

## City of Tomah Planning Commission Minutes

The City of Tomah Planning Commission met in regular session on Thursday, June 28<sup>th</sup>, 2018 at 5:30 P.M. in the Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI. Planning Commission member Bryan Meyer, called the meeting to order at 5:30 p.m.

- 1) Roll call was taken with Commissioners: Mary Ann Komiskey, Bryan Meyer, Tina Thompson, Jeff Cram and Brian Rice, present. Quorum Present. Absent: Tim Callahan and Mike Murray. Also present: Ex-Officio, Building Inspector, Shane Rolff and City Administrator, Roger Gorius.
- 2) Motion by Thompson, second by Komiskey, to approve the minutes of the previous meeting as presented. All ayes. Motion carried.
- 3) A public hearing was opened at 5:30 p.m. to consider the Planned Unit Development application of Kenny Helgersen to bring his mixed use property into compliance with zoning regulations. The property is currently located in the R-3 Multifamily Residential District. Parcel # 286-02360-0000 PARCEL 1 OF 9CSM143 #430276, BEING PRT OF BLK 1 OF RICHARDSON'S SUBDIVISION; SUBJ TO EASE IN 203 REC-536; 30

Kenny Helgersen, present, explained to the commission that the eight motel rooms have been converted into three separate apartments; these apartments will only be available through a lease. The front building, prior office, will be rented out and converted into a bakery. Building Inspector, Shane Rolff explained that there are no zoning issues and all property will be in compliance.

It was asked if anyone in the audience was in favor or opposition of the proposed application. No one spoke in favor or opposition.

One resident asked why a hearing was necessary; City Administrator, Roger Gorius stated that public hearings are necessary, by law, to give residents a chance to speak in favor or opposition of the permit/application.

There were no more comments/questions from the audience. The public hearing was closed at 5:48 p.m.

- 4) Motion by Thompson, seconded by Komiskey, to approve the Planned Unit Development application, as presented, for Kenny Helgersen. All ayes. Motion carried.

It was asked by Building Inspector, Shane Rolff, to move agenda item number seven to be next. No objections.

- 5) In the guideline section of City Ordinance 4-99(2) it was recommended, by the Chief Nicholson, to consider changing the word "shall" to "should" and then move item number two, to the requirements section, as item number four. The guideline section would then be renumbered to adjust for the removal of item number two.

Motion by Thompson, seconded by Cram, to approve recommended changes to Sec. 4-99(2), in the guidelines section, which include changing "shall" to "should" and moving item number two from the guidelines section to item number four in the requirements section. All ayes. Motion carried.

- 6) Jay Larsen and Troy Gilson, The Crow Bar, present, to review first month of outdoor facility permit. Chief Nicholson went to the Crow Bar to test music in the outdoor facility and reported no issues. A complaint was made, by a resident, that the music/crowd noise was very loud and could be heard from the residents' property, during the weekend of Tractor Pull. It was stated by Jay Larsen and Troy Gilson that because of the event, there was an excessive amount of people in the bar. They do not anticipate it being busy like that normally, except during large events. It was also stated that there would not be events held in the outdoor facility every weekend. Building Inspector, Shane Rolff, will look into decibel ratings and bring back at the next meeting. It was mutually agreed on when to stop use of the outside TV's and outside stereos, in the outdoor facility, during weeknights and weekend nights.

Motion by Thompson, seconded by Cram, to approve usage of outside TV's and outside stereos, in the outdoor facility, until 10:30 p.m. during weeknights (Sunday-Thursday) and until 12:00 a.m. during weekend nights (Friday-Saturday). All ayes. Motion carried.

- 7) Motion by Thompson, seconded by Rice, to approve the temporary zoning of parcel 020-00944-0000 in regards to the petition for annexation by Badger Five Developments, LLC. All ayes. Motion carried.
- 8) Building Inspector, Shane Rolff, handed out information to the commission regarding the changes to conditional use permits. Andrew Bremer, MSA, will be bring back more information in future meetings.
- 9) Motion by Thompson, seconded by Komiskey, to adjourn. All ayes. Motion carried. Meeting adjourn 6:38 p.m.

Submitted by:

Date:

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Samantha Linehan  
Public Works and Utilities Bookkeeper