

City of Tomah Planning Commission Minutes

The City of Tomah Planning Commission met in regular session on Thursday, May 25th, 2017 at 5:30 P.M. in the Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI. Mayor, Nellie Pater, called the meeting to order at 5:30 PM.

- 1) Roll call was taken with Commissioners: Bryan Meyer, Tina Thompson, Travis Scholze, Tim Callahan, Nellie Pater, Lamont Kiefer and Brian Rice. Absent: Mary Ann Komiskey
Also present: City Inspector, Shane Rolff and CDBG/Housing Director, Rachel Muehlenkamp.
- 2) Motion by Thompson, seconded by Scholze, to approve minutes from previous meeting. All ayes. Motion carried.
- 3) Thompson gave the final update on the Range Station. Construction is complete and have passed all inspections. Will be moving in and working on any touch ups. Unsure when sign will be installed, hoping by the end of summer.
- 4) A public hearing was opened at 5:32 PM to consider section 52-34, for the Conditional Use Permit application of the City of Tomah – Community Development Program - to purchase a property for the purpose to construct an R-3 Multi-Family rental property at the following location: 436 Arthur St., Tomah, WI 54660. Parcel # 286-00848-0000 GOODYEAR'S SUBDIVISION LOTS 19 & 20, BLK 3

CDBG/Housing Director, Rachel Muehlenkamp present to discuss the details of the purchase at 436 Arthur St. The CDBG Program would like to purchase the lot to construct a single story rental property with 3 one bedroom apartments and once completed the property would be sold to either the Housing Authority or a Private Individual/Business. This lot currently has a garage onsite, which would remain standing and be used for storage during the project and after would be used for storage for the CDBG. There will be five parking stalls located on the property, which is required. This would be the building lot for the CDBG and the Tomah High School building trades project and students would be involved in constructing the building. Start date would roughly be spring of 2018 and is anticipated to take two years to complete.

There were many questions regarding the purchase from neighbors of the proposed property. It was asked if the property taxes would increase due to the new building. The residents were assured that the taxes would not rise, as City Inspector Rolff had spoken with the City Assessor. Another question asked was if a manager would be on site? CDBG/Housing Director, Rachel Muehlenkamp said no, but the managers are local. There was a concern that the building would be too large for the proposed property. The resident was shown a map (to scale) of the property. There was also a concern about privacy with the neighbor to the west of the property line. She requested that a chain link fence be put between the two properties.

Public hearing closed at 6:10 PM

- 5) Discussion and recommendation related to the conditional use permit application of the City of Tomah – Community Development Program - to purchase a property for the purpose to construct an R-3 Multi-Family rental property at the following location: 436 Arthur St., Tomah, WI 54660.
- 6) Motion by Meyer, seconded by Rice, to approve the conditional use permit application of the City of Tomah – Community Development Program - to purchase a property for the purpose to construct an R-3 Multi-Family rental property at the following location: 436 Arthur St., Tomah, WI 54660 with the conditions that a chain link fence be placed on the west property line, all outdoor lights are fully shielded and the existing garage exterior match the new building. All ayes. Motion carried.
- 7) Discussion on amending current fence ordinance to better establish the location of property lines when a fence is installed. Current ordinance states that a resident can get an affidavit from abutting neighbor approving the construction of a fence within 2 feet from property line. The suggested amendment would be to require a survey of property before construction on the fence, unless an affidavit was recorded. The Commission will discuss this again at the June meeting.
- 8) Review/Approval of a Certified Survey Map (CSM) for the City of Tomah, 819 Superior Ave., Tomah, WI 54660, located in the NW ¼ - SW ¼ and SW ¼ - NW 1/4, Section 10, T17N-R1W, City of Tomah, Monroe County, Wisconsin

Motion by Meyer, seconded by Thompson, to approve the CSM for the City of Tomah, as presented. All ayes. Motion carried.

- 9) Review/Approval of a Certified Survey Map (CSM) for Steve Austin, Tomah, WI 54660, located in Lots 16 and 17 of "THE PINES", being part of the NW ¼ - SW ¼, Section 28, T18N-R1W, City of Tomah, Monroe County, Wisconsin

Motion by Scholze, seconded by Thompson. All ayes. Motion carried.

- 10) Motion by Callahan, seconded by Thompson, to adjourn. All ayes. Motion carried. Meeting adjourned at 6:35 PM.

Submitted by:

Date:

Samantha Keene
Public Works and Utilities Bookkeeper