

**AGENDA FOR PLAN COMMISSION MEETING  
SUPERIOR, WISCONSIN  
Wednesday, April 20, 2022  
4:00 p.m. – Government Center, Board Room 201**

The meeting can also be accessed virtually or telephonically by using the information below:

Google Meets Meeting ID:  
[meet.google.com/qki-oguz-ghw](https://meet.google.com/qki-oguz-ghw)

Conference Line:  
1-617-675-4444  
Meeting PIN: 146 364 854 9513#

**ROLL CALL**

**APPROVAL OF MINUTES**            March 16, 2022

**NEW BUSINESS**

1. Review and approval of an ordinance allowing mixed-use developments in Manufacturing Districts
2. Review and approval of draft language for creating a special use permit regarding the usage of drive-through speakers adjacent to residentially used or zoned properties
3. Discussion on allowing gun sales in C2 – Highway Commercial District through a special use permit

**OTHER BUSINESS**

**ADJOURNMENT**



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Jason Serck  
Planning, Economic Development & Port Director

"Notice is hereby given that a majority of the members of the common council may be present at the meeting, and although this may constitute a quorum of the common council, the council will not take any action at this meeting."

*In compliance with Wisconsin Open Meetings Law, this agenda was: Posted, mailed and faxed to media April 13, 2022*

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**PLAN COMMISSION MEETING MINUTES  
CITY OF SUPERIOR  
Wednesday, March 16, 2022**

The Plan Commission Meeting for the City of Superior was called to order by Mayor Paine at 4:00 p.m. in Board Room 201.

**ROLL CALL**

Members present: Mayor Jim Paine, Tylor Elm, Lindsey Graskey, Dennis Dalbec, Brent Fennessey, Brian Finstad, Anne Porter, Dave Strum

Members excused:

Staff present: Jason Serck, Allison Johnson, Rebecca Scherf

Others present: Councilor Van Sickle, Tom Belanger, Shelley Nelson, Nick Korhonen and Amy Lund

There being a quorum present, the meeting was in order.

**APPROVAL OF MINUTES**

**MOTION by Commissioner Dalbec, seconded by Elm, and carried to unanimously approve the minutes of February 16, 2022.**

**NEW BUSINESS**

1. Administrative request to vacate a portion of 33<sup>rd</sup> Avenue East near the St. Francis Cemetery. VAC 22-01

Mayor Paine explained that this is the first step in a much larger process to establish and transfer native burial land back to the Fond Du Lac Band of Lake Superior Chippewa. The next step would be a Certified Survey Map approval and then the land transfers prepared. This would ultimately prepare the land for transfer to a Federal Trust. Councilor Van Sickle added that three sites in total will be a part of the transfer, the other two sites being located on Wisconsin Point.

**MOTION by Commissioner Dalbec, seconded by Elm, and carried to unanimously approve the Administrative request to vacate a portion of 33<sup>rd</sup> Avenue East.**

2. Review and approval of six (6) Vacant to Value: New Construction applications received for the following properties:
  - A. *4XX Cumming Avenue (V2VNC 22-03)*
  - B. *1017 Fisher Avenue (V2VNC 22-04)*
  - C. *2640 John Avenue (V2VNC 22-05)*
  - D. *16XX Iowa Avenue (V2VNC 22-06)*
  - E. *2920 North 21<sup>st</sup> Street (V2VNC 22-07)*
  - F. *18XX East 5<sup>th</sup> Street (V2VNC 22-08)*

Economic Development, Planning & Port Director Serck explained that Mr. Belanger has applied to take the remaining 6 parcels we have available in the program. He has experience

working in Superior and is currently building several other homes in town. He has a crew and an efficient system set up to work on multiple homes at once and see them to completion in a timely manner. Serck has no concerns that Mr. Belanger will not be able to meet the program's timeline requirements.

Mr. Belanger spoke to commissioners and explained he is from Superior and would like to build homes that can be as affordable as possible for today's market. He's able to do this by building the same style of home on all 6 parcels so he can order the materials in bulk. The homes were designed to fit into the current neighborhood appeal with a craftsman style emphasis.

**MOTION by Commissioner Fennessey, seconded by Dalbec, and carried to unanimously approve all 6 Vacant to Value: New Construction applications.**

3. Review, approval, and assigned grant amount for the following Small Business Grant Program 1<sup>st</sup> Quarter applications:

- a) Julie's Family Restaurant, requesting \$10,776 (SBGP 22-01)
- b) Blondie's Salon, requesting \$638 (SBGP 22-02)
- c) Nick Korhonen Agency, requesting \$15,000 (SBGP 22-03)

Commissioner Fennessey asked staff if all grant applicants met the requirements of the program and was assured that each one was reviewed and is eligible for the grants and amounts they applied for.

**MOTION by Commissioner Dalbec, seconded by Elm, and carried to unanimously approve all 3 grant applications and award the amount they requested.**

#### OTHER BUSINESS

#### ADJOURNMENT

**The meeting adjourned at 4:15 p.m.**

Respectfully Submitted by:  
Allison Johnson  
Planning Technician  
City of Superior

Plan Commission  
March 16, 2022

Date: April 12, 2022

Plan Commission Date: April 20, 2022

# MEMORANDUM

TO: Honorable Mayor Paine and Members of the Plan Commission

FROM: Jason Serck,  
Planning, Economic Development & Port Director JS/AS

RE: Ordinance allowing mixed-use developments in Manufacturing Districts

INTRODUCTION – The Planning Department is proposing to amend the City Code of Ordinances, Chapter 122, Zoning, Article IV. District Regulations.

BACKGROUND – The City of Superior’s Comprehensive Plan outlines a creation of a downtown district that would allow for and encourage mixed-use developments and redevelopments. A large portion of our northern downtown area is zoned M1 – Manufacturing – Light, which currently does not allow for any residential development. We anticipate that our zoning code rewrite planned for 2023 will incorporate this change in our downtown district to allow for more residential development.

In the meantime, we have a developer interested in building a mixed-use development in our north end downtown district that the administration feels is a good fit for the area and has a residential component to it. The ordinance change will allow for that development to begin prior to a zoning code rewrite, but will fit in with any planned changes to overall zoning of this area.

CONCLUSION – Please approve this ordinance.

**ORDINANCE #O22-**

**AN ORDINANCE INTRODUCED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT TO AMEND THE CITY CODE, CHAPTER 122, ZONING, ARTICLE IV. DISTRICT REGULATIONS.**

The Common Council of the City of Superior, Wisconsin, does ordain as follows:

**SECTION 1:** Chapter 122, Zoning, Article IV. District Regulations, of the City Code of Ordinances of the City of Superior, Wisconsin, is hereby amended to read as follows:

Sec. 122-558. Permitted uses.

(10) Miscellaneous uses.

**i. Mixed-use developments. Where at least four dwelling units comprise the residential component.**

**SECTION 2:** All ordinances and parts of ordinance in conflict herewith are hereby repealed.

**SECTION 3:** If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by reason of any decision of any court of competent jurisdiction, such decision shall not affect the validity of any other section, subsection, sentence, clause or phrase or portion thereof.

**SECTION 4:** This ordinance shall take effect and be in force from and after its passage and publication, as provided by law.

Passed and adopted this 3<sup>rd</sup> day of May, 2022.

Approved this 3<sup>rd</sup> day of May, 2022.

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

Date: April 13, 2022

Plan Commission Date: April 20, 2022

# MEMORANDUM

TO: Honorable Mayor Paine and Members of the Plan Commission

FROM: Jason Serck,  
Planning, Economic Development & Port Director JS/AS

RE: Review and approval of draft language for creating a special use permit regarding the usage of drive-through speakers adjacent to residentially used or zoned properties

INTRODUCTION – The Planning Department, at the direction of Commissioner Finstad, put together draft language regarding restrictions to drive-through speaker usage near residential properties. Currently there is nothing in our zoning code that regulates the usage of drive-through speakers, nor considers their proximity to residential properties.

CONCLUSION – Please provide feedback and approve this special use permit language.

Special Use Permit – Drive-through speaker usage adjacent to residentially used/zoned properties

- a. "Adjacent to" applies to properties sharing a property line with or located across an alley to a residentially used/zoned property
- b. Drive-through speakers shall not be used outside of the hours of 7:00am-10:00pm
- c. Use of sound attenuation walls and landscaping shall be encouraged