



AMENDED AGENDA FOR PLANNING COMMISSION MEETING NOTICE

A Planning Commission meeting will be held on **Wednesday, July 10, 2024 at 6:00 PM**
in the **Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.**

Join Zoom Meeting

<https://us06web.zoom.us/j/2708608080?pwd=ZTZ0cmllVEFEb1dzVDNwdi91UHFYQT09>

Meeting ID: 270 860 8080

Passcode: 206751

One tap mobile +13126266799,,2708608080#,,,,*206751# US (Chicago)

ROLL CALL

ELECT VICE CHAIR

APPROVAL OF MEETING MINUTES

[April 2024 Minutes](#)

CERTIFIED SURVEY MAP

1. [Review/Approval of Certified Survey Map \(CSM\) for Patrick Hardiman, Description: Located in part of the NW 1/4 of the NW 1/4 and part of the SW 1/4 of the NW 1/4 of section 5, township 17 north, range 1 west, City of Tomah, Monroe County, Wisconsin](#)
2. [Review/Approval of Certified Survey Map \(CSM\) for Stephen & Angela Walker, Description: A parcel of land located in Lot 2 of Nolans Subdivision and being part of the SW1/4-SE1/4, Section 32, T18N-R1W, City of Tomah, Monroe County, Wisconsin](#)

DISCUSSION ITEMS

1. [Review/Approval of the Resolution for City of Tomah Comprehensive Plan](#)
2. [Discussion on Conditional Use Permits for Residential Districts](#)
3. [Discussion on Ordinance 52-116 Amendments](#)

FUTURE AGENDA ITEMS

FUTURE MEETING DATE: August 1, 2024

ADJOURNMENT

NOTICE: It is possible that a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Becki Weyer, City Clerk, at 819 Superior Avenue, Tomah, WI 54660.

MINUTES FOR PLANNING COMMISSION

A Planning Commission was held on **Thursday, April 25, 2024 at 5:30 PM** in the Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.

Meeting was called to order at 5:30 PM by Paul Dwyer.

ROLL CALL

Present: Bryan Meyer, Tina Thompson, Eric Prise, Paul Dwyer and John Glynn.

Absent: Travis Scholze and Brian Rice. Also present: Shane Rolff and Ben Rohr.

APPROVAL OF MEETING MINUTES

Motion by Prise, second by Thompson to approve the meeting minutes for March 2024. All ayes.
Motion carried.

PUBLIC HEARING

Request from Vicki Allen-Wedl to rezone the property located at 210 McLean Ave., from B-Business District to R3-Multifamily Residential District.

Public hearing was opened at 5:31 PM. Tim Amundson of 205 McLean Ave opposed to a multifamily but not a single family residence going in at 210 McLean Ave. Joe Lawrence of 115 W Jackson St is worried about storm water run off. Mayor Paul Dwyer stated he was not in favor of the rezoning and thinks it should be a condition use permit so the city has more control over what is built on the lot.

Public hearing was closed at 5:35 PM.

Discussion and Recommendation related to the request from Vicki Allen-Wedl to rezone the property located at 210 McLean Ave from B-Business District to R3-Multifamily Residential District.

Rolff stated it meets the future land use map and the size of the lot would allow up to an 8 unit.

Motion by Glynn, second by Thompson to deny rezoning 210 McLean Ave. Meyer opposed.
Motion carried.

PUBLIC HEARING

Public hearing, section 52-10 (1)(a)(2), to consider amendments to Use restrictions and performance standards.

Public hearing opened at 5:43 PM. No public input. Public hearing closed at 5:44 PM.

Discussion and Recommendation on Ordinance Amendment for Section 52-10 (1)(a)(2).

Motion by Prise, second by Meyer to approve ordinance amendment for 52-10 (1)(a)(2). All ayes.
Motion carried.

DISCUSSION ITEMS

A. Discussion and Recommendation of Certificate of Appropriateness: 716 Superior Ave

Was discussed at march meeting. Need a recommendation.

Motion by Thompson, second by Meyer to approve the Certificate of Appropriateness for 716 Superior Ave. All ayes. Motion carried.

B. Discussion and Recommendation of Certificate of Appropriateness: 309 Superior Ave

Rolff went through the checklist. Committee has no issues with the string lights. Motion by Thompson, second by Prise to approve the Certificate of Appropriateness for 309 Superior Ave. All ayes. Motion carried.

C. Discussion on Comprehensive Plan Draft #2

General discussion on the timeline. Talk about a point person for economic development.
Concern on transparency, public input and sufficient time to review.

FUTURE AGENDA ITEMS

- Review checklist for certificate of appropriateness / add lighting
- Comprehensive Plan update
- Have attendance mandatory for public hearings?

FUTURE MEETING DATE: May 30, 2024

ADJOURNMENT

Motion by Meyer, second by Thompson to adjourn the meeting at 6:10 PM.

CERTIFIED SURVEY MAP No. _____

LOCATED IN PART OF THE NW 1/4 OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 5, T17N, R1W, CITY OF TOMAH, MONROE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

LOCATED IN PART OF THE NW 1/4 OF THE NW 1/4 AND PART OF THE SW 1/4 OF SECTION 5, T17N, R1W, CITY OF TOMAH, MONROE COUNTY, WISCONSIN.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5;

THENCE S0°58'05"W, ALONG THE WEST LINE OF SAID NW 1/4, 2508.09 FEET TO THE WEST 1/4 CORNER OF SAID SECTION;

THENCE N3°33'04"E 1078.88 FEET TO THE EAST RIGHT-OF-WAY OF GONDOLA ROAD, A NORTHWESTERN CORNER OF CERTIFIED SURVEY MAP VOLUME 2, PAGE 203 AND THE POINT OF BEGINNING;

THENCE N0°57'06"E, ALONG SAID EAST RIGHT-OF-WAY, 708.37 FEET TO THE INTERSECTION OF SAID EASTERN RIGHT-OF-WAY WITH THE SOUTHERN RIGHT-OF-WAY OF MARY DRIVE;

THENCE N88°37'46"E, ALONG SAID SOUTH RIGHT-OF-WAY, 519.12 FEET TO A NORTHWESTERN CORNER OF CERTIFIED SURVEY MAP VOLUME 2, PAGE 203;

THENCE S6°06'14"E, ALONG A WESTERN LINE OF SAID CERTIFIED SURVEY MAP VOLUME 2, PAGE 203, 464.00 FEET TO A NORTHWESTERLY CORNER THEREOF;

THENCE S65°54'46"W, ALONG A NORTHWESTERN LINE OF SAID CERTIFIED SURVEY MAP VOLUME 2, PAGE 203, 635.40 FEET TO THE POINT OF BEGINNING.

ABOVE DESCRIBED LANDS CONTAIN 323,925 SQUARE FEET, OR 7.44 ACRES

ABOVE DESCRIBED LANDS ARE SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS, IMPLIED OR RECORDED.

SURVEYOR'S CERTIFICATE

I, JACOB K. STEPHENSON, PROFESSIONAL LAND SURVEYOR # 3076, HEREBY CERTIFY THAT:

I HAVE SURVEYED AND MAPPED THE DESCRIBED PARCEL AT THE DIRECTION OF PATRICK HARDIMAN, THE ATTACHED SURVEY MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, THAT I HAVE FULLY COMPLIED WITH ALL PERTINENT ORDINANCE AND REGULATIONS OF THE CITY OF TOMAH AND MONROE COUNTY IN SURVEYING, DIVIDING AND MAPPING THE ABOVE DESCRIBED PARCEL.

Jacob K. Stephenson 6-19-24
 JACOB K. STEPHENSON PLS # 3076 DATE
 PARAGON ASSOCIATES

OWNER'S CERTIFICATE

I, PATRICK HARDIMAN, AS OWNER, DO HEREBY CERTIFY THAT I HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, DIVIDED, AND MAPPED AS SHOWN HEREON.

PATRICK HARDIMAN SIGNED THIS DAY OF 20.

NOTARY: STATE OF WISCONSIN)
 MONROE COUNTY) §

PERSONALLY CAME BEFORE ME THIS DAY OF 20,
 THE ABOVE NAMED PATRICK HARDIMAN TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, WISCONSIN.
 MY COMMISSION EXPIRES: _____

APPROVAL OF THE CITY OF TOMAH PLANNING COMMISSION

THIS CERTIFIED SURVEY MAP IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TOMAH THIS DAY OF 20.

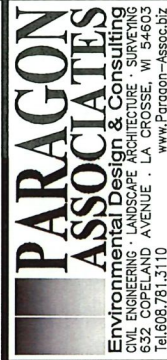
CHAIRMAN SIGNED PRINTED



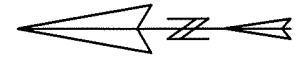
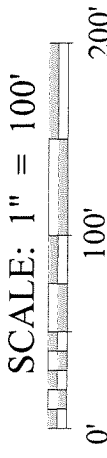
REFERENCED DOCUMENTS

M#	DATE	TYPE	DESCRIPTION	DOCUMENT ID
[M1]	1974	CSM	BY D. MARTEN	V 2, P 189 / Doc. No. 315043
[M3]	1975	CSM	BY W. BANDOW	V 2, P 203 / Doc. No. 320835
[M4]	1975	CSM	BY D. MARTEN	V 2, P 291 / Doc. No. 321853
[M5]	1984	SUBDIVISION PLAT	Gael's Addition	Doc. No. 370463
[M6]	1988	CSM	BY R. PARISH	V 7, P 6 / Doc. No. 391775

NOTE: [#] ON MAP INDICATES A MEASUREMENT CALCULATED FROM THE RECORD DOCUMENT.

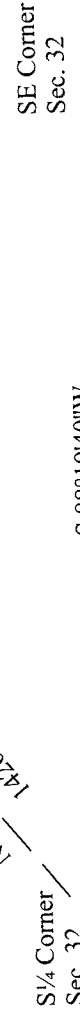
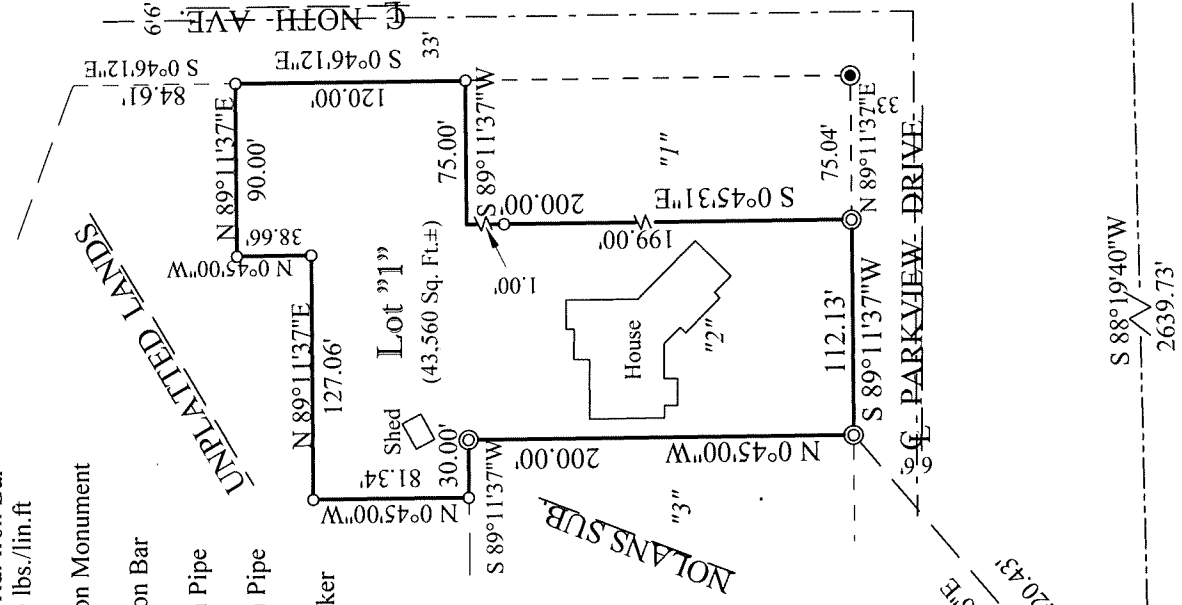


The south line of the SE¹/₄, Sec. 32 is ASSUMED to bear S88°19'40"W (Monroe County Grid)



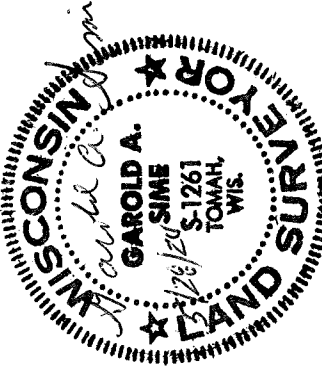
- = Set 3/4"x 18" Rd. Iron Bar weighing 1.50 lbs./lin.ft
- = Found Harrison Monument
- ⊙ = Found 1 1/4" Iron Bar
- ⊙ = Found 2" Iron Pipe
- ⊙ = Found 1" Iron Pipe

Owner: Stephen & Angela Walker
1209 Parkview Drive
Tomah, WI 54660



SURVEYOR'S CERTIFICATE

I, Garold A. Sime, do hereby certify that by the order and under the direction of Steve and Angela Walker, 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 236.34 of the Wisconsin Statutes to the best of my knowledge and belief.



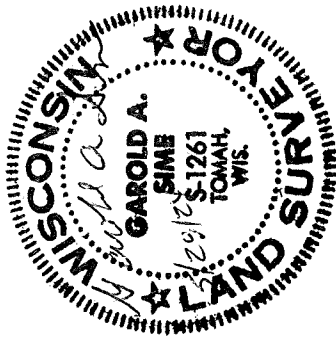
Garold A. Sime
GAROLD A. SIME, PROFESSIONAL LAND SURVEYOR S-1261
H. A. SIME & ASSOCIATES
P. O. BOX 50
TOMAH, WISCONSIN 54660
May 28, 2024

CERTIFIED SURVEY MAP

Located in Lot 2, Nolans Subdivision and in the SW¹/₄-SE¹/₄,
Section 32, T18N-R1W, City of Tomah, Monroe County, WI

DESCRIPTION

A parcel of land located in Lot 2 of Nolans Subdivision and being part of the SW $\frac{1}{4}$ -SE $\frac{1}{4}$, Section 32, T18N-R1W, City of Tomah, Monroe County, Wisconsin described as follows:
 Commencing at the S $\frac{1}{4}$ corner of said Section 32; thence N48° 57'06"E, a distance of 1420.43 feet to the Southwest corner of said Lot 2, being the Point of Beginning; thence N0°45'00"W, a distance of 200.00 feet to the Northwest corner of said Lot 2; thence S89° 11'37"W along the north line of Lot 3 of said Nolans Subdivision, a distance of 30.00 feet; thence N0°45'00"W, a distance of 81.34 feet; thence N89°11'37"E, a distance of 127.06 feet; thence N0°45'00"W, a distance of 38.66 feet; thence N89°11'37"E, a distance of 90.00 feet to the west line Noth Ave.; thence S0°46'12"E along said west line, a distance of 120.00 feet to the Northeast corner of Lot 1 of said Nolans Subdivision; thence S89°11'37"W, a distance of 75.00 feet to the Northeast corner of said Lot 2; thence S0°45'31"E, a distance of 200.00 feet to the Southeast corner of said Lot 2; thence S89°11'37"W, a distance of 112.13 feet to the Point of Beginning. Subject to all easements and right-of-ways of record.



APPROVAL OF THE CITY OF TOMAH PLANNING COMMISSION

This Certified Survey Map is approved this _____ day of _____.

CHAIRMAN _____

CERTIFIED SURVEY MAP

Located in Lot 2, Nolans Subdivision and in the SW $\frac{1}{4}$ -SE $\frac{1}{4}$, Section 32, T18N-R1W, City of Tomah, Monroe County, WI

2024 City of Tomah Final Draft Comprehensive Plan Review Meeting July 2024

City of Tomah Comprehensive Plan Update Project Schedule

Task #	Event	Date
1	Subcommittee and Staff Review of 2013 Plan	2023
2	V&A Begins Draft 2024 Plan	December 2023
3	Online Survey	January 2024
4	Staff Review of Draft #1	February 2024
5	LRPC and Plan Commission Review of Draft #1	March 2024
6	Complete Draft #2	April 2024
7	LRPC and Plan Commission Review of Draft #2	April 2024
8	Complete Public Draft	May 2024
9	Public Draft Release and Online Feedback Opportunity	May-June 2024
10	LRPC and Plan Commission Final Draft Review	July 2024
11	City Council Public Hearing and Adoption	July 2024

Goals For This Meeting

- Review public feedback
- Review changes based on public feedback
- Consider recommending Final Draft Plan for adoption

Public Draft Feedback

- May 23rd – June 24th: Draft Plan, survey, and video summary recording were posted to City website
 - 84 total survey responses
 - 160 total video recording summary views
- What we heard
 - 77% of respondents agreed with the action plan priorities in the plan
 - Top action plan priorities = indoor rec facility, revitalize downtown/Superior corridor, expand economic development initiatives and opportunities, improve exiting property conditions
 - Top missing ideas = childcare and infrastructure maintenance
 - Top plan likes = mix of ideas, housing, recreation, downtown, and economic development
 - Top improvements needed in the plan = more focus on downtown, small businesses, and economic development
 - Other comments = liked public input opportunity, need to address downtown, desire for additional recreational opportunities

Changes From Draft #2

- Appendix A: added all public input received
- Appendix B: added percentages of existing land use breakdown in the City today
- Main Plan: added more about childcare connection to economic development and downtown revitalization being a high priority item

Next Steps

- Seek recommendation of the plan for adoption
- July 16: City Council Public Hearing and Adoption Meeting

RESOLUTION

**RESOLUTION RECOMMENDING THE ADOPTION OF THE
2024 CITY OF TOMAH COMPREHENSIVE PLAN,**

PLAN COMMISSION OF THE CITY OF TOMAH, WISCONSIN

WHEREAS, the City of Tomah on September 19, 2013 adopted the City of Tomah Comprehensive Plan (hereinafter “Plan”) as the City’s comprehensive plan under Section 66.1001(4), Wisconsin Statutes, with said Plan including procedures for consideration of replacement; and

WHEREAS, Section 66.1001(4), Wisconsin Statutes, establishes the required procedure for a local government to adopt a comprehensive plan; and

WHEREAS, the City of Tomah Plan Commission has the authority and responsibility to recommend the 2024 City of Tomah Comprehensive Plan to the City Council, under Section 66.1001(4)(b); and

WHEREAS, on July 10, 2024, the Plan Commission reviewed the proposed 2024 City of Tomah Comprehensive Plan; and,

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Tomah hereby recommends that, following a public hearing, the City Council adopt an ordinance to adopt the 2024 City of Tomah Comprehensive Plan in which the Plan Commission recommended for approval at its July 10, 2024 meeting.

This Resolution was adopted at a regular meeting of the Plan Commission of the City of Tomah on the 10th day of July, 2024.

PLAN COMMISSION

By: _____
X, Mayor and Plan Commission Chair

ATTEST:

Becki Weyer, City Clerk

Sec. 52-80. Residential uses.

The following residential and quasi-residential uses shall be conditional uses and may be permitted as specified:

- (1) Planned residential developments, such as cluster developments in R-2 and R-3 residential districts. The district regulations may be varied, provided that adequate open space shall be provided so average intensity and density of land use shall be no greater than permitted for the district in which it is located. (See schedule of regulations, section 52-40.) Planned residential developments cannot be broken into separate units without approval of the planning commission.
- (2) The following special provisions shall be complied with (see schedule of regulations, section 52-40):
 - a. Clubs, fraternities, lodges and meeting places of a noncommercial nature in the R-2 and R-3 residential districts, provided all principal structures and uses are not less than 25 feet from any residential lot line.
 - b. Rest homes, nursing homes, homes for the aged, and clinics in the R-2 and R-3 residential districts, provided all principal structures and uses are not less than 25 feet from any lot line. Family Child Care centers in R-1, R-2, and R-3 residential districts, and in B, B-1, B-2 business districts, M-1, M-2, and M-3 industrial districts, and in I institutional district.
 - c. Home occupations and professional offices in the R-1, R-2 and R-3 residential districts.
 - d. Boardinghouses, roominghouses, and rooming unit in R-2, and R-3 with a conditional use permit.

(Code 1993, § 17.34; Ord. No. 2007-09-08-C, §§ 6, 7, 9-10-2007; Ord. No. 2020-10-13-D , § 4, 10-13-2020)

Sec. 52-34. Residential districts.

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

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

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

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

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

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

Sec. 52-116. Parking requirements.

All new ~~nonresidential~~ nonresidential or multi-family (3 units or greater) parking lots in excess of four stalls and all alterations of existing lots for the land uses stated above shall be subject to the approval of the ~~Plan Commission~~ **Planning Commission**. ~~Required Request for such~~ parking lots shall be accompanied with detailed plans on landscaping, parking layout, drainage provisions and driveway locations. In all districts and in connection with the land uses stated above ~~and in connection with every use~~ there shall be provided, at the time any use of building is erected, enlarged, extended or increased, off-street parking stalls for all vehicles in accordance with the following:

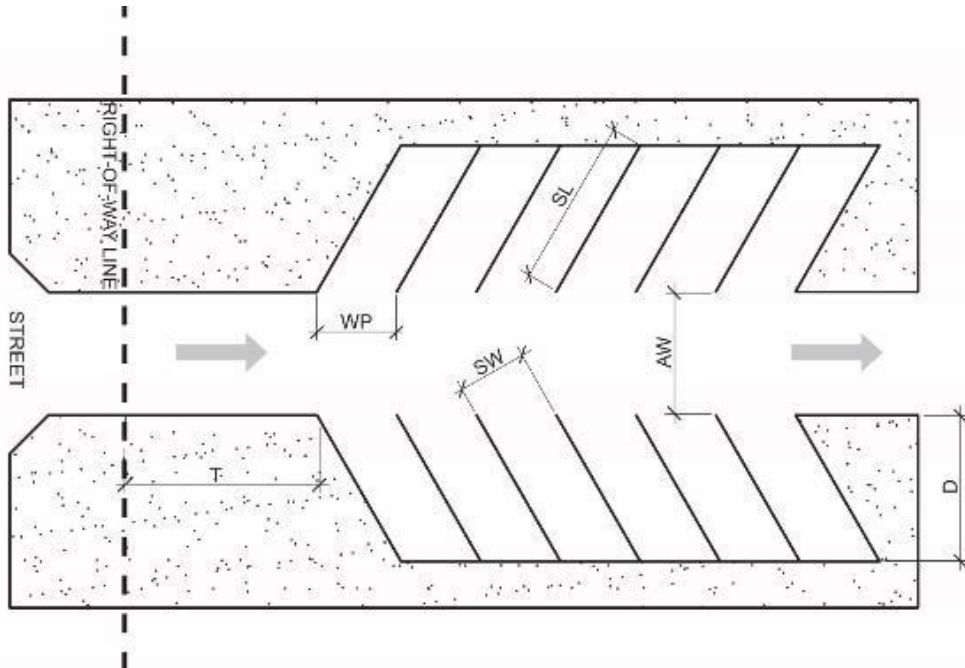
- (1) Adequate access to a public street shall be provided for each parking space. ~~and driveways shall be at least ten feet wide for one- and two-family dwellings and a minimum of 20 feet for all other uses.~~ Minimum width of aisles providing access to stalls for one-way traffic shall be as follows: 11 feet for 30-degree parking; and 20 feet for 90-degree parking. Minimum width of aisles providing access to stalls for two-way traffic shall be 24 feet. No parking area of more than two spaces shall be designed as to require any vehicle to back into a public street. Driveways shall be at least ten feet wide for one- and two- family dwellings and a minimum of 20 feet for all other uses.

Figure X: Parking Layout Dimensions

Minimum Permitted Dimensions	Parking Angle in Degrees				
	0°	45°	60°	75°	90°
Stall Width at Parking Angle (SW)	9'	9'	9'	9'	9'
Stall Width Parallel to Aisle (WP)	20'	12'6"	10'3"	9'3"	9'
Stall Depth to Wall (D) ¹	9'	18'	18'	18'	18'
Stall Length (SL)	18'	25'	22'	20'	18'6"
Aisle Width for 1-way traffic flow (AW)	14'	14'	16'	23'	24'
Aisle Width for 2-way traffic flow with angled parking	24'	24'	24'	24'	24'

Notes:

¹Stall Depth (D) may be reduced by 2 feet, provided vehicle overhang is located over a landscaped area or pedestrian walk if said walk is oversized to provide a minimum of 5 feet of clear pedestrian access and a concrete curb or wheel stop is provided to protect vegetation and pedestrians.



- (2) Size of each parking space shall not be less than ~~180~~ 162 square feet (9 feet by 18 feet), exclusive of the space required for ingress and egress. ~~The Zoning Administrator~~ Plan Commission may authorize up to 10% of the required number of parking stalls be sized for compact cars and electric vehicles (8 feet by 16 feet).
- (3) Location shall be on the same lot as the principal use or not over 400 feet from the principal use. In cases where off-street parking facilities are permitted on land other than the same lot as the principal use (see Section 52-116(11)), such facilities shall be in the same possession as the lot occupied by the use to which the parking facilities are accessory. Such possession shall be by deed whereby the owner of the land on which the parking facilities are to be located shall be bound by a covenant filed and recorded in the office of the Monroe County Register of Deeds requiring such owner ~~his heirs or~~ assignees to maintain the required facilities for the duration of the use served. ~~No parking stall or driveway, except in residential districts, shall be closer than 25 feet to a residential district lot line or a street opposite a residential district.~~
- (4) All off-street parking areas shall be ~~graded and surfaced so as to be dust free and properly drained an~~ improved surface (see Section 52-14). Any parking area for more than five vehicles shall have the aisles and spaces clearly marked, and shall be sufficiently screened in the form of a solid fence or shrubbery to protect adjacent residential uses. Any lighting used to illuminate off-street parking areas shall be ~~directed away~~ fully shielded from residential properties and public streets in such a way as not to create a nuisance. However, in no case shall such lighting exceed half a footcandle measured at the lot line.
- (5) Curbs or barriers shall be installed so as to prevent parked vehicles from extending over any lot lines in all non-residential districts and for any residential development with ~~five~~ three or more units.
- (6) ~~Number of parking stalls required:~~ The number of parking stalls required is shown in the following table. Where floor space is indicated in the table below as a basis for determining the amount of off-street parking required, it shall mean the gross floor area inside the exterior walls, unless specified otherwise with the standard.

Single-family, mobile homes, and two-family dwellings	2 stalls for each dwelling unit and mobile home
Multifamily dwellings (senior/elderly housing) as defined as residential land uses that accommodate age-restricted housing, retirement homes, assisted living facilities, nursing homes, hospices, limited care facilities, rehabilitation centers, or similar land uses as determined by the Zoning Administrator. Add definition for senior/elderly housing	1 stall per dwelling unit*, plus 1 stall for each employee on the largest work shift. *Minimum resident parking may be reduced by the Plan Commission based on demonstrated demand for the target resident population, down to a minimum of 0.5 stalls per unit.
Multifamily dwellings (except senior/elderly housing)	Studio – 1 stall per dwelling unit 1 Bedroom – 1 stall per dwelling unit 2+ Bedroom – 2 stalls per dwelling unit
Hotels, motels	1 stall for each guest room and 1 stall for every 3 employees , plus 1 stall for each employee on the largest work shift
Hospitals, clubs, lodges, sororities, dormitories, lodging houses and boardinghouses	1 stall for every 2 beds and 1 stall for every 3 employees , plus 1 stall for each employee on the largest work shift
Sanitariums, institutions, rest homes and nursing homes	1 stall for every 5 beds and 1 stall for every 3 employees , plus 1 stall for each employee on the largest work shift
Medical and dental clinics	3 stalls for each doctor 1 stall per 400 300 square feet of floor area 400
Churches, theaters, auditoriums, community centers, vocational and night schools, and other public places of public assembly	1 stall for every 5 seats at maximum capacity
Colleges, secondary and elementary schools	1 stall for every 2 employees
Restaurants, bars, places of entertainment, bowling alleys, repair shops, retail and service stores	1 stall for every 140 200 sq. ft. of floor area used for customer seating, or 1 stall for every 53 seats available for customers, whichever is greater
Automotive repair garages, sales, and stations	1 stall per employee on the largest work shift, plus 1 stall for each service bay
Manufacturing and processing plants, laboratories and warehouses	1 stall for every 3 employees 1 stall for each full-time equivalent employee on the largest work shift, plus 1 stall for each vehicle owned by the business and stored at the site
Retail and service stores, financial institutions; business, governmental and professional offices	1 stall for every 400 300 sq. ft. of floor area
Funeral homes, mortuaries and similar-type uses	1 stall for every 4 seats and 1 stall for each vehicle used in the business
Bowling alleys	5-4 stalls for each alley, plus 1 additional stall for each 200 square feet used for retail or restaurant purposes
Day care centers and other similar facilities for children or adults	1 stall per employee on the largest work shift, plus 1 stall per 10 students or persons licensed to attend
All other uses not otherwise identified above	See Section 52-116(7)

Land uses located within the Downtown Design Standards Overlay Zoning District (Section 52-42)	See Section 52-116(12)
Commercial establishments permitted by conditional use permits in residential areas	1.5 stalls for every 2 employees

- (7) Uses not listed. In the case of structures or uses not mentioned, the provision for a use which is similar shall apply ~~or the Zoning Administrator may rely on standards and parking ratios that appear in the most recent edition of the Institute of Traffic Engineers Parking Generation Manual. Where floor space is indicated in subsection (6) of this section as a basis for determining the amount of off-street parking required, floor space or area shall mean the gross floor area inside the exterior walls.~~
- (8) Combined uses. Combinations of any of the above uses shall provide ~~a minimum of 80% of the sum the total~~ of the number of stalls required for each individual use. Two or more uses may provide required off-street parking spaces in a common parking facility less than ~~80%~~ of the sum of the spaces required for each use individually, provided such uses are not operated during the same hours. The following conditions must be met for any joint use ~~parking area (for downtown parking standards see Section 52-116(12) below):~~
- The proposed joint parking space is within ~~400~~ 1,000 feet of the use it will serve.
 - The applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.
 - A properly drawn legal instrument approved by the common council, executed by the parties concerned, for joint use of off-street parking facilities shall be filed with the City Clerk. Said instrument may be a three-party agreement, including the city and all private parties involved. Such instrument shall first be approved by the City Attorney.
- (9) ~~In addition to any other requirements relating to parking spaces contained in the Code, the provisions contained in Wis. Stats. §§101.13, 346.503 and 346.56, and any Wisconsin Administrative Code sections adopted pursuant thereto, are adopted by reference and made applicable to all parking facilities whenever constructed.~~
- (10) Changes in buildings or use. Whenever a building or use is changed, structurally altered or enlarged to create a need for an increase of 25 percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change. Whenever a building or use is enlarged or changed to create a need for an increase to the extent of 50 percent or more in the floor area or required parking spaces, said building or use shall then comply with the parking requirements set forth ~~in Section 52-116(6) in the district in which it is located.~~
- (11) Parking lots not on the same parcel or lot as the principal use or parking lots which require the moving or demolition of structures. In addition to meeting the other requirements set forth in this section, parking lots in all zoning districts, except the light industrial and heavy industrial districts, for the parking of motor vehicles which are not on the same original parcel or original lot, whether on record or not, as that of the principal use, or which necessitate the moving or demolition of any structure or building, shall require the granting of a conditional use permit by the ~~common council~~ ~~Plan Commission~~ ~~planning commission~~. The application for such conditional use permit shall state the location, current use of the property, whether any structures or buildings will be demolished and the type of such structures or buildings, the size of the parking lot, the purpose of the parking lot, and such other information as may be required by the ~~Plan Commission~~ ~~planning commission~~. In determining whether to grant such conditional use permit, the ~~Plan Commission~~ ~~planning commission~~ shall consider any decrease in neighborhood values by permitting such use, any landscaping, drainage, or site plans of such proposed parking lot and the characteristics of the surrounding neighborhood. An opaque privacy fence of a

minimum of five feet and no more than ~~eight~~ six feet in height may be required in residential zoned districts if requested by an abutting residential property owner. Such fence shall comply with Section 52-209 for fence installation and shall run from the front set back line to the rear property line. All abutting residential property owners shall be notified of this privacy fence provision in the notice from the City Clerk's Office.

(12) Downtown parking minimum reduction. ~~No off-street parking requirements of this section are required for uses within the Downtown Design Overlay District (Section 52-42), as identified in the Downtown Master Plan. can be The plan commission may reduce the number of required minimum parking stalls for new construction, and expanding portions of, commercial uses on a case-by-case basis within the downtown study area, as identified in the Downtown Master Plan. The plan commission will consider the current availability of on-street parking and municipal parking lots in the vicinity of the development site, and the proposed intensity and uses of the development. The conditions of approval of this parking reduction shall be incorporated into a site plan or site plan revisions submitted to the city for approval.~~

(13) Exceptions.

a. ~~The Plan Commission may authorize exceptions to the parking standards or other requirements of this section where the applicant can demonstrate that the proposed use will generate less parking demand than the parking standard requirements, or where an exception from the requirements would result in a site plan and development that would benefit the City and be consistent with the intent of this section. An applicant requesting an exception to the parking requirements shall be required to demonstrate and document the projected parking demand based on an analysis of similar or comparable uses;~~

~~b. The Planning Commission may require additional parking stalls where it is determined that the proposed use is likely to generate a demand for more parking stalls than this chapter would require;~~

b. ~~The Plan Commission~~ ~~Planning Commission~~ may also require less parking where it is determined that the number of stalls required by this section will exceed the demand;

c. ~~In granting exceptions to the parking standards, the Plan Commission~~ ~~Planning Commission~~ shall ~~may~~ condition the approval of the Site Plan stating the parking reduction as determined in b. above. ~~grant conditional exceptions, subject to future review and reconsideration.~~

(Code 1993, § 17.42; Ord. No. 2007-09-08-C, § 8, 9-10-2007; Ord. No. 2017-09-14-D, § 1, 9-12-2017)

- (a) In residential districts and on lots associated with residential uses, accessory off-street parking facilities shall be solely for the parking of motor vehicles, which shall be regulated as follows:
1. No front yard of any residential district and no front yard of a lot associated with a residential use shall be used for the parking of a motor vehicle except in approved driveways. Motor vehicles parked on any legal driveway shall not be permitted to encroach on ~~within five feet of~~ any right-of-way line of a street.
 2. A maximum of one commercial vehicle per dwelling unit may be parked outdoors on residential property provided that the vehicle is used by a resident of the dwelling unit, has a manufacturer's gross vehicle weight rating of 10,000 pounds or less, and is less than 21 feet in length.
 3. No person shall park any motor truck, truck trailer, trailer, semitrailer or any other vehicle or combination of vehicles weighing more than 10,000 pounds, except recreational vehicles or motor homes are permitted if parked in a driveway or other legal off-street parking space.
 4. A recreational vehicle (RV) associated with and customary to residential uses may be parked as if a passenger vehicle but shall not be utilized for the storage of goods, materials, or equipment other than that which is considered part of the RV or essential to its function.
 - a. No person shall park or store any recreational equipment within the front yard or corner side yard of any residential zoning district unless the equipment is parked on a driveway which meets all of the requirements in this Section.
 - b. Recreational equipment may be stored on any type of surface in the rear yard or the interior side yard areas. If the rear yard of a corner lot abuts the side yard of an adjacent residence, any recreational equipment stored in said rear yard shall not be closer to the street than the required front yard setback distance for said adjacent residence.
 - c. Recreational equipment longer than thirty (30) feet shall not be stored anywhere outdoors in any residential zoning district unless the piece of recreational equipment is being loaded, unloaded, cleaned or otherwise prepared for use or extended storage. The time period that recreational equipment longer than thirty (30) feet may be kept outdoors shall not exceed seven (7) days during any thirty (30) day period. For purposes of this subsection, the length of a piece of recreational equipment shall include any portion of a trailer that the equipment is loaded onto.