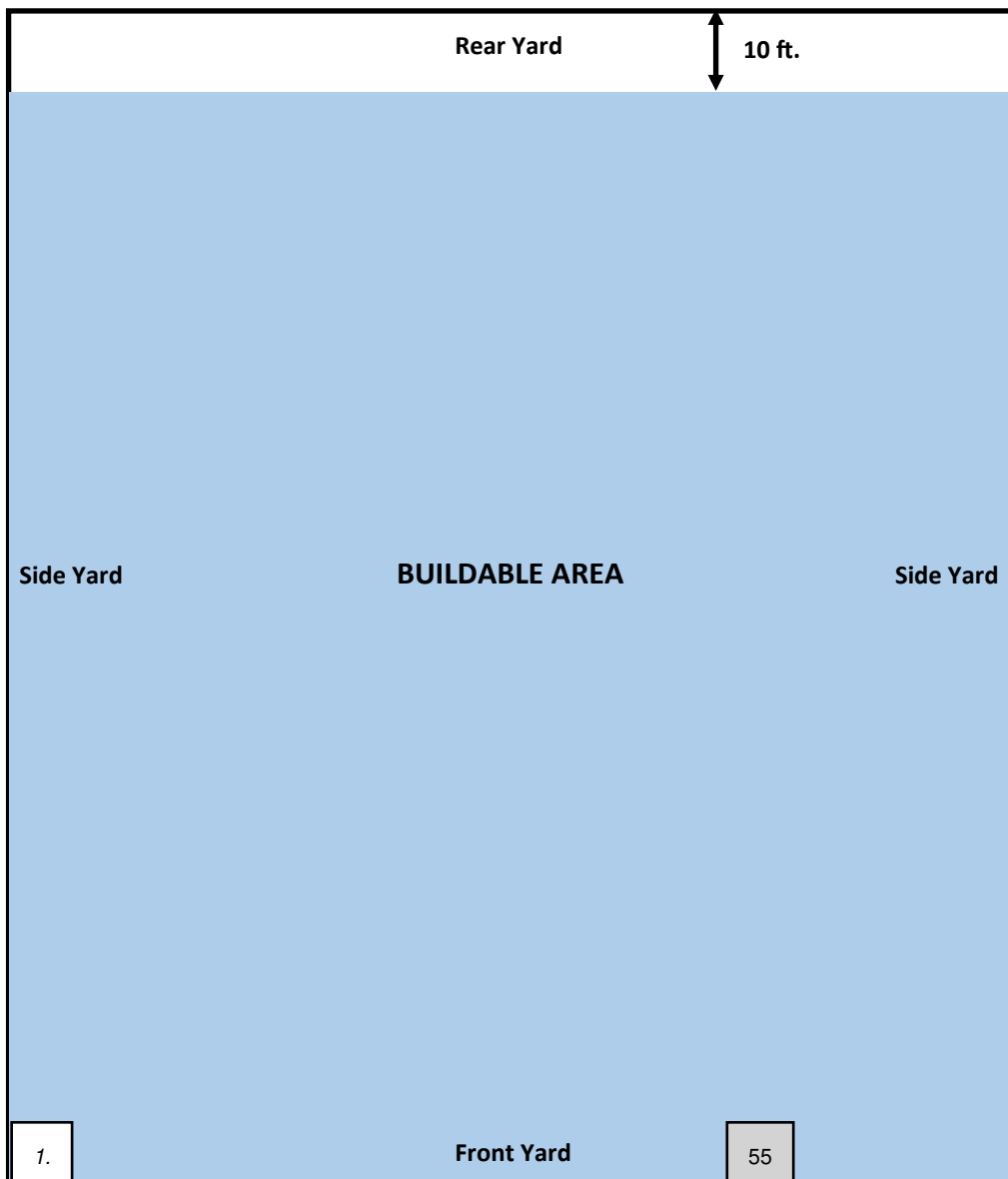
- Min. area = 4 acres
- Min. frontage = 300 ft.
- Max. height = 35 ft.
- Setbacks:
  - Front = 100 ft.
  - Rear = 40 ft.
  - Side = 40 ft.

### Permitted Uses

- Appliance dealers/sales
- Art and school supply stores
- Automotive parts sales
- Automobile sales
- Antique shops
- Bakeries (retail)
- Barbershops/salons
- Banks/financial institutions
- Candy/ice cream shops
- Caterers
- Clothing/dry goods stores
- Clubs
- Cocktail lounges
- Drugstores/pharmacies
- Department stores
- Electrical supply stores (retail)
- Food stores/supermarkets
- Funeral homes
- Hotels/inns
- Insurance agencies
- Jewelry stores
- Lumber yards
- Liquor stores
- Medical facilities/clinics
- Ministorage facilities
- Music stores
- Markets (fruit and vegetable)
- Newsstands
- Opticians/optical supply stores
- Offices
- Paint/wallpaper stores
- Shoe stores
- Taverns
- Tourist information/hospitality centers
- Upholsterers
- Variety stores
- Veterinary clinics (small animal)
- Other uses incidental to the above

### Minimum Setbacks

 Principal



### Conditional Uses

- Governmental and cultural uses
- Transportation uses
- Drive-in theaters
- Drive-in restaurants
- Motels
- Drive-in banks
- Recreational uses
- Vehicle repair and sales
- Recycling areas (not including salvage yards or can crushing), provided they are more than 500' from residential
- R-1, R-2, R-3 dwellings
- Light fabrication if incidental to a permitted land use

## **M&M video building site plan review cover letter**

To Tomah building review

From Troy Gilson and Jay Larsen M & M Video

New 30 x 100 office warehouse

Parcel # 286-01806-001408 Superior st. is currently a vacant 50 x 150 lot in between 2 residential rental properties. .17 acres

M & M video is proposing to build a 30 x 40 and a 30x60 for a total of 100' split-level single-story office building/warehouse. The building is being constructed by the local high school shop class.

There is a complete set of plans that have been submitted with the application. The plans were drawn up by Eskay Architecture Onalaska WI. The footprint of the building and interior layout will all stay the same as the plans. What changes is the building will be constructed post frame. The windows and doors on Superior st will be resized and relocated to conform to the transition area requirements and the ordinance.

The owners would like to get approval to proceed with the foundation and excavating so we can be ready in Mid-September for the high school class to start construction. We can work through the final details of the exact windows and plan revisions in the next couple of weeks. If anything is needed to get this project moving. We would ask for conditional approval to proceed with the foundation while we work out all the minute details of colors, windows and any other concerns that arise.

Thomas Willan Ironman Buildings will be acting as the project manager.  
[tom@ironmanbuildings.com](mailto:tom@ironmanbuildings.com) 608-438-3103

Dated this 14th day of August 2023.

RESPECTFULLY SUBMITTED:

/s/ Troy Gilson

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## 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:

construct a new office and warehouse for M & M video

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

<b>Property Address:</b> 1408 Superior st	<b>Parcel Number:</b> 286-01806-0000
--	---

<b>Applicant:</b> Troy Gilson	<b>Mailing Address:</b> 1130 Charles Dr	<b>City, State, Zip:</b> Tomah WI 54660
<b>Phone Number:</b> 608-343-3443	<b>Email:</b> tgilson@gmail.com	<input checked="" type="checkbox"/> Primary Contact

<b>Business: Owner/Contact:</b> Jay Larson	<b>Mailing Address:</b> 2105 HOLLISTER AVE	<b>City, State, Zip:</b> Tomah WI 54660
<b>Phone Number:</b>	<b>Email:</b> jaylorson12@gmail.com	<input type="checkbox"/> Primary Contact

<b>Property Owner:</b> M & M Video	<b>Mailing Address:</b> 2105 HOLLISTER AVE	<b>City, State, Zip:</b> Tomah WI 54660
<b>Phone Number:</b>	<b>Email:</b>	<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.*

<b>Signature of Applicant:</b> S/Troy Gilson	<b>Date:</b> 08/14/2023
<b>Signature of Property Owner:</b> S/Troy Gilson	<b>Date:</b> 08/14/2023

<b>OFFICE USE ONLY:</b>	<b>Date Received:</b>	<b>Application Received by:</b>
<b>Zoning District:</b>		

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
<b>Cover/Title Page:</b>			
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"/>
<b>Site and Zoning Data:</b>			
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
<b>Natural Features:</b>			
<input type="checkbox"/> Wetlands <input type="checkbox"/> Floodplain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Access and Circulation:</b>			
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Calculations for required number of parking and loading spaces, location, and layout (ADA compliant)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dimensions of parking spaces, islands, circulation aisles, and loading zones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Identify existing and proposed street improvements including streets, alleys, curbs, sidewalks, and trails	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Building, Structure, and Miscellaneous Site Information:</b>			
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of trash receptacle(s) and transformer pad(s) and method of screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of outdoor storage materials/equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

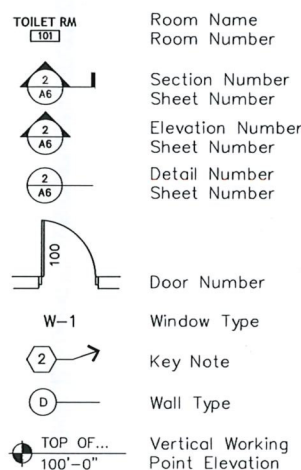


# M&M VIDEO AMUSEMENTS

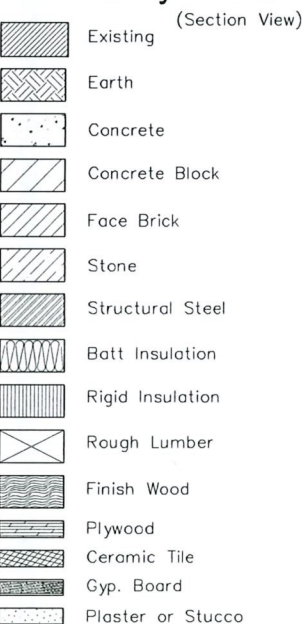
## New 3,000 S.F. Office and Warehouse Facility

1408 SUPERIOR AVE  
TOMAH, WI 54660

### Graphic Symbols



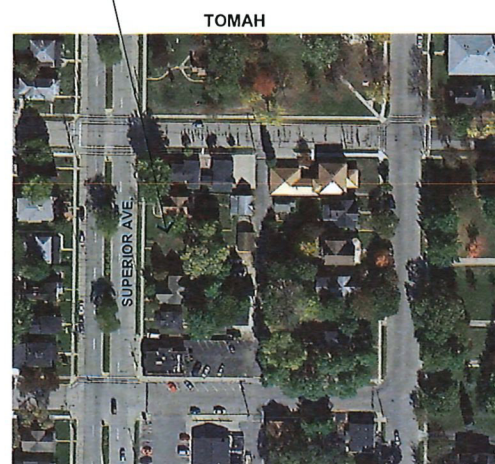
### Material Symbols



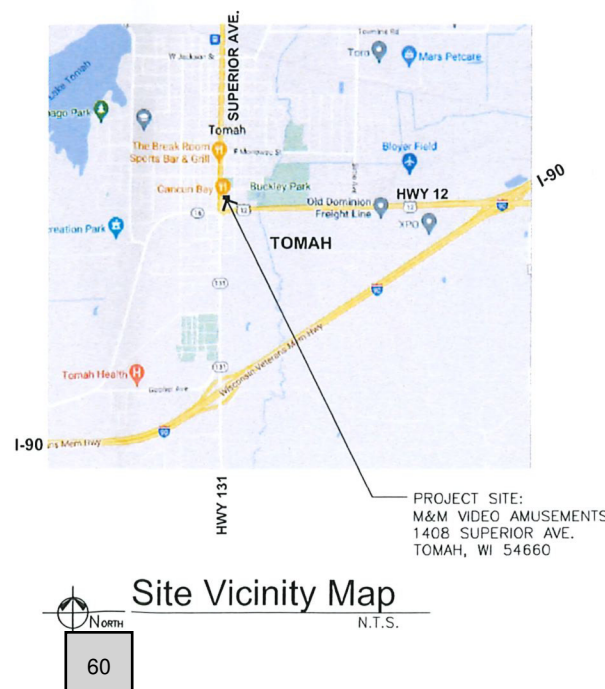
### Typical Abbreviations List

A.F.F.	ABOVE FINISHED FLOOR	MBD	MARKER BOARD
A.T.	ACOUSTICAL TILE	MAS.	MASONRY
ADJ.	ADJUSTABLE	M.O.	MASONRY OPENING
ACP	ACOUSTIC CEILING PANEL	MAX.	MAXIMUM
AT	ACOUSTIC CEILING TILE	MECH.	MECHANICAL
AWP	ACOUSTIC WALL PANEL	MTL.	METAL
ALT.	ALTERNATE	MIN.	MINIMUM
ALUM.	ALUMINUM		
@	AT	N.I.C.	NOT IN CONTRACT
		N.T.S.	NOT TO SCALE
BRG.	BEARING	O.C.	ON CENTER
BIT.	BITUMINOUS	O.D.	OUTSIDE DIAMETER
BLK'G.	BLOCKING	OH.	OVERHEAD
BR.	BRICK		
BLDG.	BUILDING	P.	PAINT
		PLAS.	PLASTER
CAB.	CABINET	P. LAM.	PLASTIC LAMINATE
CPT.	CARPET	PL.	PLATE
CLG.	CEILING	PLBG.	PLYWOOD
CT.	CERAMIC TILE	PCT.	PORCELAIN CERAMIC TILE
COL.	COLUMN	P/C	PRECAST
CONC.	CONCRETE	P/C TERR.	PRECAST TERRAZZO
C.B.	CONCRETE BLOCK	PREFAB.	PREFABRICATED
CMU	CONCRETE MASONRY UNIT	P.T.	PRESSURE TREATED
CONT.	CONTINUOUS - CONTINUED		
CONTR.	CONTRACTOR	Q.T.	QUARRY TILE
C.J.	CONTROL JOINT	REINF.	REINFORCING OR REINFORCEMENT
COORD.	COORDINATE		
DIA.	DIAMETER	REQ'D.	REQUIRED
DRS.	DOORS	R.	RISERS
D.S.	DOWN SPOUT	R.D.	ROOF DRAIN
		RFG.	ROOM
E.W.C.	ELECTRIC WATER CHILLER	RM.	ROOM
ELECT.	ELECTRICAL	SCHED.	SCHEDULE
EL.	ELEVATION	S.	SEALED
ELEV.	ELEVATOR	SIM.	SIMILAR
E.P.	EPOXY PAINT	SV	SHEET VINYL
EQUIP.	EQUIPMENT	S.C.	SOLID CORE
EXIST.	EXISTING	S.SURF.	SOLID SURFACE
E.P.S.	EXPANDED POLYSTYRENE	SPEC.	SPECIFICATION
EXP.	EXPOSED	SPORT	SPORT
EXT.	EXTERIOR	SURF.	SURFACES
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	ST.	STAIN
		S.S.	STAINLESS STEEL
F.V.	FIELD VERIFY	STRUCT.	STRUCTURE OR STRUCTURAL
FIN.	FINISH	T.BD.	TACKBOARD
F.E.	FIRE EXTINGUISHER	T.S.	TACK SURFACE
FL.	FLOOR	TEMP.	TEMPERED
F.D.	FLOOR DRAIN	TERR.T.	TERRAZZO TILE
FTG.	FOOTING	T&G	TONGUE & GROOVE
FDN.	FOUNDATION	TOP OF	TOILET PARTITION
GEN.	GENERAL	T.P.	TREADS
G.C.	GENERAL CONTRACTOR	TYP.	TYPICAL
GL.	GLASS OR GLAZING		
GL.CMU.	GLAZED CMU	UNFIN.	UNFINISHED
G.F.CMU.	GROUND FACE CMU		
GYP. BD.	GYP. BOARD	V.B.	VAPOR BARRIER
		VERT.	VERTICALLY
H&V	HEATING & VENTILATION	V.C.T.	VINYL COMPOSITION
H.C.	HOLLOW CORE	V.W.C.	VINYL WALL COVERING
H.M.	HOLLOW METAL	VB	VINYL BASE
H.O.	HOLD OPEN ARM	W.W.F.	WELDED WIRE FABRIC
HORIZ.	HORIZONTAL	WDW.	WINDOW
HR.	HOURS	W/	WITH
HYD.	HYDRANT	WD.	WOOD
INSUL.	INSULATION		
INT.	INTERIOR		
JT.	JOINT		
JST.	JOIST		

PROJECT SITE:  
M&M VIDEO AMUSEMENTS  
1408 SUPERIOR AVE.  
TOMAH, WI 54660



Site Location Map  
N.T.S.



### PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF A 3,000 SQ. FT. SINGLE STORY BUILDING. THIS BUILDING WILL BE USED AS A BUSINESS OFFICE AND WAREHOUSE FACILITY.

THE CONSTRUCTION CONSISTS OF A SLAB ON GRADE FLOOR THROUGHOUT WITH AN INTEGRAL PERIMETER GRADE BEAM FOUNDATION SYSTEM. THE FRAMING IS 2x WOOD FRAMED WALLS 2' O.C. STUDS. THE ROOF FRAMING IS AN ENGINEERED WOOD TRUSS ROOF SYSTEM SET @ 2'-0".

THE EXTERIOR FINISH IS LP SMARTSIDE LAP SIDING ROOFING IS ASPHALT SHINGLES.

### CODE DATA

GOVERNING CODES  
STATE OF WISCONSIN - CITY OF TOMAH - MONROE COUNTY

APPLICABLE CODES: ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. APPLICABLE CODES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING ADOPTED CODES:

2015 IBC WITH 2018 WISCONSIN AMENDMENTS (SPS 362)  
2015 IMC WITH 2018 WISCONSIN AMENDMENTS (SPS 316)  
2017 WISCONSIN ELECTRIC CODE (SPS 316)  
2018 WISCONSIN PLUMBING CODE (SPS 381-387)  
2015 IECC WITH 2018 WISCONSIN AMENDMENTS (SPS 362)  
2015 NFPA 101 LIFE SAFETY CODE  
2015 INTERNATIONAL FIRE CODE  
ACCESSIBILITY: 2009 ANSI 117.1 (IBC CHP 11)

### I. BUILDING INFORMATION:

A. BUILDING DESIGNATION:  
M&M VIDEO AMUSEMENTS  
OFFICE - WAREHOUSE BUILDING

B. BUILDING LOCATION:  
1408 SUPERIOR AVE  
TOMAH, WI 54660

### II. BUILDING CLASSIFICATIONS:

A. OCCUPANCY GROUP:  
-SEC. 304.1 - BUSINESS B  
-SEC. 311.2 - MODERATE-HAZARD STORAGE S-1

B. BUILDING AREA:  
BUSINESS B = 1,200 S.F.  
MODERATE-HAZARD STORAGE S-1 = 1,800  
SINGLE LEVEL 3,000 TOTAL S.F.  
TAB. 506.2 ALLOWABLE AREA  
S1 - STORAGE, NO SPRINKLER, CONSTR. TYPE VB = 9,000 S.F.  
SECT. 508.3 NONSEPARATED OCCUPANCIES  
TAB. 508.4 NO SEPARATION REQUIRED BETWEEN  
B & S1 OCCUPANCIES

C. CONSTRUCTION TYPE:  
-SECTION 602.2 - TYPE V-B

D. SPRINKLER SYSTEMS  
NON SEPARATED - MOST RESTRICTIVE  
-SECTION 903.2.9 - NO SPRINKLER SYSTEM REQUIRED  
S1 FIRE AREA DOES NOT EXCEED 12,000 S.F.  
NO STORAGE OF COMMERCIAL VEHICLES (GVW >= 26,000 LBS.)

E. OCCUPANCY LOAD:  
NUMBERS BASED ON TABLE 1004.1.2 -  
BUSINESS AREA = 100 S.F. PER OCCUPANT GROSS  
1200 / 100 = 12 OCCUPANTS  
WAREHOUSE SPACES = 500 S.F. PER OCCUPANT GROSS  
1,800 / 500 = 3 OCCUPANTS

### SHEET INDEX

#### GENERAL

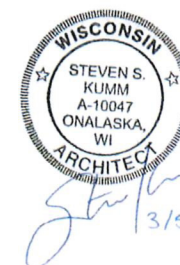
T1.0 Title Sheet / Code Data / Plan Index  
A0.1 Architectural Site Plan

#### ARCHITECTURAL

A1.0 Floor Plan / Wall types  
A1.1 Reflected Ceiling Plan  
A1.2 Restroom Plans & Details  
A1.3 Door, Window, & Finish Schedules  
A2.0 Exterior Elevations  
A3.0 Building Sections  
A3.1 Building Sections  
A3.2 Wall Sections  
A3.3 Wall Sections

#### STRUCTURAL

S.01 Structural Specifications  
S1.0 Foundation Plan  
S1.1 Foundation Details  
S2.0 Roof Framing Plan  
S2.1 Framing & Truss Details



Commercial  
Industrial  
Residential  
Eskay Architecture  
Onalaska, WI 54660 Ph: 608-317-1565  
Email: eskayarchitect@gmail.com

GENERAL CONTRACTOR:

PROJECT TITLE:  
3,000 S.F. OFFICE / WAREHOUSE

PROJECT LOCATION:  
1408 SUPERIOR AVE.  
TOMAH, WI 54660

DATE / SET - TYPE  
03/05/23 PERMIT SET

DRAWN BY:

REVISIONS

NO. / DATE

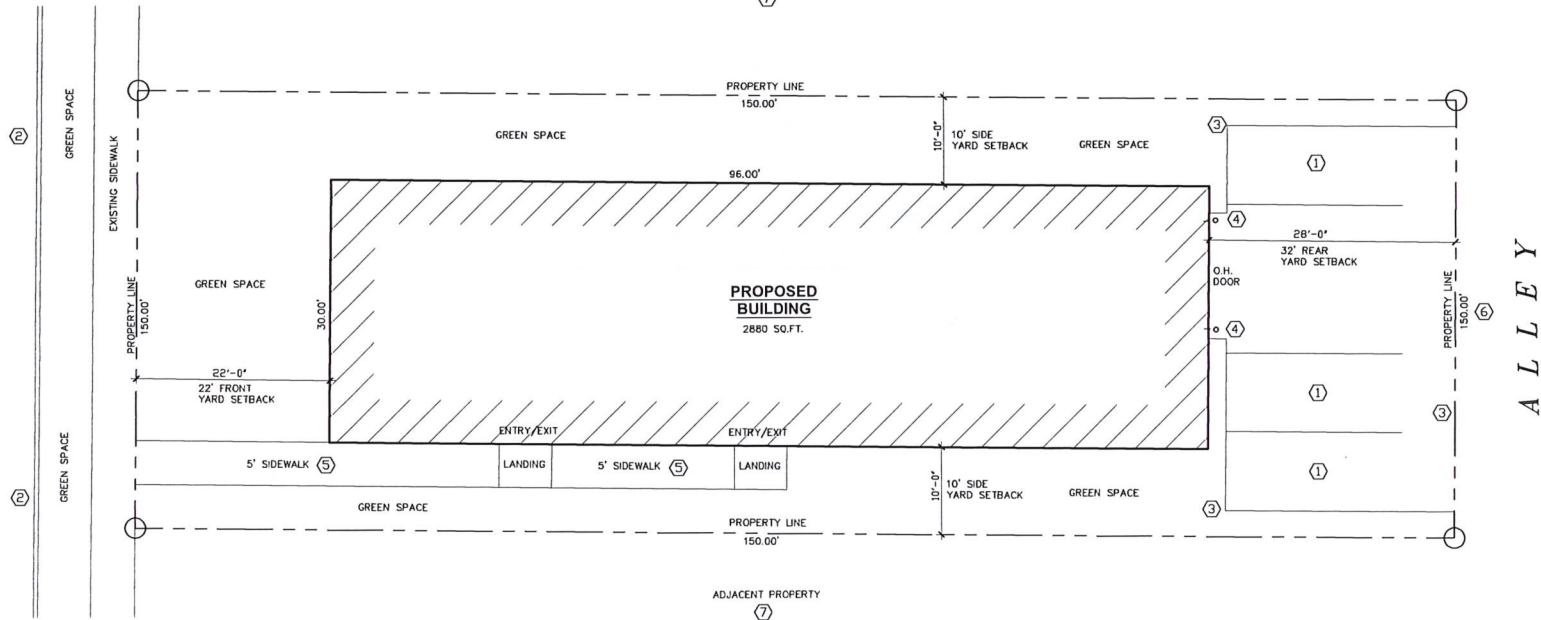
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TITLE SHEET  
PROJECT INFO

SHEET NO.

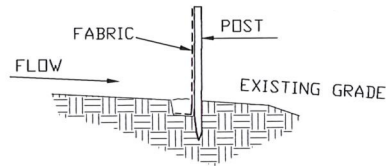
T1.0

SUPERIOR AVE.



1 SITE PLAN  
1"=10'-0"

ARCHITECTURAL SITE PLAN  
-FOR REFERENCE ONLY-  
7,500 S.F. - 0.17 ACRES



EROSION CONTROL FENCING TO BE INSTALLED  
AROUND PERIMETER OF SITE, DO NOT REMOVE  
UNTIL AFTER FINAL GRADING

2 SILT FENCE DETAIL  
NTS

SITE PLAN GENERAL NOTES

1. OBSERVE ALL STATE AND LOCAL CODES AND ORDINANCES
2. VERIFY ALL EXISTING SITE CONDITIONS. ALL INFORMATION AND DIMENSIONS SHOWN ARE TO BE VERIFIED BY A CERTIFIED SURVEY.
3. PROVIDE POSITIVE STORM WATER DRAINAGE AWAY FROM BUILDING TO DESIGNATED AREA, REFER TO CIVIL DESIGN PLANS
4. PROVIDE EROSION CONTROL FENCING AROUND LOT PERIMETERS. DO NOT REMOVE UNTIL FINAL GRADING IS COMPLETED, REFER TO CIVIL PLANS

KEYNOTES

- ① (3) 9' x 20' STANDARD PARKING SPACES
- ② EXISTING STREET PARKING
- ③ EDGE OF NEW SURFACE PAVING/ASPHALT AREA
- ④ 6" DIA CONCRETE FILLED STEEL BOLLARDS (SAFETY YELLOW)
- ⑤ NEW 5'-0" WIDE CONCRETE WALK.
- ⑥ VERIFY ACCESS DRIVE AND PARKING LOT LOCATION, COORDINATE WITH ALLEY AND EXISTING CONDITIONS.
- ⑦ ADJOINING PROPERTY "DO NOT DISTURB" FIELD VERIFY LOCATION.

GENERAL CONTRACTOR:

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3,000 S.F. OFFICE / WAREHOUSE

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1408 SUPERIOR AVE.  
TOMAH, WI 54660

DATE / SET - TYPE  
03/05/23 PERMIT SET

DRAWN BY:

REVISIONS

NO. DATE

SHEET TITLE

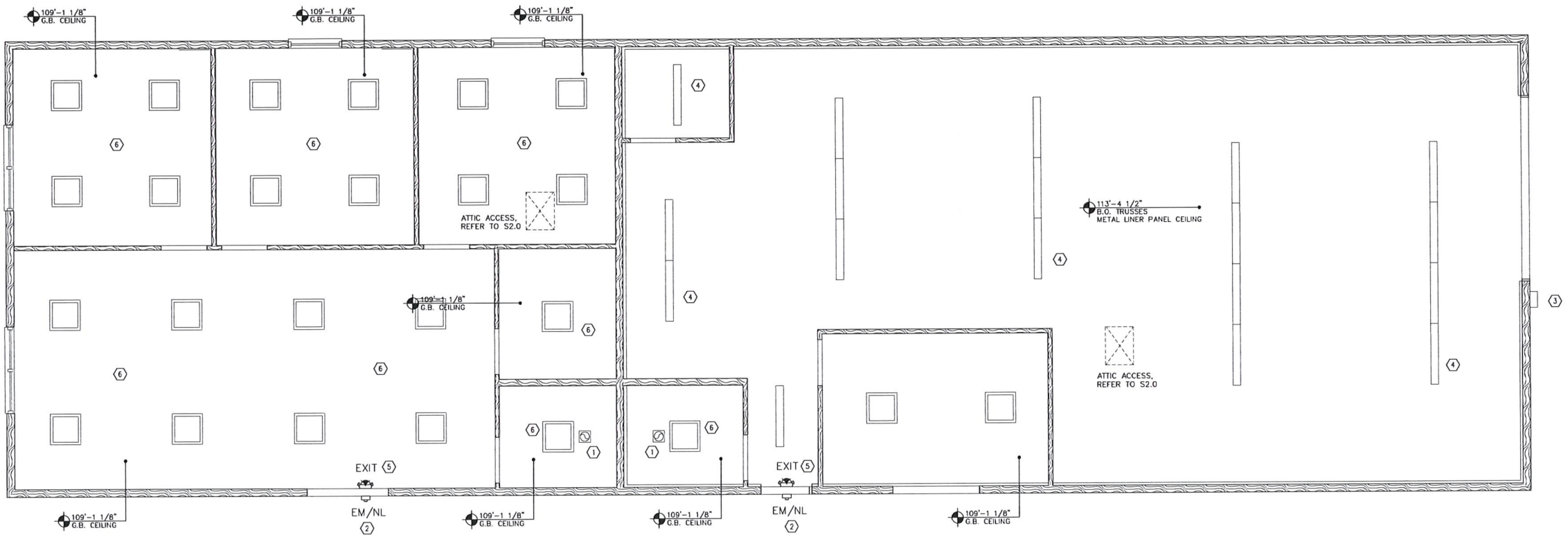
ARCHITECTURAL  
SITE PLAN

SHEET NO.

A0.1







LIFE SAFETY LEGEND	
SYMBOL	DESCRIPTION
	ILLUMINATED EXIT SIGNAGE
	EMERGENCY LIGHT EXIT COMBO W/90 MIN BACKUP
	PATH OF EGRESS - TRAVEL DISTANCE
	FIRE EXTINGUISHER - SEMI RECESSED CABINET
	FIRE EXTINGUISHER - WALL MOUNTED
	EMERGENCY LIGHT W/90 MINUTE BATTERY BACKUP
	EXTERIOR EMERGENCY LIGHT W/90 MINUTE BATTERY BACKUP

ELECTRICAL LIGHTING IS DESIGN/BUILD, REFER TO ELECTRICAL DRAWING FOR COMPLETE LIGHTING INFORMATION AND COORDINATION OF CEILING LAYOUT.

COORDINATE EXTERIOR BUILDING LIGHTING WITH CIVIL PLANS

EMERGENCY EXIT LIGHTING - PROVIDE AVER. MIN. OF 1 FOOT CANDLE ALONG PATH OF EGRESS TRAVEL. COORDINATE WITH ELECTRICAL DESIGNER/CONTRACTOR

EMERGENCY EXIT LIGHTING TO BE TIED IN WITH OVERALL GENERAL LIGHTING. VERIFY FIRE EXTINGUISHER REQUIREMENTS WITH LOCAL AUTHORITIES.

KEYED NOTES

- 1 EXHAUST FAN, VENT TO OUTSIDE
- 2 EXTERIOR EMERGENCY LIGHTING
- 3 EXTERIOR SURFACE/WALL MOUNTED FIXTURE
- 4 4' LED CEILING MOUNTED STRIP LIGHT, COORDINATE SPACING W/ELECTRICAL
- 5 EXIT/ EMERGENCY LIGHT COMBO FIXTURE
- 6 2' x 2' LED FLAT PANEL CEILING MOUNTED LIGHT FIXTURE, COORDINATE QUANTITY AND SPACING W/ELECTRICAL

REFLECTED CEILING PLAN NOTES:

- 1. GENERAL ROOM LIGHTING IS SURFACE MOUNTED COORDINATE FIXTURE TYPE AND LAYOUT WITH ELECTRICAL DESIGNER. TO BE APPROVED BY OWNER.
- 2. MECHANICAL/ELECTRICAL CONTRACTOR TO BE RESPONSIBLE FOR ALL COORDINATION AND ARRANGEMENTS REGARDING INSTALLATION OF GRILLES, DIFFUSERS, LIGHT FIXTURES ETC. INTO THE CEILING.
- 3. PROVIDE POSITIVE ATTACHMENT TO STRUCTURE FOR ALL CEILING SUPPORTED FIXTURES.
- 4. SMOKE DETECTORS, FIRE ALARM, EMERGENCY EXIT LIGHTING, EXIT LIGHTS AND ANY OTHER SERVICES REQUIRED BY THE LOCAL BUILDING CODE OR ANY OTHER APPLICABLE CODES AND BYLAWS SET FORTH BY LOCAL AUTHORITIES MUST BE INSTALLED.
- 5. PAINT GRILLES AND DIFFUSERS TO MATCH ADJACENT FINISHES.
- 6. OWNER TO APPROVE ALL LIGHTING FIXTURES.

1 REFLECTED CEILING PLAN  
1/4"=1'-0"

GENERAL CONTRACTOR:

PROJECT TITLE:  
3,000 S.F. OFFICE / WAREHOUSE  
PROJECT LOCATION:  
1408 SUPERIOR AVE.  
TOMAH, WI 54660

DATE / SET - TYPE  
03/05/23 PERMIT SET

DRAWN BY:

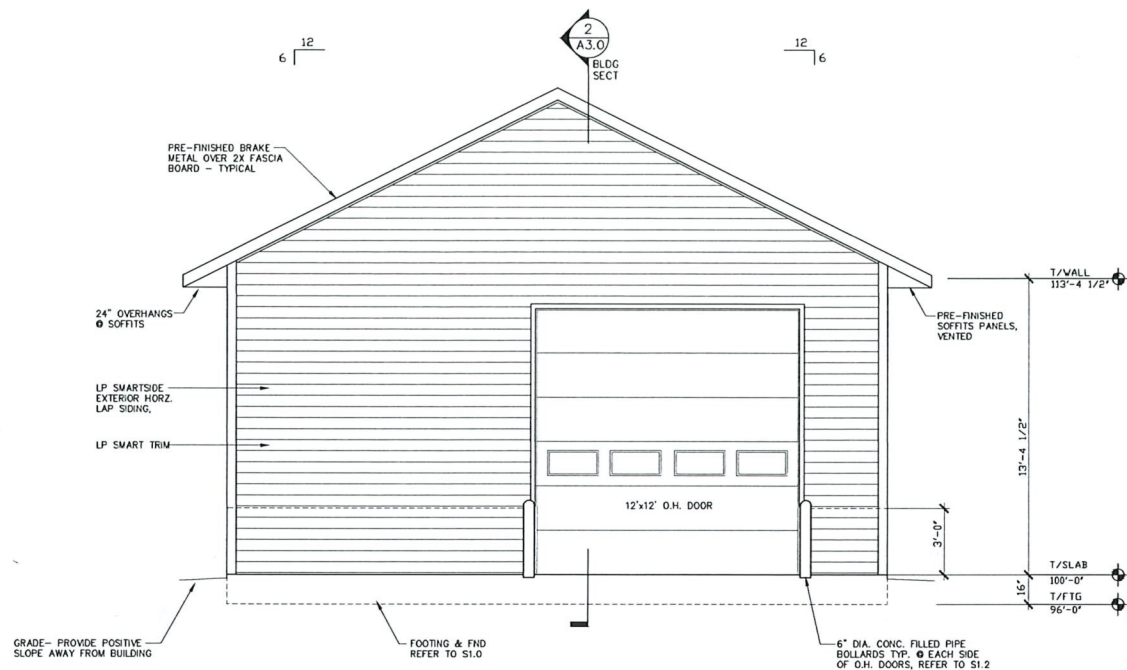
REVISIONS	
NO.	DATE

SHEET TITLE

REFLECTED  
CEILING PLAN

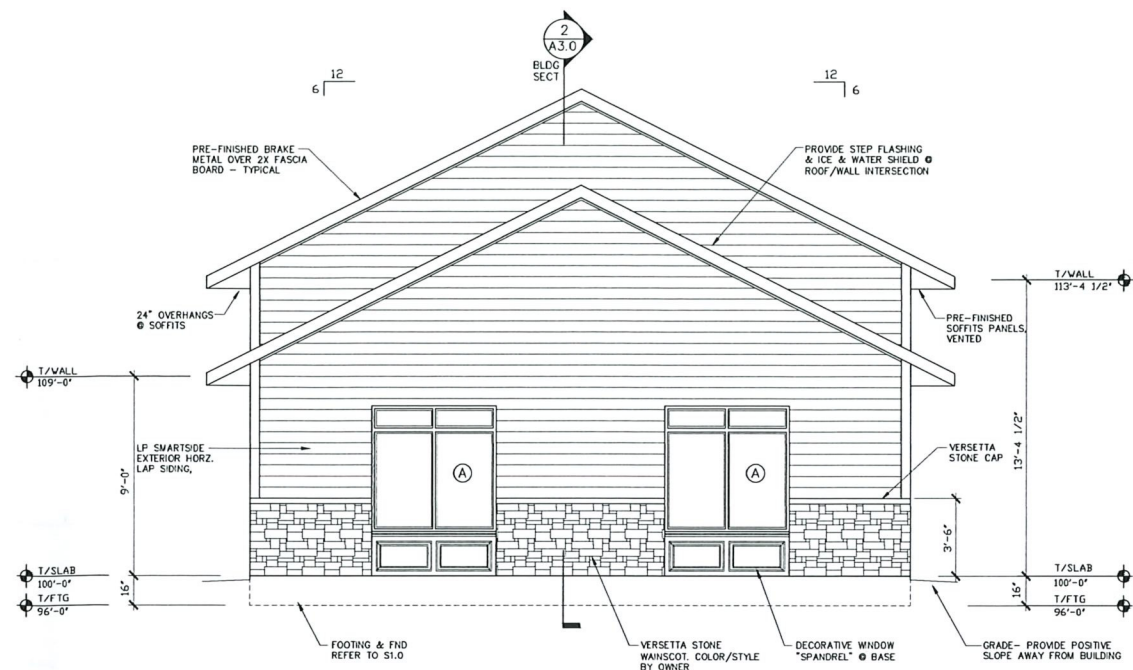
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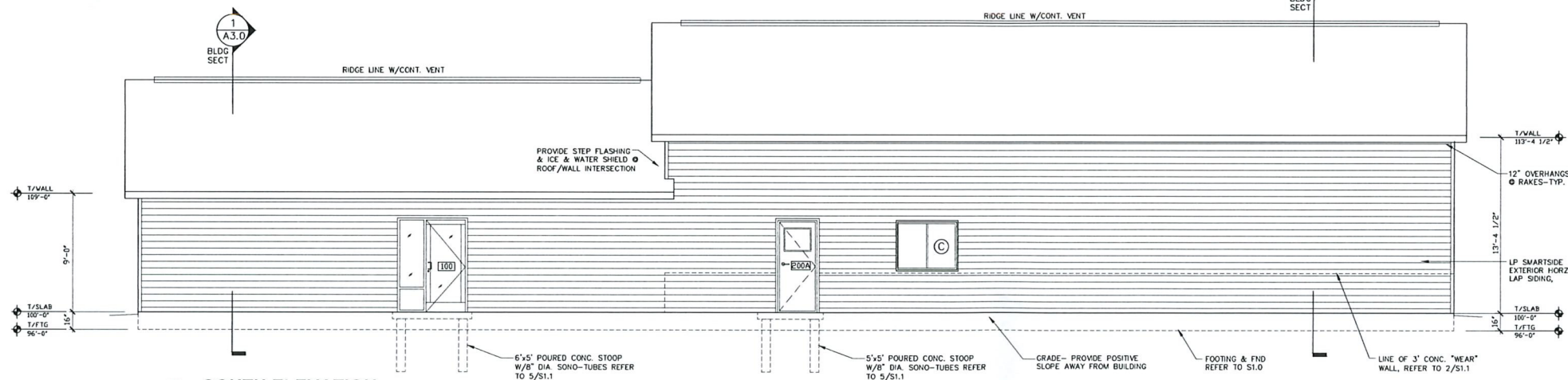


**1 EAST ELEVATION**  
1/4"=1'-0"

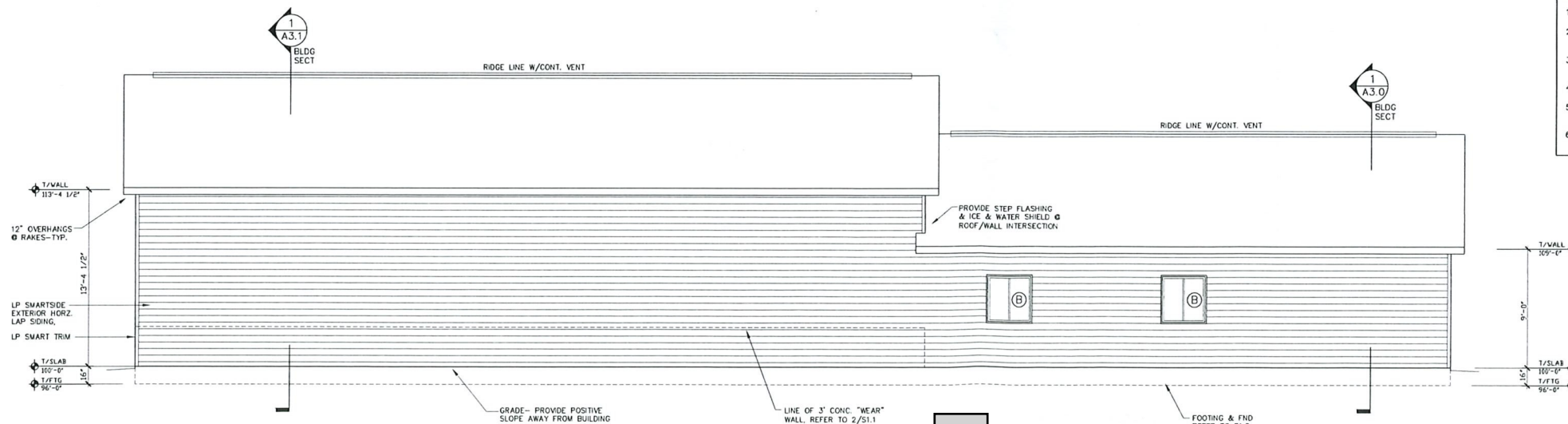
ROOF CONST.  
- 30 YR ARCH. ASPHALT ROOF SHINGLES  
- 30# FELT - LAP 4" MIN.  
- 1/2" 24/16 SPAN RATED OSB SHEATHING  
W/ GALVANIZED H-CLIPS  
- 2X ROOF TRUSSES @ 24" O.C.  
- VENTED SOFFIT  
- CONT VENTED RIDGE VENT



**2 WEST ELEVATION**  
1/4"=1'-0"



**3 SOUTH ELEVATION**  
3/16"=1'-0"



**4 NORTH ELEVATION**  
3/16"=1'-0"

#### GENERAL ELEVATION NOTES

1. LP SMARTSIDE LAP SIDING W/CORNER, WINDOW, AND DOOR TRIM TO MATCH.
2. PROVIDE VENTED SOFFIT PANELS WITH RIDGE /ROOF VENTS AS REQUIRED FOR 1/300 (MAX.) VENTILATED ATTIC AREA.
3. PROVIDE SEAMLESS GUTTERS AND DOWNSPOUTS AT ROOF OVERHANGS. FIELD VERIFY LOCATIONS OF DOWN SPOUTS FOR PROPER DRAINAGE.
4. TAPE, FLASH AND CAULK ALL WINDOWS PER WINDOW INSTALLATION REQUIREMENTS.
5. PROVIDE TREATED WOOD BLOCKING AND/OR METAL TRIM AS NECESSARY AT EXTERIOR LIGHT FIXTURES AND ANY OTHER MECHANICAL, ELECTRICAL OR PLUMBING PENETRATIONS.
6. SEE SHEET A1.4 FOR WINDOW SCHEDULE.

GENERAL CONTRACTOR:

PROJECT TITLE:  
**3,000 S.F. OFFICE / WAREHOUSE**

DATE / SET - TYPE  
03/05/23 PERMIT SET

DRAWN BY:

REVISIONS

NO.	DATE

SHEET TITLE

ELEVATIONS

SHEET NO.

**Eskay Architecture**  
- Commercial  
- Industrial  
- Residential  
Onalaska, WI 54650 Ph: 608-317-1565  
Email: [eskayarchitect@gmail.com](mailto:eskayarchitect@gmail.com)

PROJECT LOCATION:  
**1408 SUPERIOR AVE.  
TOMAH, WI 54660**

**A2.0**

GENERAL CONTRACTOR:

PROJECT TITLE:  
3,000 S.F. OFFICE / WAREHOUSE  
PROJECT LOCATION:  
1408 SUPERIOR AVE.  
TOMAH, WI 54660

DATE / SET - TYPE  
03/05/23 PERMIT SET

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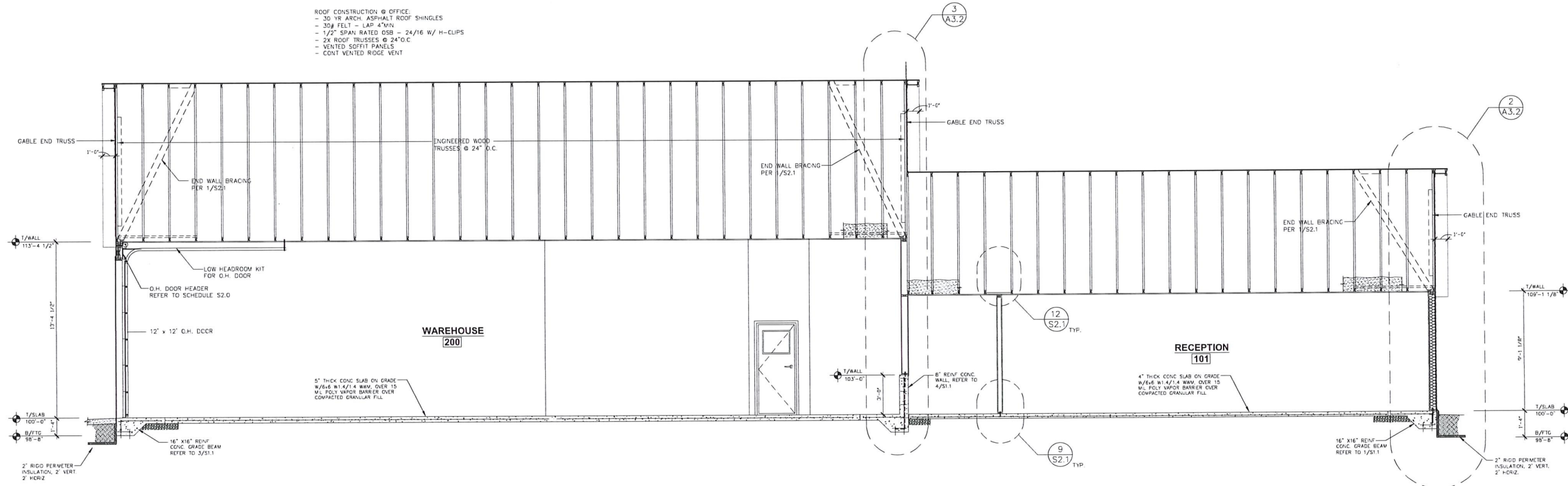
REVISIONS  
NO. | DATE

SHEET TITLE  
BUILDING SECTIONS

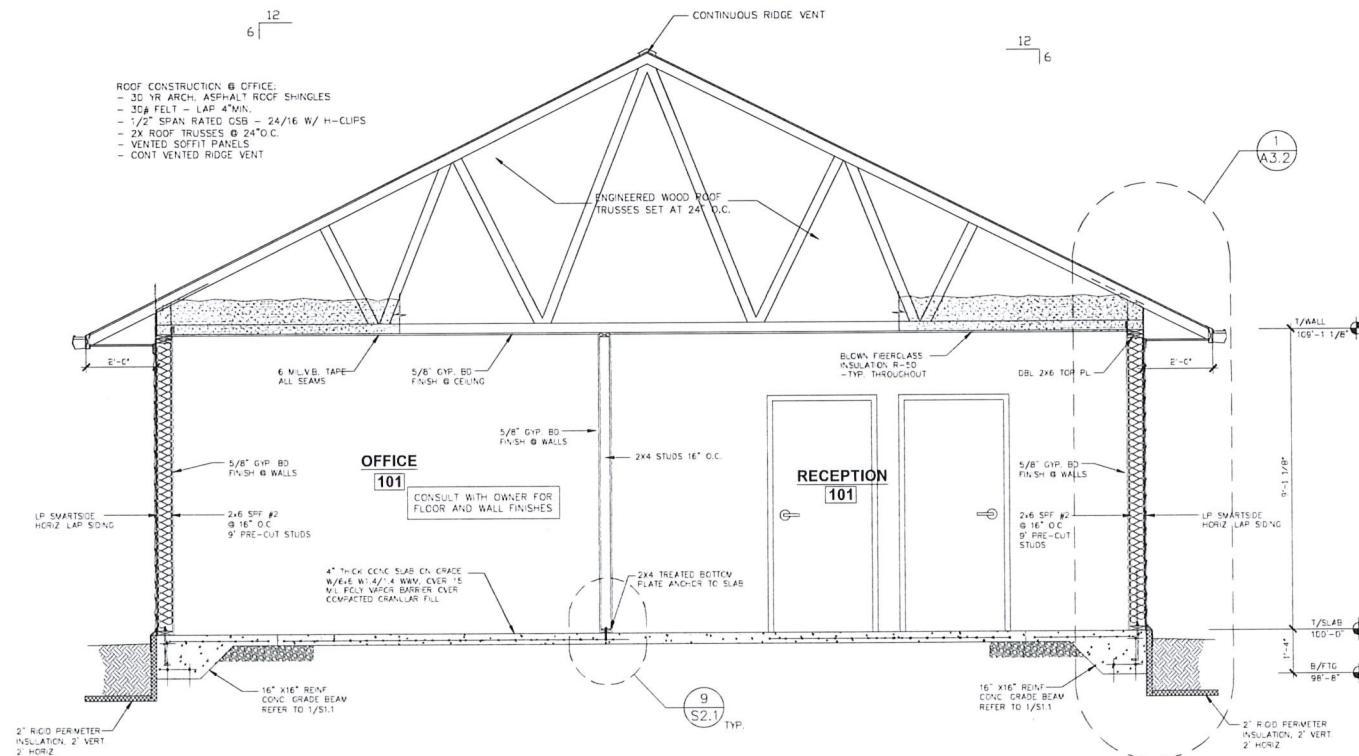
SHEET NO.

A3.0

ROOF CONSTRUCTION & OFFICE:  
- 30 YR ARCH. ASPHALT ROOF SHINGLES  
- 30# FELT - LAP 4" MIN  
- 1/2" SPAN RATED OSB - 24/16 W/ H-CLIPS  
- 2X ROOF TRUSSES @ 24" O.C.  
- VENTED SOFFIT PANELS  
- CONT VENTED RIDGE VENT

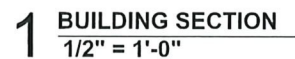


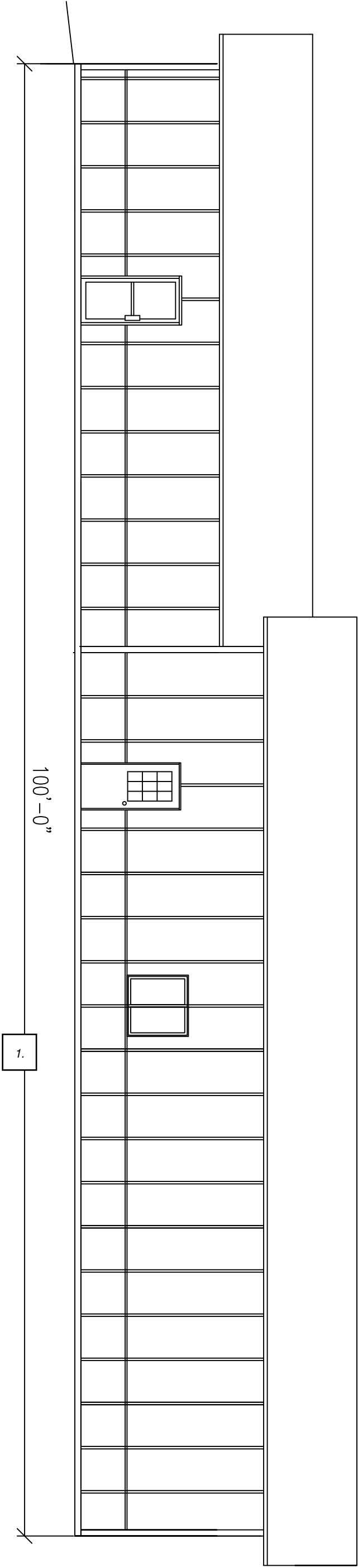
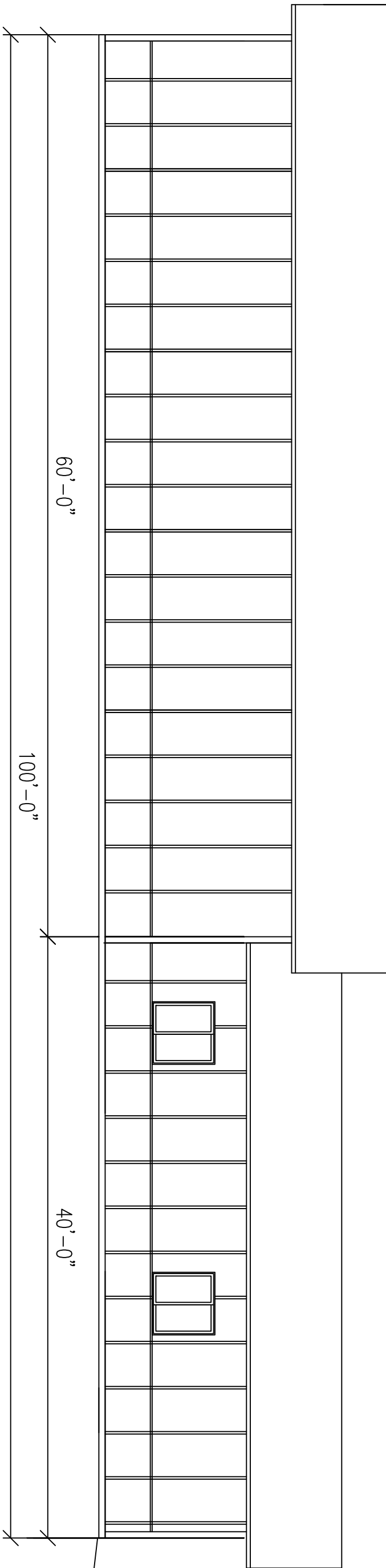
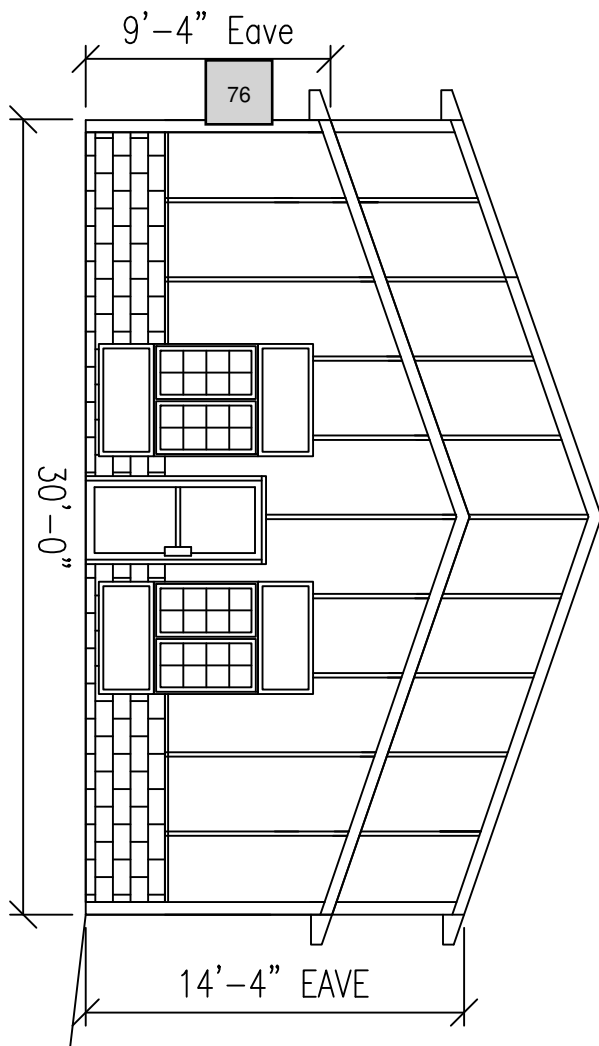
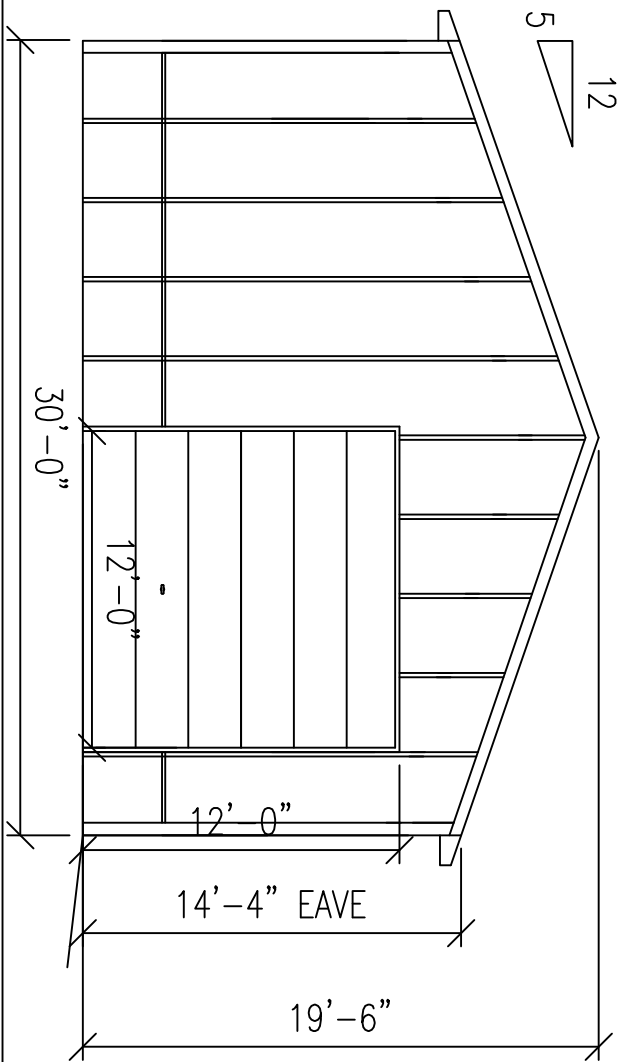
2 BUILDING SECTION  
1/4" = 1'-0"



1 BUILDING SECTION  
3/8" = 1'-0"







1.

5  
12

30'-0"

12'-0"

12'-0"

14'-4" EAVE

19'-6"

9'-4" Eave

76

30'-0"

14'-4" EAVE

60'-0"

100'-0"

40'-0"

100'-0"

M&M-VIDEO-AMUSEMENTS

30X64X13'-4"

ELEVATION

REVISIONS

NO.	DATE	BY
1	---	--
2	---	--
3	---	--

DATE:  
DATE

SCALE:  
NONE

DRAWN BY:  
NAME

JOB NO.  
2023-45

IRONMAN  
BUILDINGS

4407 VILAS HOPE RD  
COTTAGE GROVE, WI  
53527

SHEET

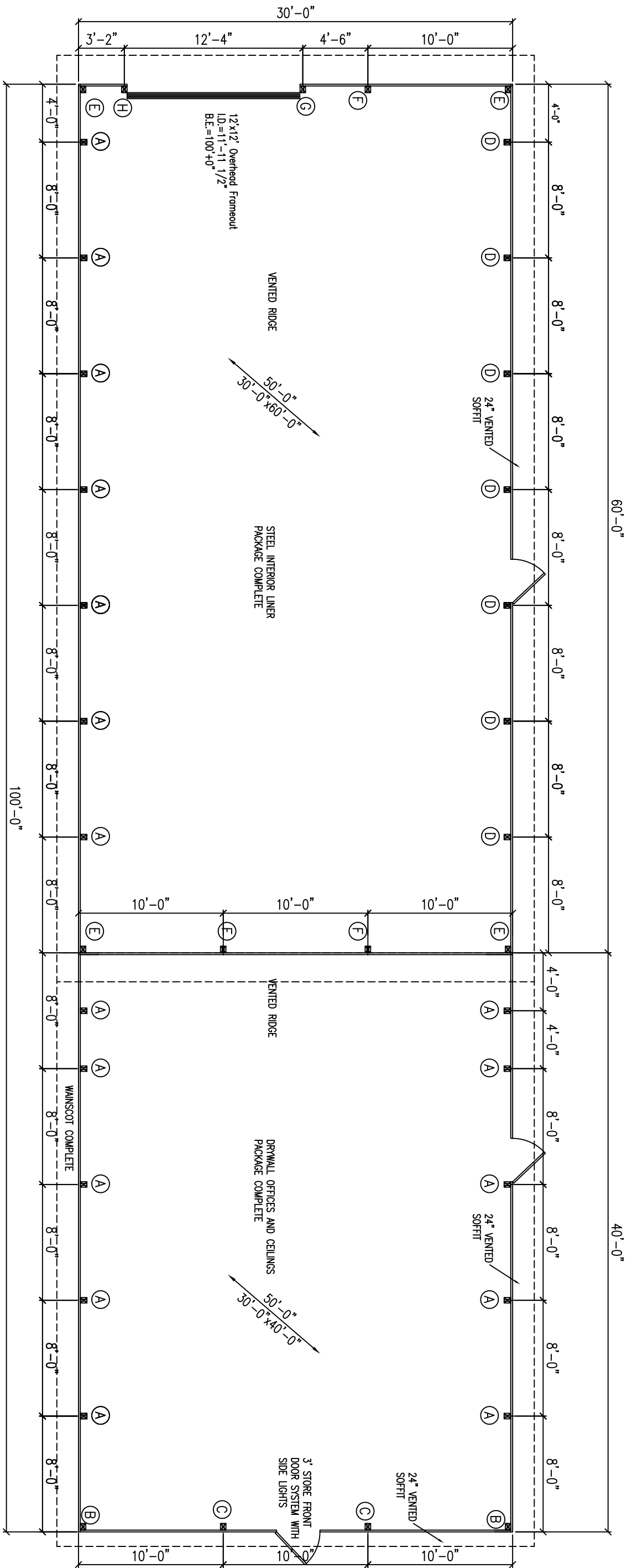
1 OF 2



COLUMNS	COLUMN SIZE	HOLE DEPTH	FOOTING SIZE	NUMBER OF COLUMNS REQUIRED
(A) SIDEWALLS	3--PLY 24x610'-0"	N/A	ON CONCRETE SLAB	10
(B) CORNERS	3--PLY 24x610'-0"	N/A	ON CONCRETE SLAB	2
(C) ENDWALL	3--PLY 24x613'-4"	N/A	ON CONCRETE SLAB	2
(D) SIDEWALLS	3--PLY 24x614'-4"	N/A	ON CONCRETE SLAB	14
(E) CORNERS	3--PLY 24x614'-4"	N/A	ON CONCRETE SLAB	4
(F) ENDWALL	3--PLY 24x617'-4"	N/A	ON CONCRETE SLAB	3
(G) ENDWALL	3--PLY 24x618'-4"	N/A	ON CONCRETE SLAB	1
(H) ENDWALL	3--PLY 24x614'-4"	N/A	ON CONCRETE SLAB	1

NOTES:  
1) 2x4 JACKBRACING AT ENDWALL COLUMNS

77



REVISIONS		
NO.	DATE	BY
1	---	--
2	---	--
3	---	--

DATE:	DATE
SCALE:	NONE
DRAWN BY:	NAME

*M&M-VIDEO-AMUSEMENTS*

30X64X13'-4"

## FLOORPLAN

JOB NO  
2023-45

# IRONMAN

## BUILDINGS

44407 VILAS HOPE R  
COTTAGE GROVE, WI  
535527

SHEET  
2 OF 2

1.

# Nova

# brik

# 4.0

**SELF-VENTILATED MORTARLESS BRICK SIDING**



**NOVABRIK YOUR PROJECT !  
REMODEL YOUR HOME NOW !**



# CHANGE THE LOOK OF YOUR HOME!

## FROM VINYL SIDING TO MASONRY NOVABRIK, THE TRENDY SOLUTION



Do like this  
satisfied  
customer:

Mr Don Sargent  
Simpsonville, SC

In a blink of an eye  
he changed his  
vinyl siding into a  
great masonry  
home and added  
**\$ 36'000 value**



Free quote by NOVABRIK's Rep  
[novabrik.com](http://novabrik.com)

Project: Transform a vinyl house into a BRICK HOUSE  
and this with no mortar and brick ledge.

Mr Sargent invested \$ 15'000 by replacing vinyl with NOVABRIK:

Value of Mr Sargent house (with vinyl siding):	\$ 199'000
Value of Mr Sargent house with NOVABRIK:	\$ 235'000
Cost of the project:	\$ 15'000
Return of the Investment:	\$ 21'000



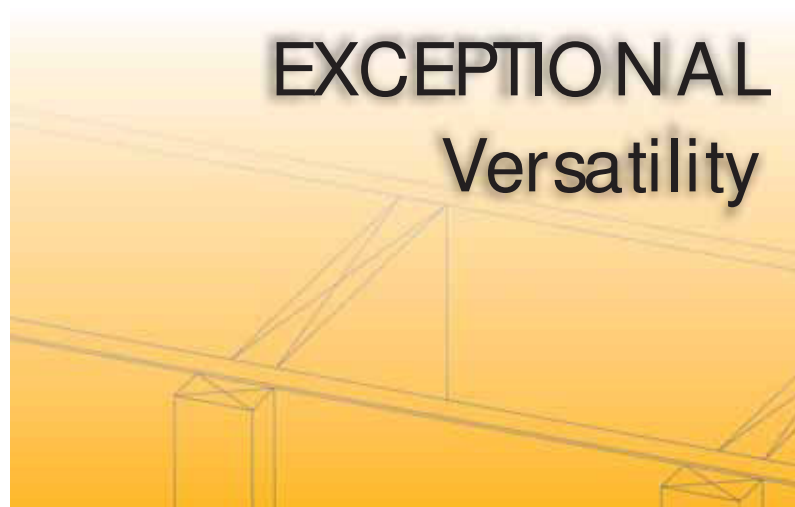


Follow the  
TREN D

Prefer  
NOVABRIK











**WINDOW SILL**

Harvest Blend, Smooth  
Window Sill: Smokey Mountain Blend, Split



**WAINSCOTE CAP**

*Arlington Blend, Split*

Details for  
**ALL PROJECTS**



**BULLNOSE**

S 1. y Mountain Blend, Smooth



**CORNER BLOCKS ON WINDOW BORDER**

*Desert Sand & Harvest Blend, Split  
Corners around windows: Marble White, Split*



**WINDOW TRIM**

*Arlington Blend, Split*



# Tyndall Air Force Base in Panama City, FL



More than 200 homes  
Speed, strength and beauty



Novabrik Installation Team!



**NOVABRIK**  
 Smooth: 8"x4"x2½"  
 Split: 8"x4"x2½"



**EXTERIOR CORNER BLOCK**  
 Smooth: 4"x4"x8"  
 Split: 4"x4"x6"



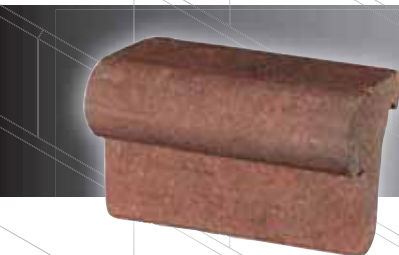
**INTERIOR CORNER BLOCK**  
 Smooth: 4"x4"x8"  
 Split: 4"x4"x6"



**WAINSCOT CAP**  
 Smooth: 8"x5"x4"  
 Split: 8"x5"x4"



**BULLNOSE**  
 Smooth: 8"x5"x4"



**WINDOW SILL**  
 Universal: 15¾"x4"x2½"



**STARTER STRIP**  
 PVC, 8'



**CORNER STRIP**  
 Galvanized Steel, 4'



**WINDOW TRIM**  
 PVC, 8'

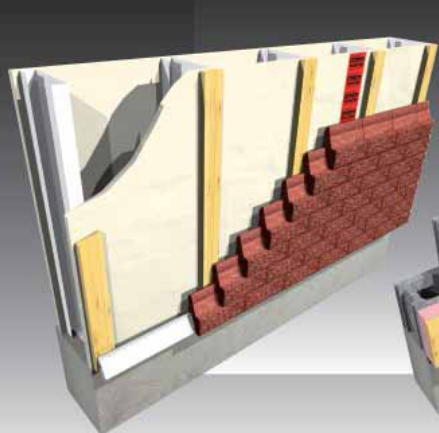




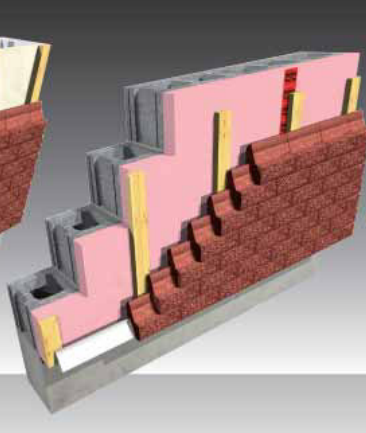
- *EASY INSTALL*
- *NINE COLORS*
- *SPLIT OR SMOOTH TEXTURE*
- *50 YEARS GUARANTEE*
- *FREE TAKE OFF*



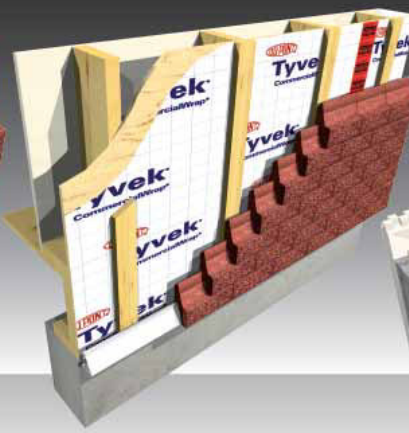
*CAN BE INSTALLED ON VARIOUS TYPES OF STRUCTURES*



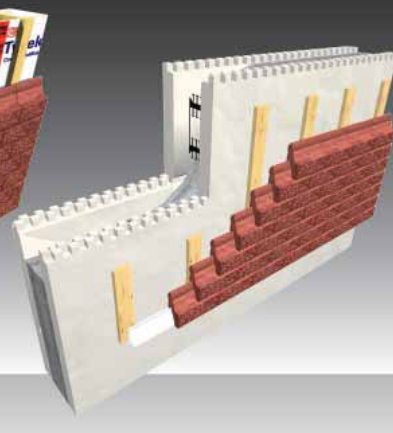
*STEELSTUD WALL*



*CMU*



*WOOD STRUCTURE*

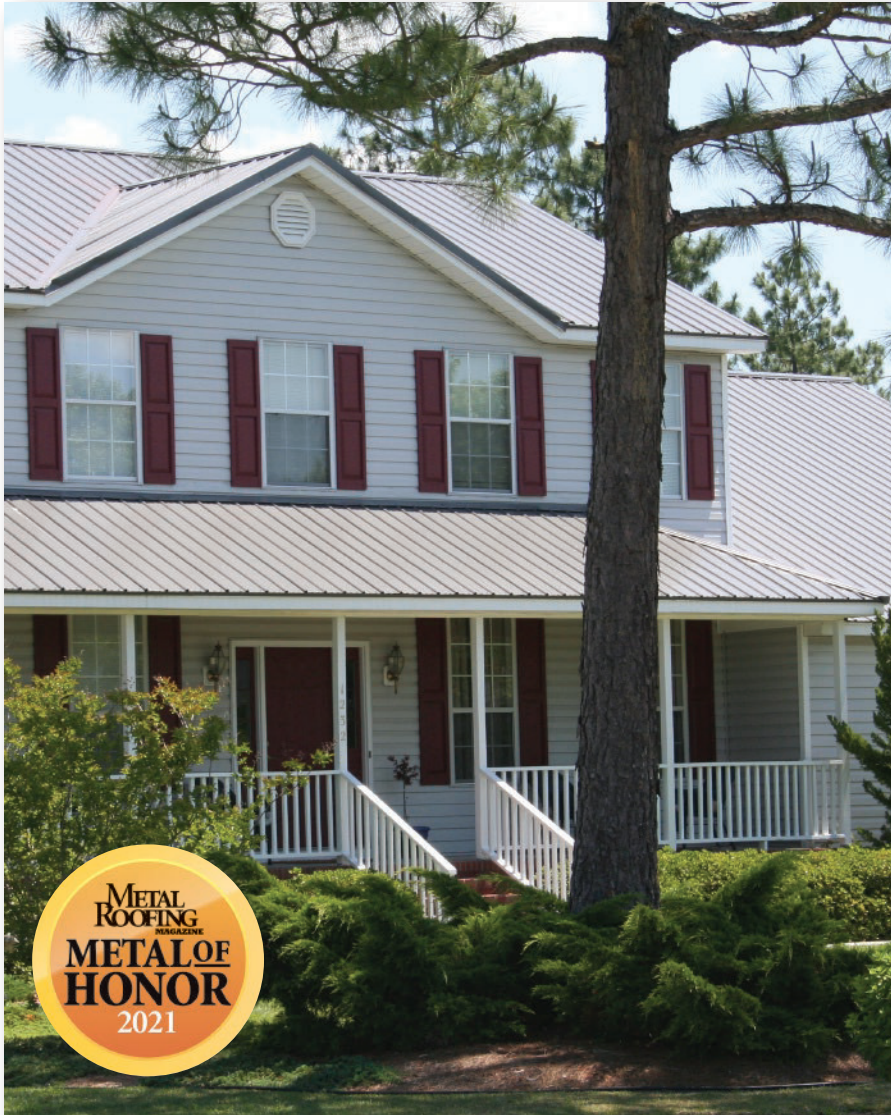


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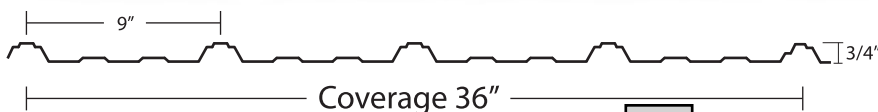
**NovaBrik 4.0**  
SELF-VENTILATED MORTARLESS BRICK SIDING

[novabrik.com](http://novabrik.com)  
1.866.678.2211 (2745)





Contact your sales representative for more information.



## Description

An industry leader in strength and durability, this popular and versatile panel features classic looks and is used in a wide range of applications including residential, commercial, and post-frame installations. MasterRib was designed with extra-wide ribs to increase strength and ease in handling and installation. In addition, the oversized anti-siphoning channel on the underlap rib provides superior water shedding capacity in the presence of extreme wind and rain loads.

## Specifications

- Exposed fastener panel for roof and wall applications
- 3:12 minimum recommended roof pitch
- Suitable for solid deck or open framing

## Substrates and Coatings

- 29 and 26 gauge high strength steel
- Anti-corrosion AZ50 Galvalume coating for painted and AZ55 for unpainted steel.
- 45 Year and Lifetime Siliconized Modified Polyester Paint System

## Finish Options

- 20 Paint Colors
- Energy Star Certified Color Available
- Unpainted Galvalume
- Unpainted Galvanized

## Approvals and Certifications

- Metal Construction Association Certified
- Miami-Dade Approved for Wind Uplift
- Florida Building Code Approved
- Energy Star Certified
- Texas Department of Insurance Approved
- Highest UL Ratings for Wind Uplift, Fire and Impact Resistance
- No Coastal Set Back

## CERTIFICATIONS & TESTING

- UL 580 Class 90 Wind Uplift Construction #584
- UL 790 Fire Resistance Class A
- UL 2218 Impact Resistance Class A
- Texas Department of Insurance Approval #116
- Metal Construction Association (MCA) Certified
- Miami Dade County NOA Compliant

## ALLOWABLE UNIFORM LOADS PER SQUARE FOOT

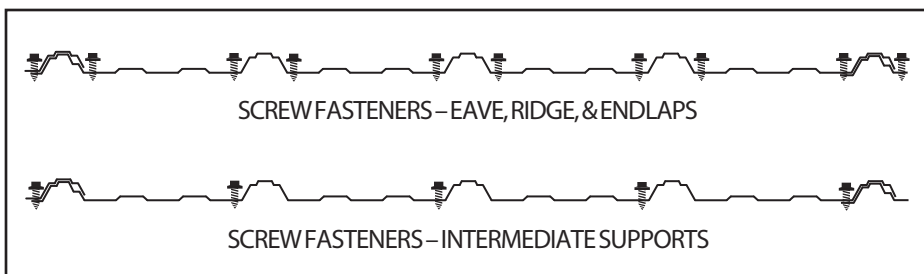
Maximum purlin spacing for roof 2' on center and maximum girt spacing for sidewall 3' on center. Place fasteners in the pan of panel for best results. (Three spans or more)

SPAN (INCHES)	LIVE LOAD (lb/ft <sup>2</sup> )						WIND LOAD (lb/ft <sup>2</sup> )					
	18"	24"	30"	36"	48"	54"	18"	24"	30"	36"	48"	54"
29 Gauge	199	112	71	49	28	22	211	118	76	52	29	23
26 Gauge	268	150	96	67	37	29	276	155	99	69	38	30

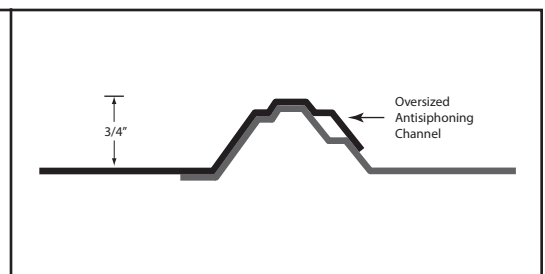
### NOTES:

1. Theoretical allowable loads are based on section properties and allowables calculated in accordance with 2001 AISI Specifications.
2. Theoretical allowable loads are based on three or more uniform spans.
3. For roof panels, deduct self weight for actual 'live load' capacity of the panel.
4. These loads are for panel strength. Frames, purlins, decks and fasteners must be designed to resist all loads imposed on the panel.
5. Check local building codes if panel testing is required.

## RECOMMENDED FASTENING PATTERN FOR 1-1/2" SCREWS



## PANEL OVERLAP



## STORAGE

If the panels are not to be used immediately, store inside in a well ventilated and dry location. Condensation or other moisture can form between the sheets during storage, causing white rust or water stains, which detract from the appearance of the product, and may effect the product's useful life. Trapped moisture between sheets of painted metal can cause white rust to form underneath the paint. This can cause the paint to flake off of the panel immediately or several years later. To prevent white rust and staining, the following precautions should be taken:

1. Break the shipping bands on the metal and wipe the sheets dry.
2. Store metal on end or on an incline of at least 8" with support bands underneath to prevent sagging.
3. Fan sheets slightly at the bottom to allow for air circulation.
4. Keep the sheets off of the ground with an insulator such as wood.

Any outdoor storage is at the customer's own risk. If outdoor storage cannot be avoided, protect the metal using a canvas cover or waterproof paper. Never cover the metal with plastic as this will cause condensation to form.

**BEFORE BEGINNING INSTALLATION OF THIS PRODUCT, READ OUR INSTALLATION INSTRUCTIONS.**

1.

\* For more information, call (888) MTL-ROOF or visit our website at [www.unioncorrugating.com](http://www.unioncorrugating.com) \*\*

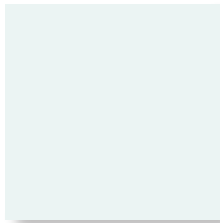
87



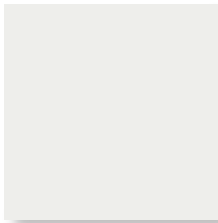
Your Roof. For Life!  
On Time and Complete!™

# Residential/Post Frame Color Chart

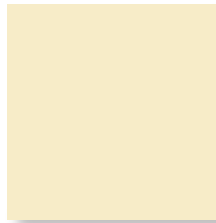
- SMP<sup>✓</sup> Paint System
- 29 & 26 Gauge Galvalume® Steel Substrate
- 45-Year Industry Leading, Written Warranty on Painted Products with No Coastal Set Back



**Arctic White\***  
TSR† = 63%



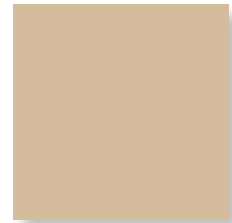
**White**  
TSR = 46%



**Ivory**  
TSR = 58%



**Light Stone**  
TSR = 51%



**Sahara Tan**  
TSR = 36%



**Pearl Gray**  
TSR = 35%



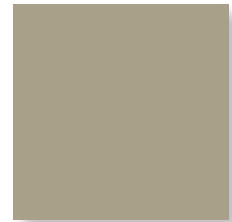
**Cocoa Brown**  
TSR = 29%



**Burnished Slate**  
TSR = 32%



**Light Brown**  
TSR = 36%



**Clay**  
TSR = 32%



**Charcoal Gray**  
TSR = 31%



**Black**  
TSR = 25%



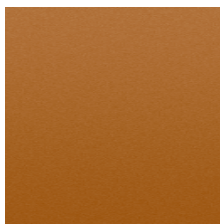
**Patriot Red**  
TSR = 36%



**Barn Red**  
TSR = 32%



**Burgundy**  
TSR = 25%



**Copper Metallic‡**  
TSR = 46%



**Gallery Blue**  
TSR = 25%



**Royal Blue**  
TSR = 31%



**Evergreen**  
TSR = 26%



**Marine Green**  
TSR = 30%

## Non-Painted



**Acrylic Coated Galvalume**  
TSR = 55%



Denotes Energy Star™ certified high reflectance color which can reduce cooling costs.

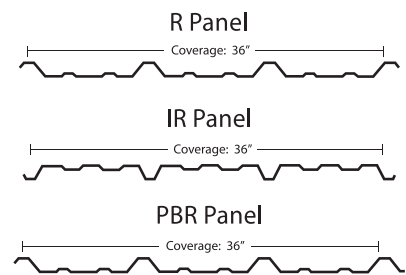
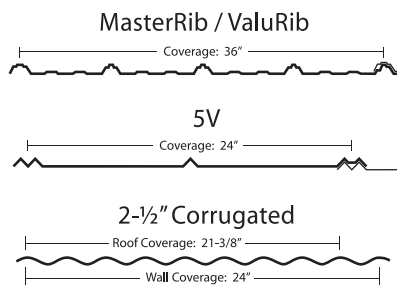
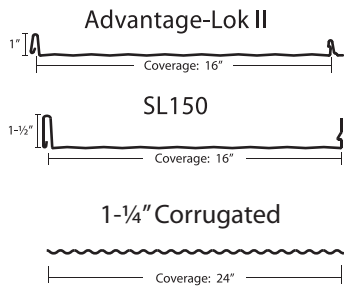


Union utilizes the most advanced Siliconized Modified Polyester paint system in the industry, based on Akzo Nobel's Ceram-A-Star 1050 technology.

**Note:** Colors shown have been matched as accurately as possible to actual finish. For exact color match, please request a metal color sample. Availability of colors and materials is subject to change. Most panels are available in bare galvanized or bare galvalume.

† TSR = Total Solar Reflectance. An Energy Star™ certified color must meet the following TSR requirements: 25% initial, 15% after 3 years of exposure testing.

‡ Premium color. To ensure proper color match, orders for metallic colors should be placed so that they come from the same batch.



PANEL	GAUGE	Arctic White*	Barn Red	Black	Burgundy	Burnished Slate	Charcoal Grey	Clay	Cocoa Brown	Copper Metallic	Evergreen	Gallery Blue	Ivory	Light Brown	Light Stone	Marine Green	Patriot Red	Pearl Gray	Royal Blue	Sahara Tan	White	Acrylic Coated Galvalume
Advantage Lok II	26	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
SL150	26	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
MasterRib	29	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
MasterRib	26	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<sup>s</sup> ValuRib	29	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
5V	29	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
5V	26	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
1-1/4" Corrugated	29	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
2-1/2" Corrugated	29	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
2-1/2" Corrugated	26	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
R Panel	26	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
IR Panel	26	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PBR Panel	26	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

\*ValuRib is only offered in Arctic White at the following locations: Yukon, Janesville, Dayton and Scranton. Please see a Union Sales Representative for additional information.

<sup>s</sup>ValuRib colors are not Energy Star certified. Copper is a metallic paint with higher cost than SMP.

## PERFORMANCE DATA

COLOR	INITIAL SOLAR REFLECTANCE	3YR.TOTAL SOLAR REFLECTANCE	INITIAL THERMAL EMITTANCE	SOLAR REFLECTANCE INDEX
Arctic White	0.65	0.63	0.87	78
Barn Red	0.32	0.32	0.87	33
Black	0.25	0.25	0.85	24
Burgundy	0.25	0.25	0.87	24
Burnished Slate	0.31	0.32	0.88	32
Charcoal Gray	0.30	0.31	0.88	31
Clay	0.33	0.32	0.87	35
Cocoa Brown	0.28	0.29	0.89	29
Copper Metallic	0.46	0.46	0.86	52
Evergreen	0.26	0.26	0.88	26
Gallery Blue	0.25	0.25	0.87	24
Ivory	0.60	0.58	0.87	71
Light Brown	0.35	0.36	0.88	38
Light Stone	0.52	0.51	0.87	60
Marine Green	0.30	0.30	0.87	31
Patriot Red	0.35	0.36	0.88	38
Pearl Gray	0.37	0.35	0.87	40
Royal Bue	0.30	0.31	0.87	31
Sahara Tan	0.36	0.36	0.87	39
White	0.56	0.46	0.87	66
Acrylic Coated Galvalume	0.67	0.55	0.14	56

### ENERGY STAR Requirements

Initial Solar Reflectivity  
Steep Slope Roofs ( $>2:12$ )  $\geq 0.25$   
Low Slope Roofs ( $\leq 2:12$ )  $\geq 0.65$   
Year Solar Reflectivity  
Steep Slope Roofs ( $>2:12$ ) = 0.15  
Low Slope Roofs ( $\leq 2:12$ ) = 0.50

### LEED 2.2 Requirements

Solar Reflectance Index (SRI)  
Steep Slope Roofs =  $\geq 29$   
Low Slope Roofs =  $\geq 78$

## Plant Locations:

### Corporate Headquarters\*\*

701 S. King St.  
Fayetteville, NC 28301  
888-685-7663

### Morrison, TN\*\*

7747 Manchester Hwy.  
Morrison, TN 37357  
931-668-4393

### Tifton, GA

3365 US Hwy 41 S.  
Tifton, GA 31794  
800-962-9131

### Orange, VA

12435 James Madison Hwy.  
Orange, VA 22690  
800-762-6785

### Ocala, FL\*\*

490 Oak Rd.  
Ocala, FL 34472  
800-331-3584

### Vicksburg, MS

1463 Interplex Circle  
Ceres Industrial Complex  
Vicksburg, MS 39183  
888-661-0577

### Dayton, OH

625 N. Third St.  
Tipp City, OH 45371  
877-615-9812

### Oklahoma City, OK\*

600 N. Sara Rd. Ste B  
Yukon, OK 73099  
866-373-5286

### Scranton, PA\*

100 Keystone Industrial  
Park Road  
Suite 2B  
Dunmore, PA 18512  
866-695-6455

### Janesville, WI\*

3920 Kennedy Rd.  
Janesville, WI 53545  
608-563-3226

**Note:** Colors shown have been matched as closely as possible to actual finish. For exact color match, please request a metal color sample. Availability of colors and materials is subject to change. Most panels are available in bare galvanized or bare galvalume.