



## **AGENDA FOR PLANNING COMMISSION**

### **MEETING NOTICE**

A Planning Commission meeting will be held on **Thursday, September 04, 2025 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**

Call to Order

Pledge of Allegiance

Roll Call

[Approval:](#) Minutes for 7 August 2025

Approval: Site Plan Review Application for 411 Martin Ave (MARS PetCare)

[Approval:](#) Site Plan Review Application for 1905 Superior (Helene Stein)

[Approval:](#) Site Plan Review Application for 111 Schaller (Helene Stein)

[Approval:](#) Monthly Director's Report

[Approval:](#) Monthly Building Permit Report

[Approval:](#) Fences, Signs, and Sheds < 120sqft Report

[Approval:](#) Monthly Code Enforcement Report

Discussion: 231 Nicholas St Update

Discussion: Habitat For Humanity Update

Discussion: Future Agenda Items

Approval: Next Meeting Date - 02 October 2025

### **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.



## PLANNING COMMISSION MINUTES

The City of Tomah Long Range Planning Committee (LRPC) met in session on **Thursday, August 7, 2025**, at 5:30 p.m. in the Municipal Building, 819 Superior Ave, Tomah, WI, and via Zoom teleconference. The meeting access information was provided on the posted agenda. The meeting agenda notice was posted at City Hall and on the City's website in compliance with the provisions of Section 19.84 Wisconsin Statutes.

**Call to Order, Pledge of Allegiance, Roll Call:**

Bryan Meyer called the meeting to order at 5:35 p.m. Members present: B. Meyer, Eric Prise, Brian Rice, Mitchell Koel, and Paul Dwyer (5:46 p.m.) Absent: Tina Thompson and John Glynn. Quorum present. Also in attendance: Code Enforcement Officer/EDZ Assistant Kendra Donohoo and City Clerk Nicole Jacobs.

**Approval of May 1, 2025, Planning Commission meeting minutes:** Motion by B. Rice, second by E. Prise, to approve the minutes of the May 1, 2025, meeting. Motion carried.

**Approval of July 2, 2025, Planning Commission meeting minutes:** Motion by E. Prise, second by B. Rice, to approve the minutes of the July 2, 2025, meeting. Motion carried.

**Public Hearing: Rezoning Application 202 E Jackson St:** B. Meyer opened the public hearing at 5:38 p.m. regarding the rezoning application for 202 E Jackson St. The applicant, Alex Maas addressed the commission, explaining he and his business partner, Jeremy Likely, purchased the property with the intent to open a group home. The property owners are seeking approval to rezone the property from commercial to residential. No others spoke during the public hearing and no public comments were made. B. Meyer closed the public hearing at 5:40 p.m. Motion carried.

**Approval of Rezoning application for 202 E Jackson St:** Motion by E. Prise, second by M. Koel, to approve the rezoning application for 202 E Jackson St. E. Prise asked city staff if there were any concerns regarding the request. K. Donohoo explained that staff have everything needed for processing the application. Motion carried.

**Approval: Monthly Director's Report:** Motion by E. Prise, second by B. Rice, to approve the monthly director's report. Motion carried.

**Approval: Monthly Building Permit Report:** Motion by E. Prise, second by B. Rice, to approve the monthly building permit report. Motion carried.

**Approval: Fences, Signs, and Sheds < 120 sq ft Report:** Motion by E. Prise, second by B. Rice, to approve the monthly fences, signs, and sheds < 120 sq ft report. Motion carried.

**Approval: Monthly Code Enforcement Report:** Motion by B. Rice, second by E. Prise, to approve the monthly code enforcement report. Motion carried.

**Discussion of future agenda items:** Commission members requested an update from Director Morales regarding the Habitat for Humanity event he attended. No official action taken.

**NEXT MEETING DATE:** Motion by E. Prise, second by B. Rice to approve the next Planning Commission meeting date to be scheduled on September 4, 2025 at 5:30 p.m. Motion carried

**ADJOURNMENT:** Motion by P. Dwyer, second by E. Prise, to adjourn. The meeting adjourned at 5:47 p.m.

Respectfully submitted by:

*Nicole Jacobs*

Nicole Jacobs, City Clerk, August 11, 2025

Site Plan Review  
1905 Superior Rebuild project  
HHH Rentals of Warrens LLC

August 3, 2025

To whom it may concern,

Part #1 - 1905 Rebuilding project plan –

This project is to add additional low-income housing in the City of Tomah to aid in the fight against homelessness.

Replacing the current building that has 4 Units with a 10 Unit apartment building containing 2 – 2 bedroom and 8 – 1 bedroom apartments, front facing Superior Ave. North side bordered by Elizabeth St., south side bordered by Schaller St., west side bordered by neighbors fence and 111 Schaller St phase of project.

The current building is currently occupied by 4 formerly homeless veterans, would remain in the building as to not unhouse them. They would then reapply and be moved into new apartments when completed. This design is to keep the residential look as visitors enter the City of Tomah from I-90 and Hwy 131.

A construction site fence would need to be erected for safety of the current tenants per insurance.

Once tenants are moved into their new apartments the current 2 story building will be removed and demolished. Plans for Habitat for Humanity donation are being considered. The area where the current building stands would then become driveway/alley for parking having an apron on each side for entrance from Schaller St and exit onto Elizabeth St.

Each unit will be fully handicap accessible, single story, with 42' – 44' doors both interior and exterior, minimum thresholds for ease of entry, roll in showers with grab bars in bathrooms, bedrooms that will accommodate a queen bed with large closet space and open concept kitchen / living room areas, and additional storage within the apartment. The complex will also contain 3 laundry rooms with a coin operated washer and dryer available and folding table – these areas will have cameras for security reasons only. Off-street parking for those that have a vehicle, ballards will be placed and marked for each parking area. A concrete walkway around the entire building approximately 10' – 15' wide to accommodate walkers or wheelchairs if needed or room for outside chairs. Polished concrete floors, sheet rock walls and ceilings, steel roof, vinyl siding and windows will complete each unit. Building height at peak would be approximately 20'. All entrances will have exterior lighting. All units will be furnished with an electric range, range hood, and full-size refrigerator. Each unit will maintain the ability to control their own heating and cooling as needed. Water and sewer costs will be included.

Projected rent per unit from \$1000 to \$1300

Projected heating and electricity cost paid by the tenant



APPLICANT: Site Plan Review Data Checklist	Submitted	N/A
Cover/Title Page:		
Name and address of applicant and property owner	✓	
Address and common description of property and complete legal description OK	✓	
Dimensions of land and total acreage	✓	
Description of proposed project or use, type of building or structures, and name of proposed development, if applicable	✓	
Name and address of firm or individual who prepared the site plan	✓	
Site and Zoning Data:		
Show North arrow, scaled drawing, Bench Mark location and elevation to NGS (if required)	✓	
Existing lot lines, building lines, structures, parking areas, and other improvements on the site and within 100 feet of the site	✓	
Proposed lot lines, lot dimensions, property lines setback dimensions, structures, and other improvements to the site	✓	
Label all building front, rear, and side yard setbacks of new development to adjacent property lines	✓	
All existing and proposed easements		✓
Lot coverage, lot dimensions, frontage, area in conformance	✓	
Finished graded surface (shall be dust free)	✓	
Natural Features:		
WetlandsFloodplain		✓
Access and Circulation:		
Dimensions, curve radii, and centerlines of existing and proposed access points, roads, and road rights-of-way or access easements	✓	
Location of proposed roads, driveways (ingress/egress), sidewalks, handicap ramp widths, and interior parking islands	✓	
Calculations for required number of parking and loading spaces, location, and layout (ADA compliant)	✓	
Dimensions of parking spaces, islands, circulation aisles, and loading zones	✓	
Identify existing and proposed street improvements including streets, alleys, curbs, sidewalks, and trails	✓	
Building, Structure, and Miscellaneous Site Information:		
Location, height, and outside dimensions of all buildings and structures	✓	
Utilizing a crane during build process <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	✓	
Building floor plans and total floor area	✓	
Details on accessory structures and any screening		✓
Location of exterior lighting (site and building lighting)	✓	
Lighting details: Sec. 52-208(3) Exposed sources of light shall be shielded so as not to be visible outside their premises.		
Screens and buffers: Sec. 52-207: Required buffer strips in industrial districts and property zoned business (North of Jefferson, East of Grain Ave, South of View St, West of Hugh Dickie Dr, and other similar areas) abuts a residential district.		
Location of trash receptacle(s) and transformer pad(s) and method of screening		
Location of outdoor storage materials/equipment		✓





# R-3 – Multifamily Residential District

## Lot Requirements

- Min. area = 7,200 sq. ft. (1,800 sq. ft. per dwelling unit)
- Min. frontage = 60 ft.
- Max. building height = 40 ft.
- Max. lot coverage = 60%

## Setbacks

- Principal structure setbacks:
  - Front = 25 ft.
  - Side = 10 ft.
  - Rear = 20% lot depth
- Accessory structure setbacks:
  - Side = 3 ft.\*
  - Rear = 3 ft.\*

*\*Accessory buildings must be placed in the rear yard or conform to the yard requirements of a principal building.*

## Permitted Uses

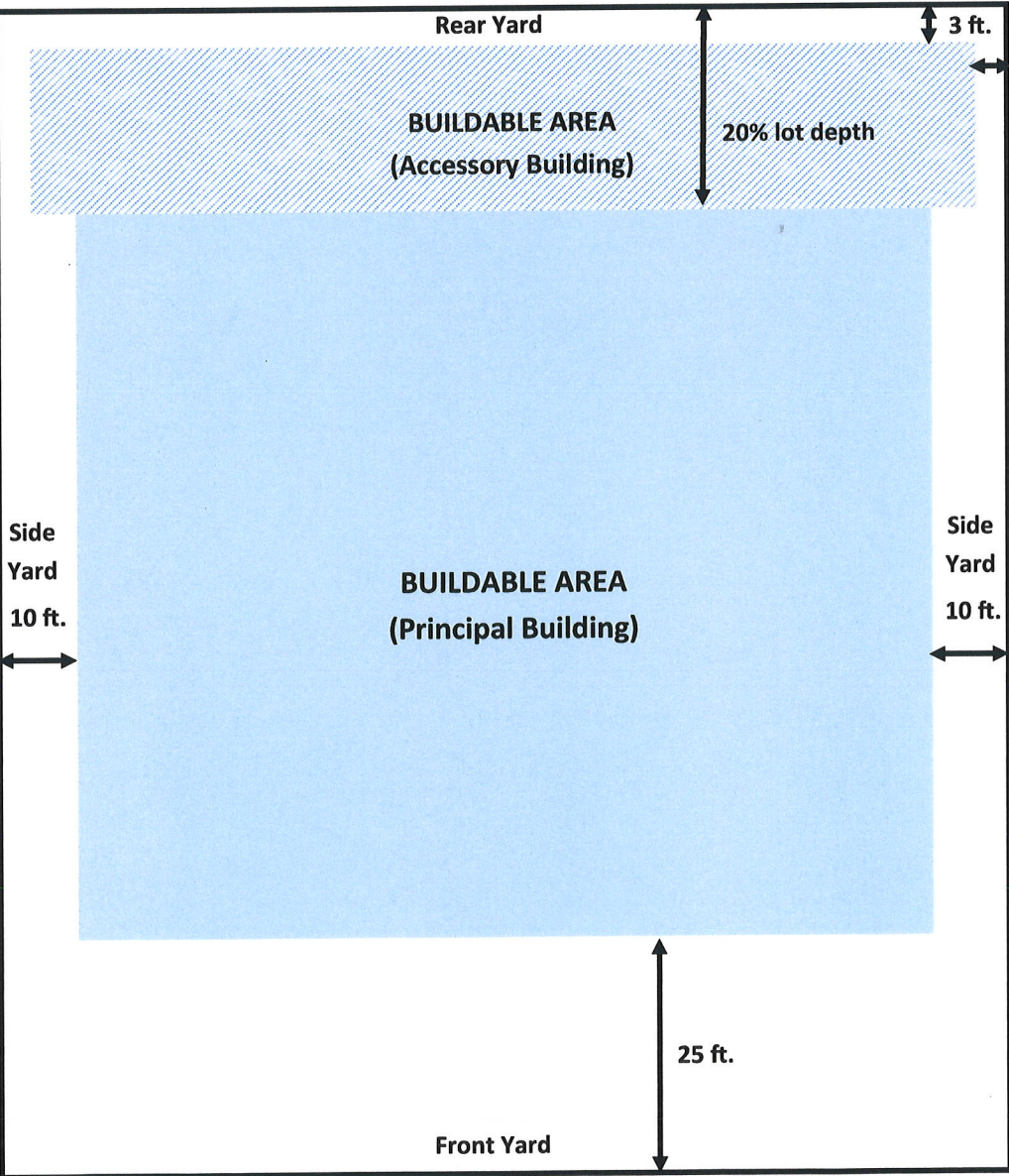
- Multifamily residential
- All uses permitted in R-1 and R-2

## Conditional Uses

- Public and quasi-public uses
- Planned residential developments
- Noncommercial meeting halls
- Nursing homes
- Home occupations
- Recreational uses

### Minimum Setbacks

Principal      Accessory



- Lot Area: 29,520 sqft
- PER DWELLING: 2,952 sqft
- Frontage: 240 ft
- Building Height: 20 ft
- Lot Coverage:

$$\frac{7,980 \text{ sqft}}{29,520 \text{ sqft}} = 27\%$$

WITH DRIVEWAY

$$\frac{17,580 \text{ sqft}}{29,520 \text{ sqft}} = 60\%$$

### • PRINCIPAL STRUCTURE SETBACKS

- FRONT = 25 FT
- SIDE = 10 FT
- REAR =  $\frac{60 \text{ FT}}{123 \text{ FT}} = 49\%$

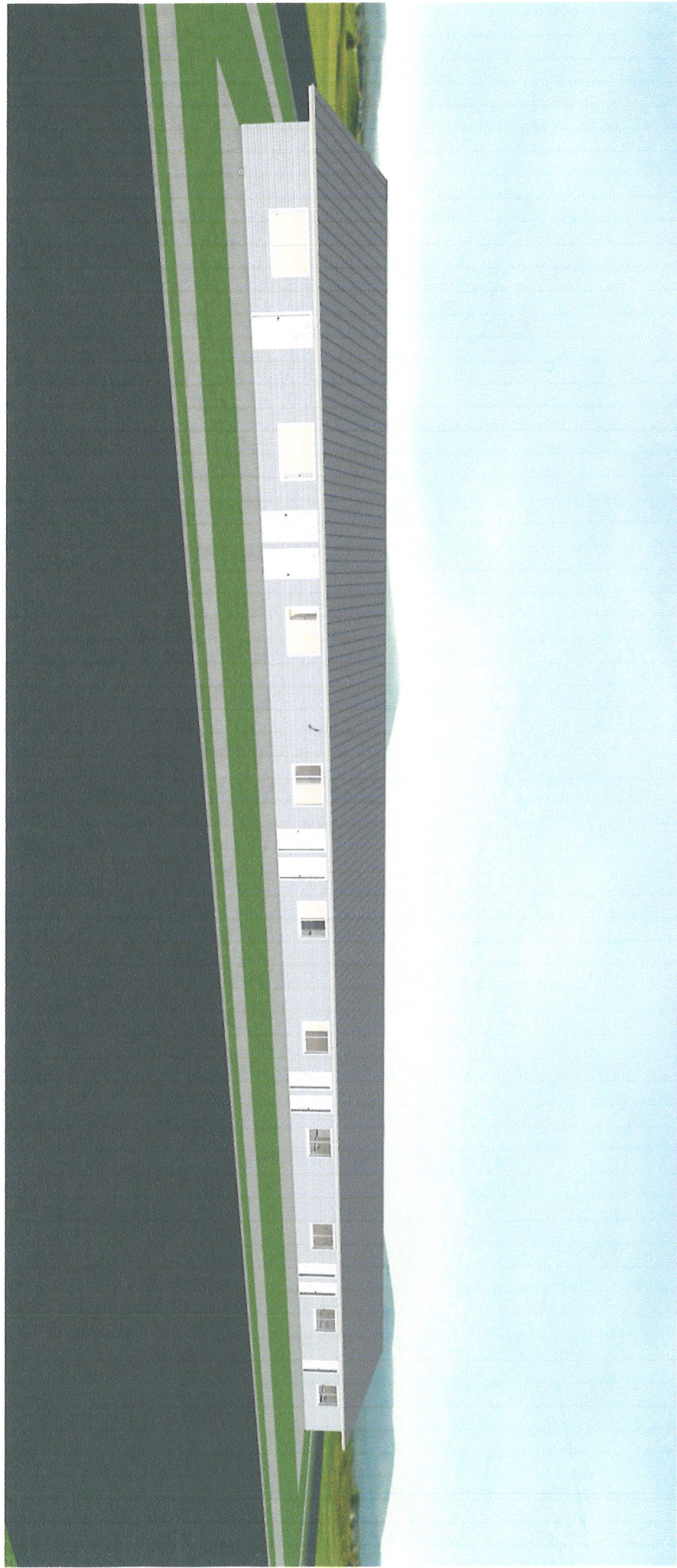
1905 Superior Rebuild project  
HHH Rentals of Warrens LLC

Part #1

Parcel Number	286-00389-0000
Property Address	1905 SUPERIOR AVE
Legal Description	ASSESSOR'S PLAT PART OF OL 271, COMM. AT THE NE COR OF OL 271, TH S 240', TH W 123', TH N 240', TH E 126' TO POB (4 PLEX)
Sec-Twp-Rng PLS/Tract	(Note: Not to be used on legal documents)
Acres	0.69
Municipality	CITY OF TOMAH
Class	COMMERCIAL;

Helene M. Stein  
HHH Rentals of Warrens LLC  
30752 Exodus Ave  
Warrens WI 54666  
608-343-3008





**DECHANT SURVEYING, LLC**

**17055 Hornet Road  
Camp Douglas, WI 54618**

**“Gary”  
608-427-3624**

**December 6, 2023**

**To: Helen E. Stein**  
112 Schaller St.  
Tomah, WI 54660

For locating property corners on Vol 1 Certified Survey Map, Mage 194, Document Number 288125  
Being a part of Outlot 271 Assessor’s Plat, City of Tomah, Monroe County, WI.

Amount due: \$50.00

Thank you!





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

**SITE PLAN REVIEW APPLICATION**

(This review does not include utilities and storm water)

The following checklist is **required** and will ensure the timely processing of your site plan review request:

**Site Plan Review Checklist:**

➤ Include all items applicable and requested on the checklist

*If incomplete, no further processing of the application will occur until the deficiencies are corrected. All development must meet the requirements of the City of Tomah and any other applicable local, state, or federal ordinances.*

**Description of Proposed Development:**

1905 Superior Rebuild Part #1

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



<b>Property Address:</b> 1905 Superior Ave, Tomah, WI 54660	<b>Parcel Number:</b> 286-00389-0000
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<b>Applicant:</b> HHH Rentals of Warrens LLC	<b>Mailing Address:</b> 30752 Exodus Ave	<b>City, State, Zip:</b> Warrens, WI 54666
<b>Phone Number:</b> 608-343-3008	<b>Email:</b> stitchkeeper@hotmail.com	<b>Primary Contact</b> Helene M. Stein

<b>Business: Owner/Contact:</b> Helene M. Stein	<b>Mailing Address:</b> 30752 Exodus Ave	<b>City, State, Zip:</b> Warrens, WI 54666
<b>Phone Number:</b> 608-343-3008	<b>Email:</b> stitchkeeper@hotmail.com	<b>Primary Contact</b> Helene M. Stein

<b>Property Owner:</b> HHH Rentals of Warrens LLC	<b>Mailing Address:</b> 30752 Exodus Ave	<b>City, State, Zip:</b> Warrens, WI 54666
<b>Phone Number:</b> 608-343-3008	<b>Email:</b> stitchkeeper@hotmail.com	<b>Primary Contact</b> Helene M. Stein

*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> 	<b>Date:</b> 8-1-25
<b>Signature of Property Owner:</b> 	<b>Date:</b> 8-1-25

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

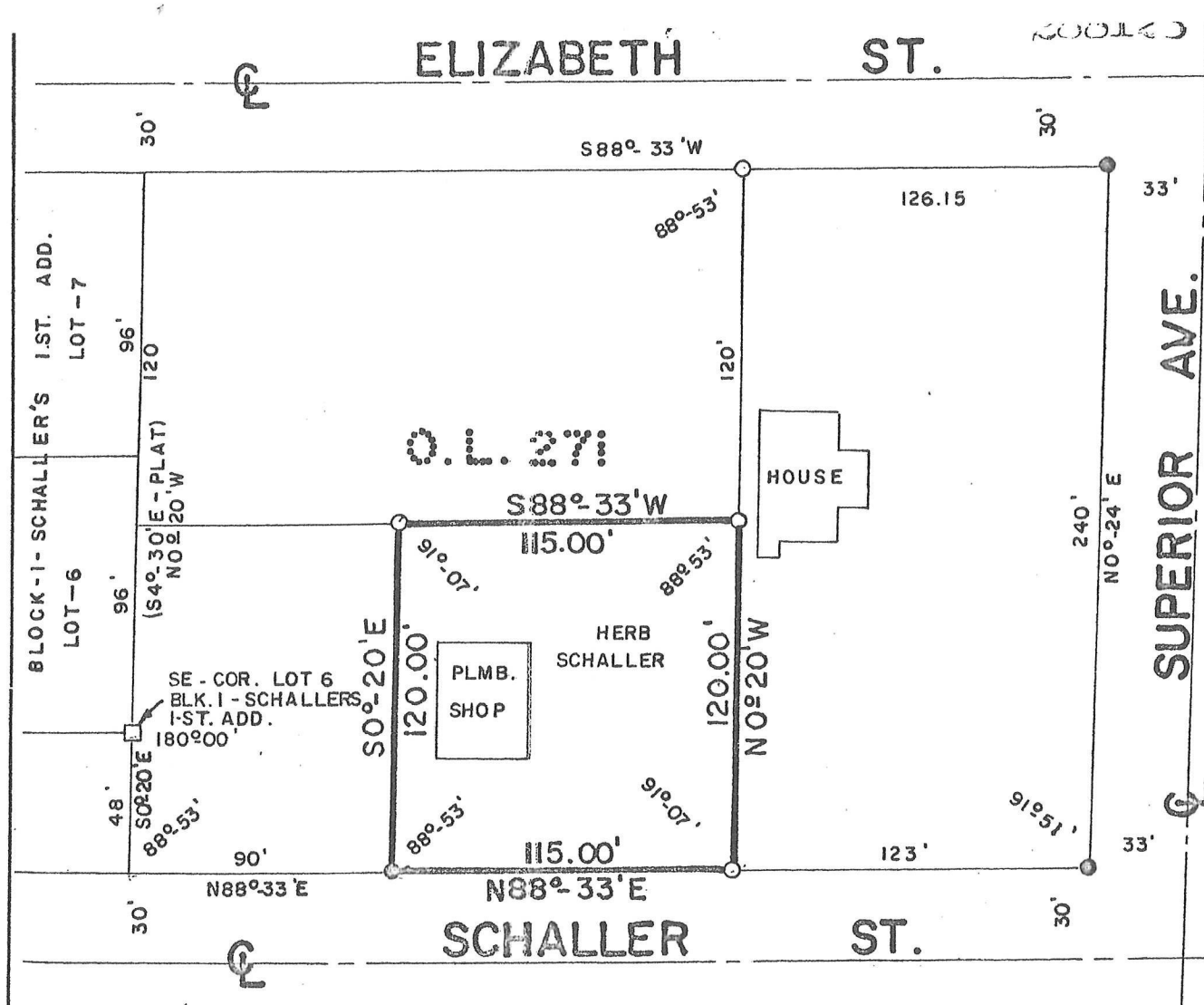


City of Tomah Building & Zoning  
819 Superior Ave  
Tomah, WI 54660

Site Plan review is required for all development including new construction, movement, reconstruction, conversion or structurally 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



A parcel of land located in Outlot 271 of the Assessor's Plat, City of Tomah, Monroe County, Wisconsin described as follows: Commencing at the SE Corner of Lot 6-Block 1-Schaller's 1st Add.; thence S0°-20'E along the East line of said Lot 6 extended 48 feet to the North line of Schaller Street; thence N88°-33'E along the North line of Schaller Street 90 feet to the point of beginning; thence continuing N88°-33'E 115 feet; thence N0°-20'W 120 feet; thence S88°-33'W 115 feet; thence S0°-20'E 120 feet to the point of beginning.

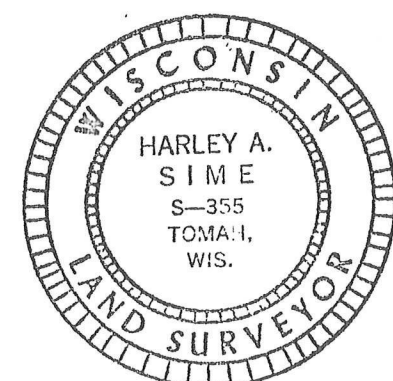
I H. A. Sime being a duly qualified Surveyor do hereby certify that by the order and under the direction of Mr. Herb Schaller, I have surveyed and mapped the property described above and the within map is the true and correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of chapter 236 of the Wisconsin Statutes to the best of my knowledge and belief.

Reg. No. S-355  
May 18, 1967

*H. A. Sime*  
H. A. Sime  
Registered Land Surveyor  
Tomah, Wisconsin

SCALE 1"=60'

- = SET 1" BY 24" IRON PIPE MIN. WT. 1.13 LBS./FT.
- = EXISTING IRON PIPE



### CERTIFIED SURVEY MAP

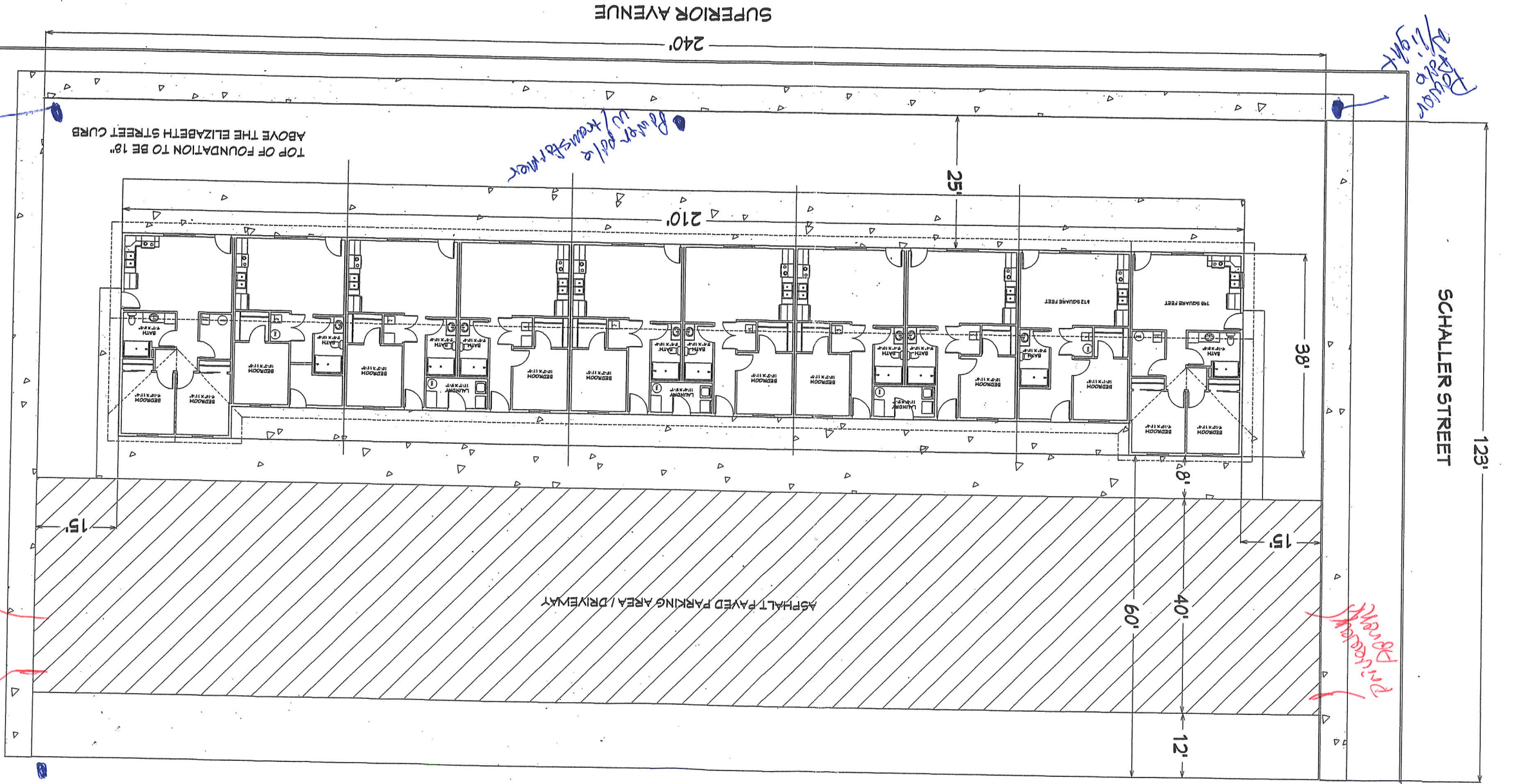
Part O.L. 271-Assessor's Plat located in  
City of Tomah,  
Monroe County, Wisconsin



PROJECT: 1905 Superior Roadlight Part #1

13

SITE ADDRESS: 1905 SUPERIOR AVENUE, TOMAH  
PLAN: SITE PLAN  
DATE: OCTOBER 9, 2024  
DRAWN BY TOMAH LUMBER INC. - ERIC HALL



1" = 20'

Part #2 - 111 Schaller St Rebuilding project – currently a garage

Replacing the current building with 1 new duplex containing 2 – 2-bedroom apartments with each having a 2 car garage with off-street parking, front facing Schaller St., west and north sides are bordered by neighbors fences, east side facing the 1905 Superior Ave. phase of project.

Demolition and removal of the current garage.

Maintain the current young trees that are growing for landscaping purposes.

Placing the new Duplex to face Schaller St. This will incur the opening of Schaller Street to add all the infrastructure as this lot currently does not have connections only to electricity. This will also add a second driveway apron to the current lot with replacement of the current apron and sidewalk. The lot is 115' wide and approximately 75' of the street will need to be opened to complete the project offset to the west on the lot. This will connect a currently taxed lot to city water and sewer systems. Gas lines will need to be also added to make this a livable space. Updating all electrical lines to the underground, if possible.

Construction fencing will be placed for the safety of adjacent property tenants, 2 sides of this property already have fencing in place.

Each unit will maintain the ability to control their own heating and cooling as needed. Each unit will be fully handicap accessible, single story, with 42' – 44' doors both interior and exterior, roll in showers with grab bars in bathrooms, bedrooms that will accommodate a queen bed with large closet space and open concept kitchen / living room areas, laundry area, and additional storage. A porch. Polished concrete floors, sheet rock walls and ceilings, steel roof, vinyl siding and windows will complete each unit. Building height at peak would be approximately 20'. All entrances will have exterior lighting. All units will be furnished with an electric range, range hood, and full-size refrigerator. Water and sewer costs will be included.

Projected rent per unit from \$1300 to \$1500

Projected heating and electricity paid by the tenant

Helene M. Stein

HHH Rentals of Warrens LLC

30752 Exodus Ave

Warrens WI 54666

608-343-3008



# R-1 — Single-Family Residential District

## Lot Requirements

- Min. area = 7,200 sq. ft.
- Min. frontage = 60 ft.
- Max. building height = 30 ft.
- Max. lot coverage = 30%

## Setbacks

- Principal structure setbacks:  
Front = 25 ft.  
Side = 10 ft.  
Rear = 20% lot depth
- Accessory structure setbacks:  
Side = 3 ft.\*  
Rear = 3 ft.\*

*\*Accessory buildings must be placed in the rear yard or conform to the yard requirements of a principal building.*

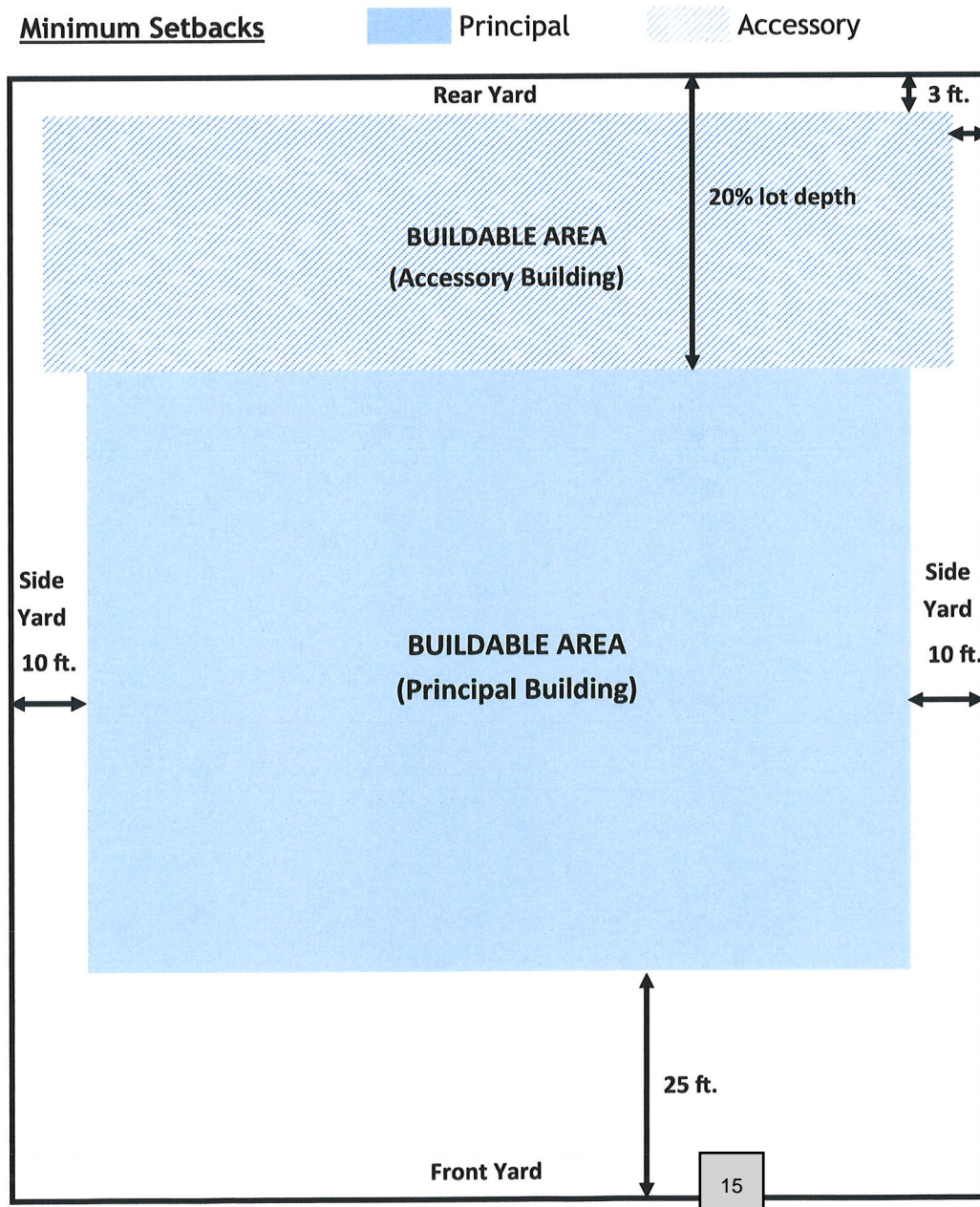
## Permitted Uses

- Single-family residential (except mobile homes)

## Conditional Uses

- Home occupations
- Governmental and cultural uses
- Transportation uses
- Utilities
- Multifamily dwellings
- Agricultural uses

## Minimum Setbacks



- LOT AREA: 13,800 SQFT
- PER DWELLING: 6,900 SQFT
- FRONTAGE: 115 FT

- BUILDING HEIGHT: 20 FT

- LOT COVERAGE:  $\frac{3,500 \text{ SQFT}}{13,800 \text{ SQFT}}$   
26%

- PRINCIPAL STRUCTURE SETBACKS

- FRONT = 25 FT
- SIDE = 15 FT WEST  
24'-9 5/8" EAST
- REAR = 38'-2 11/16"

- ACCESSORY STRUCTURE CONFORMS TO PRINCIPAL STRUCTURE YARD REQUIREMENTS.

- CONDITIONAL USE PERMIT FROM AUGUST 2024



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

## SITE PLAN REVIEW APPLICATION

(This review does not include utilities and storm water)

**The following checklist is required and will ensure the timely processing of your site plan review request:**

### Site Plan Review Checklist:

- Include all items applicable and requested on the checklist

*If incomplete, no further processing of the application will occur until the deficiencies are corrected. All development must meet the requirements of the City of Tomah and any other applicable local, state, or federal ordinances.*

### Description of Proposed Development:

1905 Superior Rebuild Part # 2

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

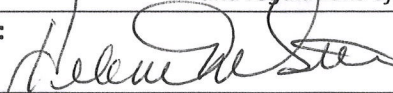
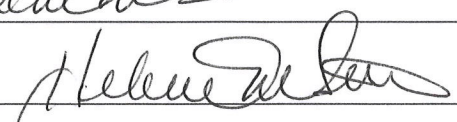
<b>Property Address:</b> 111 Schaller St, Tomah, WI 54660	<b>Parcel Number:</b> 286-00389-5000
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<b>Applicant:</b> HHH Rentals of Warrens LLC	<b>Mailing Address:</b> 30752 Exodus Ave	<b>City, State, Zip:</b> Warrens, WI 54666
<b>Phone Number:</b> 608-343-3008	<b>Email:</b> stitchkeeper@hotmail.com	<b>Primary Contact</b> Helene M. Stein

<b>Business: Owner/Contact:</b> Helene M. Stein	<b>Mailing Address:</b> 30752 Exodus Ave	<b>City, State, Zip:</b> Warrens, WI 54666
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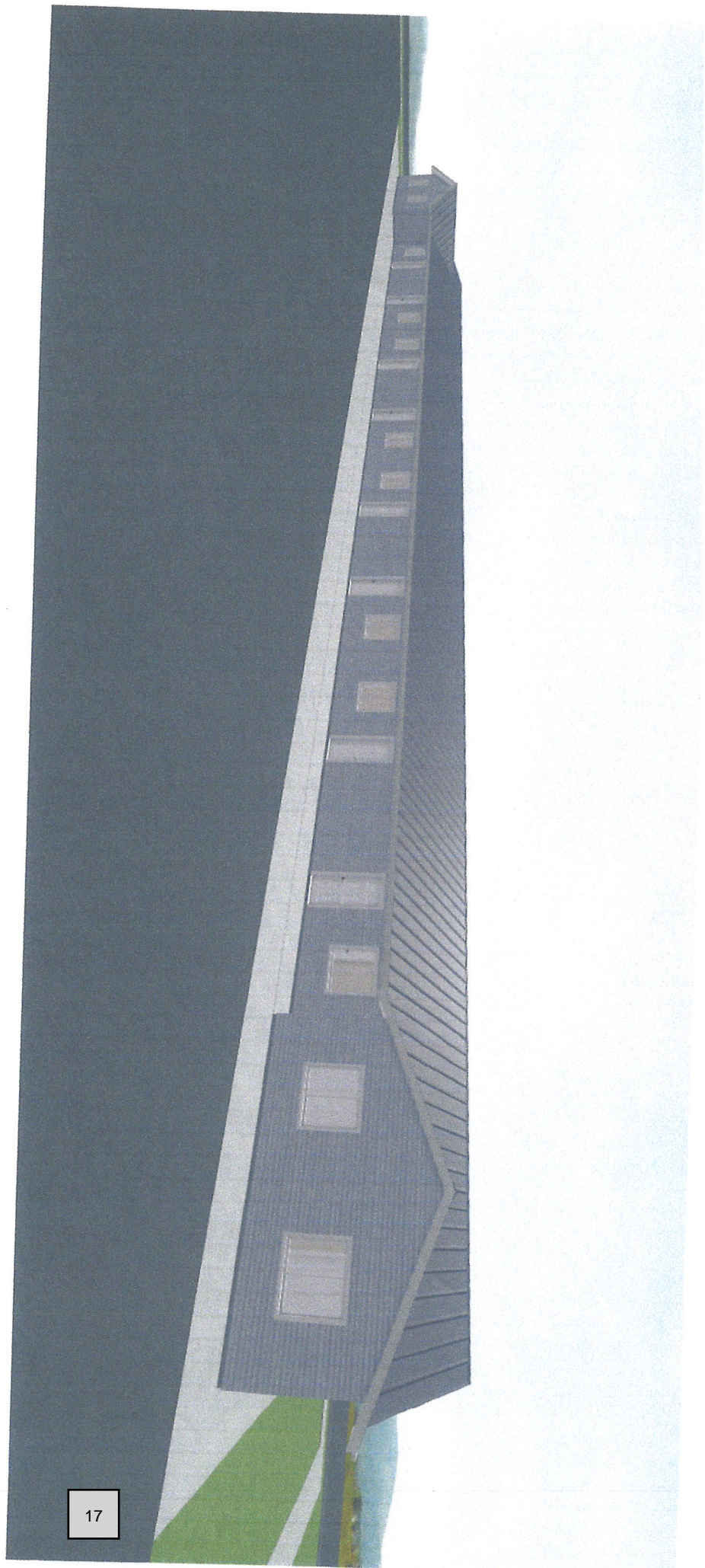
<b>Property Owner:</b> HHH Rentals of Warrens LLC	<b>Mailing Address:</b> 30752 Exodus Ave	<b>City, State, Zip:</b> Warrens, WI 54666
<b>Phone Number:</b> 608-343-3008	<b>Email:</b> stitchkeeper@hotmail.com	<b>Primary Contact</b> Helene M. Stein

*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> 	<b>Date:</b> 8-1-25
<b>Signature of Property Owner:</b> 	<b>Date:</b> 8-1-25

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



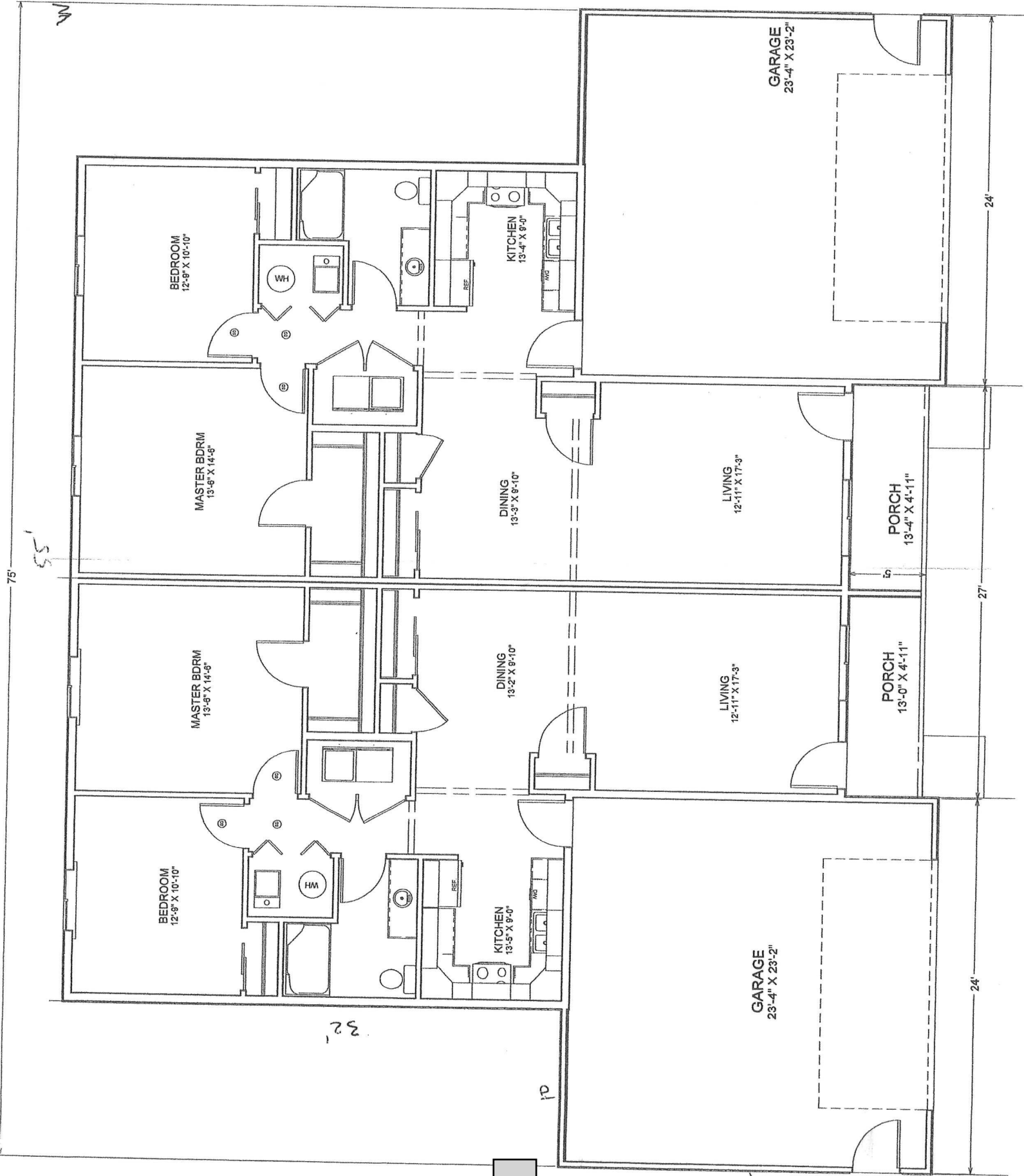




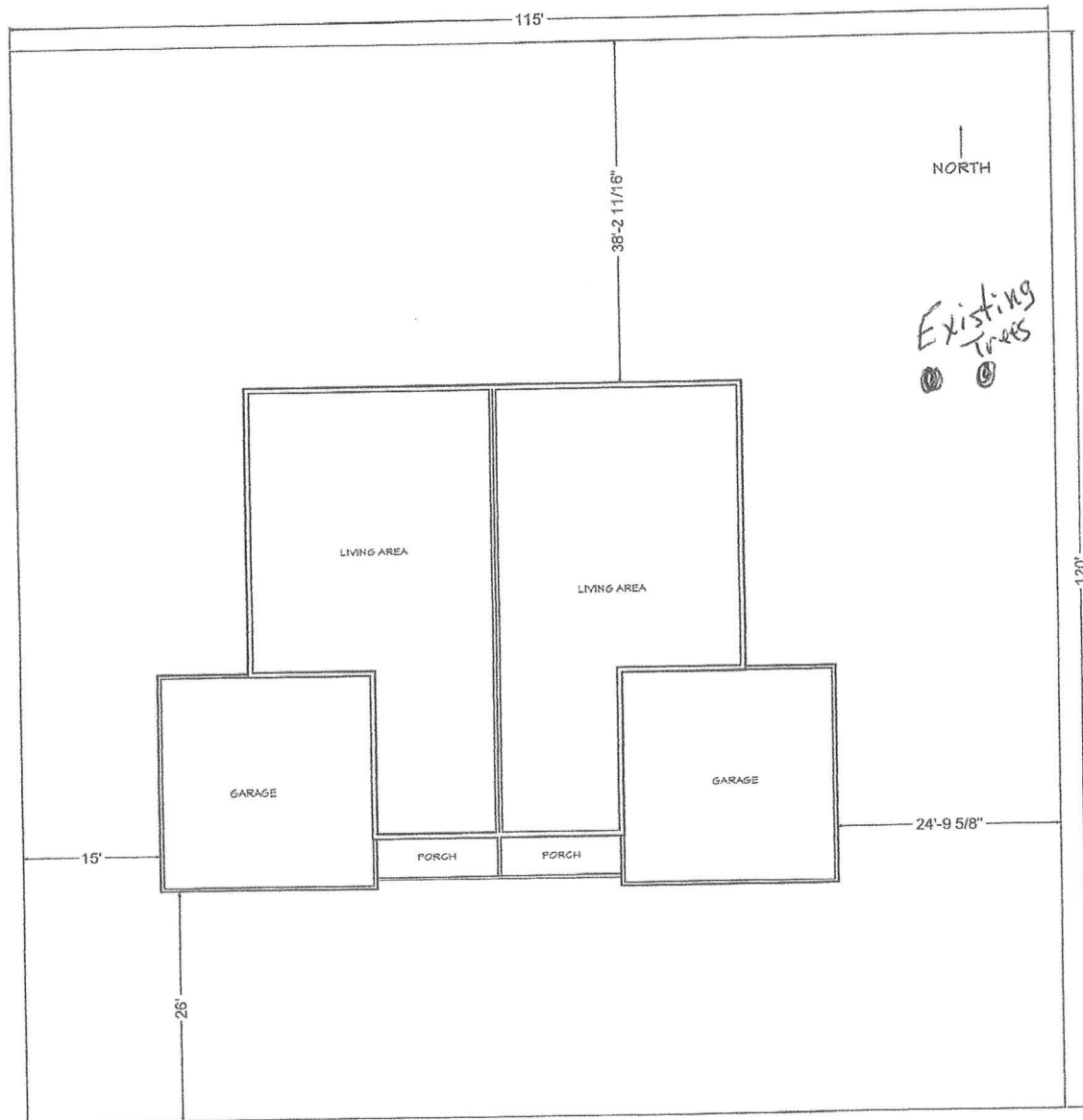




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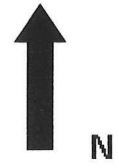
PROJECT: 1905 REBUILD PROJECT PART #2  
SITE ADDRESS: 111 SCHALLER ST, TOMAH  
PLAN: SITE PLAN  
DATE: OCTOBER 9, 2024  
DRAWN BY TOMAH LUMBER INC – ERIC HALL

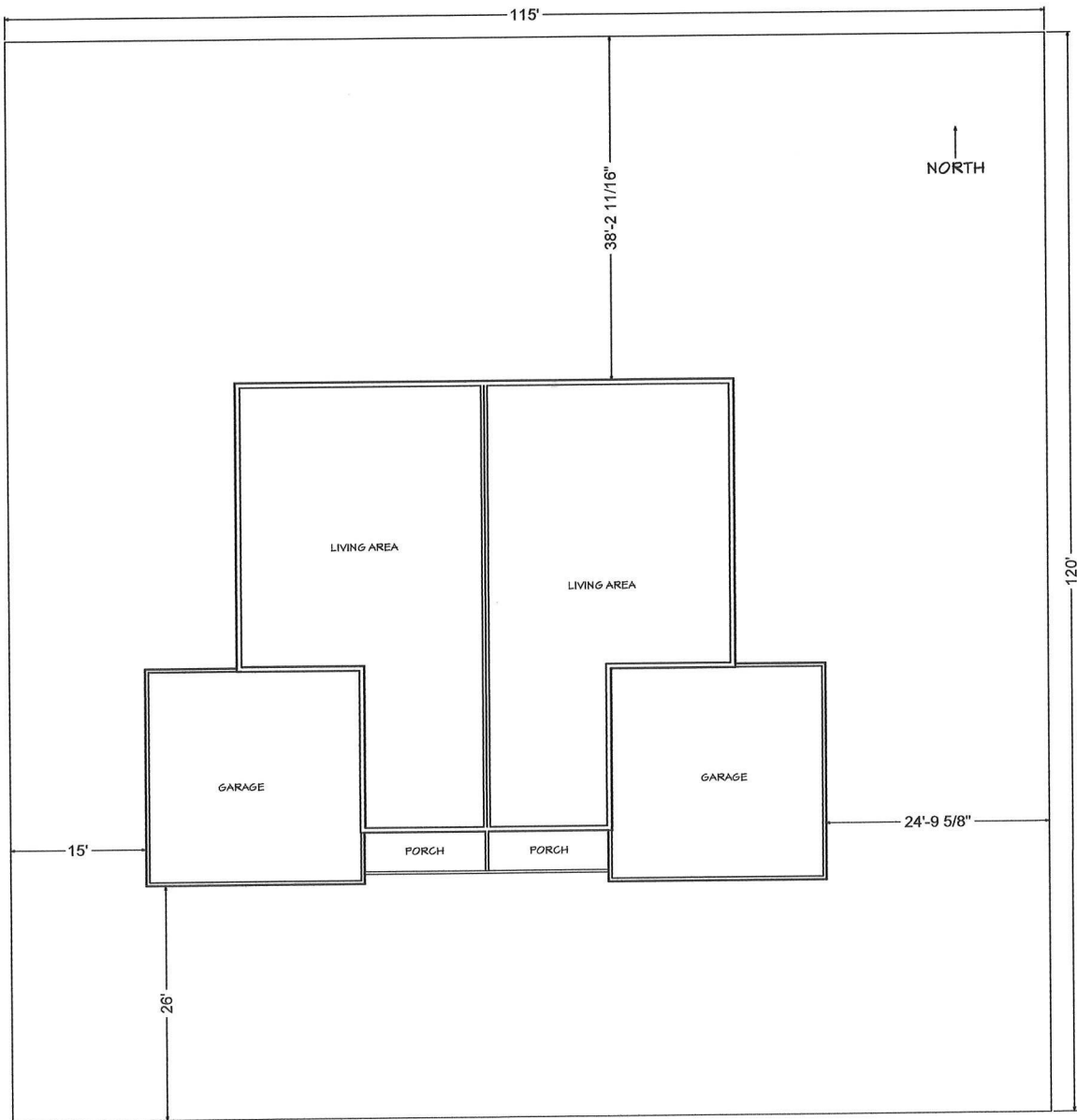


Power pole  
with light



Scale: 1"= 1/8"





**City of Tomah – Planning/Zoning/Inspection Dept.  
819 Superior Ave., Tomah WI 54660**

**Memo**

TO:

Parcel	OwnerName	OwnerAddress1	OwnerCityStZip
286-00628-0000	RYAN M. LIEK	2000 SUPERIOR AVE	TOMAH, WI 54660
286-00626-0000	ADAM L ROBARGE	1906 SUPERIOR AVE	TOMAH, WI 54660
286-00625-0000	MELBY RENTALS, LLC	411 SUPERIOR AVE	TOMAH, WI 54660
286-02432-0000	KATHLEEN L. STOCKWELL	PO BOX 684	TOMAH, WI 54660
286-02428-0000	CHRISTI L ANDERSON	206 W ELIZABETH ST	TOMAH, WI 54660
286-02211-0000	BRIAN FORSYTHE	1825 SUPERIOR AVE	TOMAH, WI 54660
286-02426-0000	LORI SCHALLER	201 SCHALLER ST	TOMAH, WI 54660
286-02434-0000	CORBY RUDOLPH TRUST	115 VIEW ST	TOMAH, WI 54660
286-02432-2000	KATHLEEN L. STOCKWELL	PO BOX 684	TOMAH, WI 54660
286-00399-0000	ARLENE L BIRKENESS	202 SCHALLER ST	TOMAH, WI 54660
286-00398-0000	SETH YARCO	200 SCHALLER ST	TOMAH, WI 54660
286-00397-0000	RICHARD D. MESNER	2312 BELLAROSA CIR	ROYAL PALM BEACH, FL 33411
286-00396-0000	HELEN E SCHALLER REVOCABLE TRUST	30752 EXODUS AVE	WARRENS, WI 54666
286-02223-0000	JASON A. & LISA M. BACKUS	1821 GOODLAND AVE	TOMAH, WI 54660
286-02212-0000	JACOB M WEGER	1820 GOODLAND AVE	TOMAH, WI 54660
286-02206-9999	CITY OF TOMAH	819 SUPERIOR AVE	TOMAH, WI 54660
286-00395-0000	JEREMY W. TRAFELET	PO BOX 2521	SUISUN CITY, CA 94585
286-00392-0000	NANCI L OLSON	112 W ELIZABETH ST	TOMAH, WI 54660
286-02427-0000	MARGARET I REINART	202 W ELIZABETH ST	TOMAH, WI 54660
286-00393-0000	TERRY J LARKIN	116 W ELIZABETH ST	TOMAH, WI 54660
286-00391-0000	JAMES M. WEINZATL	115 SCHALLER AVE	TOMAH, WI 54660
286-02425-0000	GRYGLESKI FAMILY IRREVOCABLE TRUST	205 SCHALLER ST	TOMAH, WI 54660
286-02429-0000	ELLEN A WESTPFAHL	214 W ELIZABETH ST	TOMAH, WI 54660
286-00627-0000	ZAN PIERCE	1910 SUPERIOR AVE	TOMAH, WI 54660
286-00389-0000	HHH RENTALS OF WARRENS LLC	30752 EXODUS AVE	WARRENS, WI 54666
286-00404-9000	STATE OF WISCONSIN DOT	3550 MORMON COULEE RD	LA CROSSE, WI 54601

From: City of Tomah – Planning/Zoning Dept.

CC: HHH Rentals of Warrens LLC

Date: 07/17/2024

Re: Notice to Property Owners within 200 feet of conditional use permit request for:

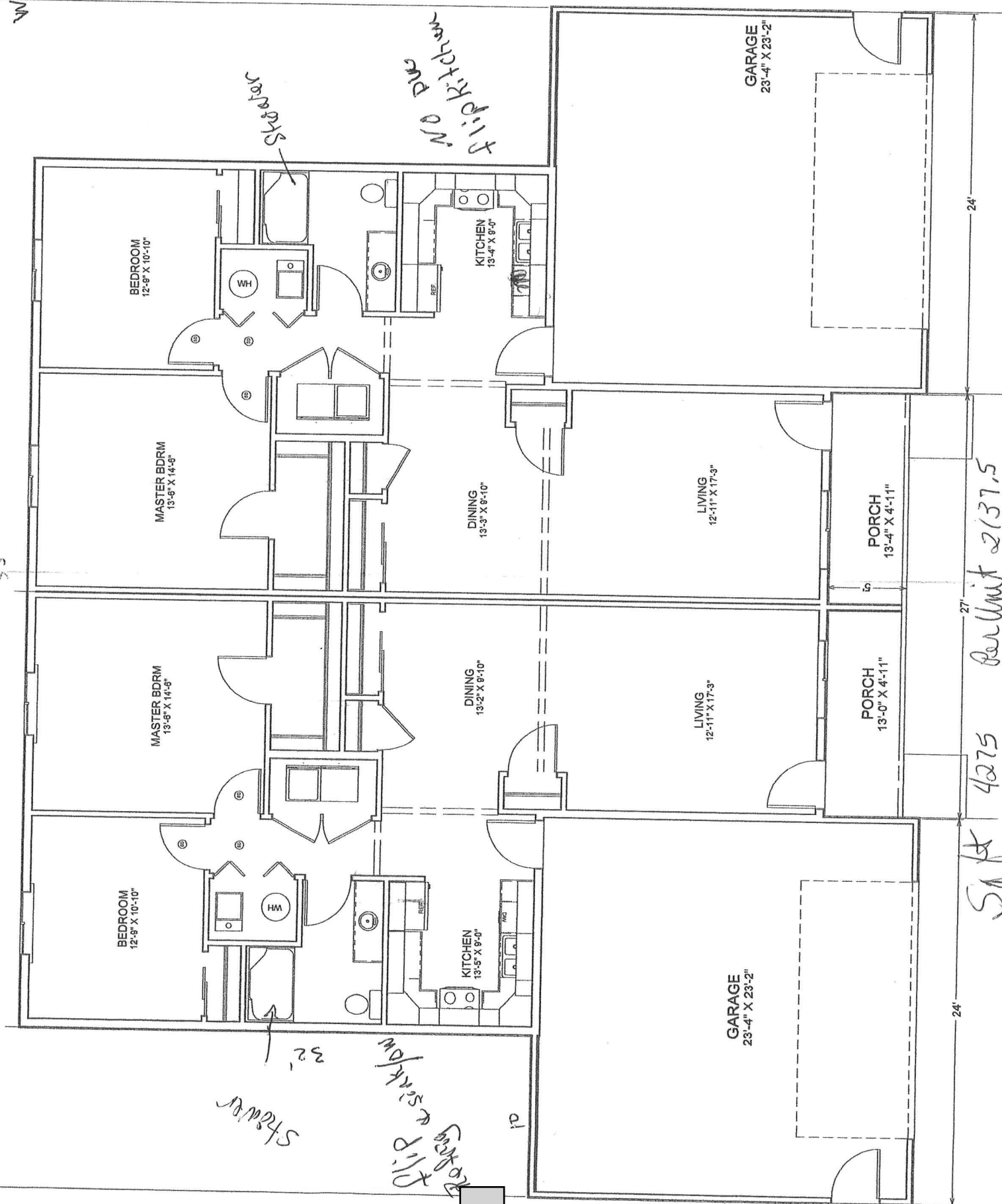
**Notice**

**CONDITIONAL USE PERMIT**

Notice is hereby given pursuant to City Ordinance, Section 52-68, at the City of Tomah Planning Commission meeting on August 1, 2024 at 5:30 P.M., via zoom.com, meeting ID: 270 860 8080, Passcode 206751 a Public Hearing will be held to consider the Conditional Use Permit application of HHH Rentals of Warrens LLC to construct a single story duplex in R-1 Single Family Residential District.  
Parcel #: 286-00389-5000 ASSESSOR'S PLAT PT OF OL 271, COMM AT NE COR, TH W 126.15', TH S 120' TO BEG TH S120', TH W 115', TH N 120', TH E 115' TO BEG (GARAGE)

You as a Property Owner within 200 feet of this conditional use permit request are given the opportunity to provide your input/feedback related to this request. If you have any questions or require additional information, please call Casey Kinnear at (608) 374-7429, e-mail ckinnear@tomahwi.gov.

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# City Administrator

## City Budget and Finances:

- 2026 Budget Planning Plan-To-Plan
  - Clerk Budget Review #1 12 Aug
  - Judicial Branch Budget Review #1 13 Aug
  - Parks and Recreation Budget Review #1 14 Aug
  - Library Budget Review #1 19 Aug
  - Parks and Recreation Budget Review #2 20 Aug
  - Public Safety Budget Review #1 and #2 21 Aug
  - Police Budget Review #1 and #2 26 Aug
  - Public Works and Utilities Budget Review #1 27 Aug
  - Judicial Branch and Police Fee Schedule Review 3 Sep
  - Police Union Collective Bargaining #1 4 Sep
  - EMS Union Collective Bargaining #1 4 Sep
  - Zoning and Inspections Budget Review #1 9 Sep
  - Treasury Budget Review #1 10 Sep
  - Tomah Chamber of Commerce Budget Review 11 Sep
  - Administration Budget Review #1 16 Sep
  - Legislative Branch (City Council) Budget Review #1 18 Sep
  - Draft FY2026 Budget Complete 30 Sep
  - City Council Budget Workshops/Hearings 1-31 Oct
  - FY2026 Budget Approved by City Council Nov
  - FY2026 Budget Books Ready for Distribution 15 Dec

## City Administration:

- Employee Discipline Policy
- Social Media Policy
- Develop Annual Training Plan (elected officials, dept heads, all employees)
- Job Description Review and Amendments
- Organizational Chart Review
- Employee Morale Events Planning

## City Operations (1-31 July):

- 1 Aug Property Line Dispute Follow-up
- 11 Aug Department Head Meeting
- 12 Aug City Clerk Budget Review
- 12 Aug CVB Meeting
- 12 Aug Board of Appeals
- 12 Aug Floodplain Meeting
- 12 Aug KSU Downtown Study Meeting
- 13 Aug Judicial Branch Budget Review
- 13 Aug Public Safety Pre-CBA Meeting
- 13 Aug Interviews for Director of Public Works and Utilities
- 14 Aug Parks and Recreation Budget Review
- 14 Aug Police Pre-CBA Meeting
- 14 Aug Indoor Recreation Center Planning Meeting
- 14 Aug Well 14 Update
- 15 Aug Public Works and Utilities Budget Review
- 15 Aug Developer Recruitment
- 15 Aug Business Recruitment

## City Operations (1-31 July):

- 18 Aug Legal Strategy Meeting
- 18 Aug Public Safety Union Discussion
- 19 Aug Public Library Budget Review
- 19 Aug WCMA Region 4 Meeting
- 19 Aug TIF Application Assistance
- 20 Aug Parks and Recreation Budget Review
- 20 Aug B and B Fence Municipal Code Discussion
- 20 Aug Chamber Full Board Meeting
- 20 Aug KSU Study Meeting
- 20 Aug Public Works Interviews
- 21 Aug Public Safety Budget Review
- 25 Aug Department Head Meeting
- 26 Aug Police Budget Review
- 27 Aug Public Works and Utilities Budget Review
- 27 Aug TID Review
- 28 Aug Library Budget Review
- 28 Aug Ho-Chunk Cinema Meeting





Permit Number	Municipality	Date	Property Owner	Property Address	Parcel #	Est Cost	Census Code
25-0072-41-286	Tomah (city)	08/01/25	Patrick Larson	212 Hollister Ave	286011000000	\$15,000.00	120 - Decks And Porches
25-0071-41-286	Tomah (city)	08/01/25	Tammy Grieg	902 Woodard Ave	286-02063-0000	\$22,300.00	434 - Residential Additions Alterations
25-0063-41-286	Tomah (city)	08/01/25	Danial Sauter	802 King Ave	286006870000	\$8,178.00	434 - Residential Additions Alterations
25-0062-41-286	Tomah (city)	08/01/25	Jeff Francis	912 Brandon St		\$80,000.00	128 - Sheds
25-0059-41-286	Tomah (city)	08/01/25	Scott & Deboralynn Westfahl	209 W Benton St	286-01056-0000	\$35,000.00	128 - Sheds
25-0057-41-286	Tomah (city)	08/01/25	Patrick Larson	212 Hollister Ave	286-01100-0000	\$2,050.00	131 - Electrical Only
25-0054-41-286	Tomah (city)	08/01/25	Colin Meltesen	1011 Wisconsin Ave	286-00982-5500	\$10,332.00	131 - Electrical Only
25-0051-41-286	Tomah (city)	08/01/25	Bob Sistrunk	205 Nicholas St	2 Of 15csm149	\$1,000.00	434 - Residential Additions Alterations
25-0049-41-286	Tomah (city)	08/01/25	Andres Valencia	1509 Bow St	286026882200	\$15,000.00	649 - Demolition And Razir Other Buildings & Structure
25-0048-41-286	Tomah (city)	08/01/25	Ashley & Brennon Path	1813 Goodland Ave	286-02221-0000	\$1.00	131 - Electrical Only
25-0037-41-286	Tomah (city)	08/01/25	Tom Kewit	503 Schaller St	286-00905-0000	\$14,436.41	131 - Electrical Only



8/1/2025 - 8/28/2025

Permit #	Permit Date	Permit Type	Project Description	Parcel Address
7029	8/27/2025	Fence	24' stretch chain link for dogs enclosure	429 FRANKLIN STREET
7028	8/25/2025	Shed Permit<150 square feet	Putting up a 10x12 basic shed from Amazon ( <a href="https://www.amazon.com/gp/product/B0DHRW14S1/ref=ewc_pr_img_1?smid=A18TYW9R3MGN2Y&amp;th=1">https://www.amazon.com/gp/product/B0DHRW14S1/ref=ewc_pr_img_1?smid=A18TYW9R3MGN2Y&amp;th=1</a> )	402 GONDOLA ROAD
7027	8/25/2025	Alt/Addition Commercial Building	24' fence	429 FRANKLIN STREET
7026	8/14/2025	Fence	Extend existing fence to south property line and install new roller gate, remove existing roller gate & short section of fencing at driveway	1200 W Veterans St.
7025	8/14/2025	Fence	Fenced backyard with two foot setback from side property lines and to abute rear neighboring fence.'	501 Alyssa St.





Total Fees	Construction Value
\$20.00	
	400.00
	500.00
\$20.00	0.00
\$20.00	

# Permit Report

Permit #	Permit Date	Permit Type	Project Description	Parcel Address
7024	8/12/2025	Fence	Vinyl fence in place when property was purchased, as shown on property report.	326 NICHOLAS STREET
7023	8/12/2025	Fence	Fence	607 CADY AVENUE
7022	8/8/2025	Accessory building >150 sq. ft.	This is a 8x8 movable security booth. It is already complete! We plan to have a concrete company pour a 15x15 foot pad of concrete to place the security booth on and have our electrician hook up power.	
7021	8/6/2025	Shed Permit<150 square feet	Yard barn replacement	915 FARMER AVENUE
7020	8/4/2025	Fence	Fence	210 NICHOLAS STREET

**Total Records: 10**

Total Fees	Construction Value
\$20.00	0.00
\$20.00	
	10,000.00
	3,400.00
\$20.00	0.00
\$120.00	14,300.00

8/28/2025



Code Er

8/1/2025 - 8/28/2025

Case Date	Case #	Parcel Address	Violation Name	Violation Notes	Complaint Type	Due Date	Status
8/27/2025	2025047	616 LAKE STREET	Chapter 18 Article III, 18-52 - Nuisance Junk and Junk Vehicles		Nuisance - Junk Accumulation	9/11/2025	Issued Order to Correct
8/11/2025	2025046	300 MC LEAN AVENUE	36-13 - Disposal Restrictions		Nuisance - Junk Accumulation		Issued Order to Correct
8/11/2025	2025046	300 MC LEAN AVENUE	Chapter 18 Article III, 18-52 - Nuisance Junk and Junk Vehicles		Nuisance - Junk Accumulation		Issued Order to Correct
	6075139						

Total Records: 3

8/28/2025

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