

City of Tomah Planning Commission Minutes

The City of Tomah Planning Commission met in regular session on Thursday, November 21, 2019 at 5:30 P.M. in the Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI. Planning Commission Chair Bryan Meyer, called the meeting to order at 5:30 p.m.

- 1) Roll call was taken with Commissioners: Present: Bryan Meyer, Tina Thompson, Brian Rice, Jeff Cram. Quorum Present. Also, present: Ex-Officio, City Building Inspector, Shane Rolff and City Administrator, Roger Gorius. Absent: Mayor, Mike Murray, Mary Ann Komiskey and Remy Gomez.
- 2) Motion by Thompson, seconded by Rice, to approve the minutes of the previous meeting as presented. All ayes. Motion carried.
- 3) A Public Hearing was open at 5:30 P.M. Public hearing, to consider the Conditional Use Permit application of Christopher Kappl to convert an existing residential subdivision into a planned residential development in the R-2 Residential District. Chuck Shaeve, City resident, present with questions related to the property taxes. Building Inspector Rolff informed the public that this commission is only for setting the conditions for the Conditional Use Permit. Owner, Mrs. Christopher Kappl was present and stated that they have no plans of changing the way the properties are currently ran. Meyer read the recommended conditions for the public to hear. Rolff stated that the recommended conditions are more restrictive than the normal building codes. Public hearing was closed at 6:12 p.m.
- 4) Motion by Thompson, seconded by Cram, to approve the Conditional Use Permit application of Christopher Kappl to convert an existing residential subdivision into a planned residential development in the R-2 Residential District, with the following conditions:
 1. Conditional Use Permit (CUP): Approval of this CUP is based on the application dated October 25, 2019, including any subsequent revisions or additional information provided by the applicant as requested during the staff review, all pending revisions as noted below. The above referenced submittal, together with any additional information or changes as required through the conditionals of approval below, are on file in the Office of the City Clerk.
 2. Approval of this CUP permit is contingent on recording the Certified Survey Map(s), reducing the 85 lots (includes five outlots) to six total lots (includes one outlot).
 3. All lots within the CSM(s) shall be used only for detached single-family residential purposes, except for the Maintenance Center/Office Building.
 4. Accessory structures and uses are governed by Section 52-10 of the city of Tomah Code of Ordinances, except accessory structures shall not be larger than 500 SF with allowance of one accessory structure per dwelling unit.

5. No dwelling unit shall have building footprint greater than 3,000 square feet inclusive of attached garages. Expansion of the footprint beyond this threshold will require a CUP amendment.
6. Building separation shall be maintained: 20 feet between the sides of two buildings, and 40 feet from the rear of any building, and 25' between the front of any building and the street right of way.
7. Any future increases in density (i.e., new units) or land divisions shall require an amendment to the CUP.
8. Lands in Woodridge Subdivision Outlot 1-4 (recorded on September 11, 1991) shall be incorporated in an open space easement and recorded as such on Certified Survey Map(s). The following easement provision shall be recorded on the CSM(s):
 - i. No building or permanent structure shall be built within this easement, except for expansion and/or reconstruction of playground equipment and the Maintenance Center/Office Building (with a maximum building footprint of 4,000 square feet). Expansion of the footprint beyond this threshold will require a CUP amendment.
9. No swale, drainage way or storm water detention or management area within the Property, whether established by easement or not, which is in existence at the time of the CUP approval, shall be re-graded or obstructed so as to impede the flow of surface water across such swale or drainage way, or interfere with the proper functioning of any such swale, drainage way or stormwater detention or management area, and no structure planting or other materials shall be placed or permitted to remain within any such swale, drainage way or stormwater detention or management area.
10. Enforcement: This CUP shall be binding upon the owner of the real estate with said Property and its successors and assigns and enforceable by the conformity with the ordinances of the City of Tomah. The City shall be entitled to enforce these conditions to the full extent of the law and as otherwise provided in this permit.

All ayes. Motion passed.

- 5) Motion by Rice, seconded by Thompson, to approve the Certified Survey Map for the City of Tomah: George Wilson, 501 North Glendale, Tomah, WI 54660: Outlot 33 & Outlot 34, Assessor's Plat of Tomah, Located In The NE1/4 Of The SE1/4 of Section 33, T18N, R1W, City of Tomah, Monroe County, Wisconsin. All ayes. Motion carried.
- 6) Motion by Rice, seconded by Thompson, to adjourn. All ayes. Motion carried. Meeting adjourn at 6:18 P.M.

Submitted by:

Kimberly Lambert
Public Works and Utilities Bookkeeper

Date: _____