

**MINUTES FOR PLAN COMMISSION MEETING  
SUPERIOR, WISCONSIN  
Wednesday, October 19, 2022  
4:00 p.m. – Government Center, Board Room 201**

**ROLL CALL**

Members present: Mayor Jim Paine (online), Tylor Elm (online), Brent Fennessey, Anne Porter, Garner Moffat, Dennis Dalbec (acting chair), Dave Strum, Brian Finstad

Absent: Lindsey Graskey

Staff present: Jason Serck, Stephanie Becken,

Others present: Shelly Nelson, Jeff Cushman, Kevin Holm

**APPROVAL OF MINUTES**

**MOTION by Commissioner Fennessey, seconded by Porter.**

Commissioner Moffat asked about the possibility to have how every commissioner voted on topics in the minutes. Director Serck noted that would happen if a roll call vote was asked for.

**Motion carried to approve the September 19, 2022 minutes.**

**OLD BUSINESS**

**NEW BUSINESS**

1. Review and approval of Special Use Permit Lake Superior Funeral Home

*Commissioner Porter stepped out at 4:04 due to conflict of interest.* Director Serck introduced Jeff Cushman, owner of Lake Superior Funeral Homes, Inc to give a presentation on the purpose of the requested special use permit. A special use permit is required any time a crematorium is built, regardless of zoning. Mr. Cushman detailed the proposed building, timeline, and budget.

Commissioner Moffat asked about future possible cremation techniques that Mr. Cushman is not pursuing as of yet due to State law and public interest. In the future there may be expansion of the building as well as services.

**MOTION by Commissioner Moffat, second by Commissioner Fennessey to approve request, carried.**

2. Resolution of the Plan Commission of the City of Superior, Wisconsin, calling for public hearing on the proposed creation of a tax incremental district; proposed boundaries and proposed project plan for the Henry Cohen Drive & North 34<sup>th</sup> Street Project.

Director Serck explained the request for TID 18, which Lake Superior Funeral Homes, Inc will be part of in addition to Ravin Crossbows and the existing New Perspectives assisted

living complex. The area includes space for expanding existing businesses as well as adding new ones.

**MOTION by Commissioner Fennessey, seconded by Commissioner Finstad to approve request.**

Commissioner Fennessey asked about the TID requirement to include housing. Director Serck explained a housing addition is anticipated near the existing New Perspectives area.

**Motion carried. Commissioner Porter returned to meeting at 4:22.**

3. Review and approval of Vacant to Value: New Construction application for 1017 Fisher Avenue V2VNC 22-03

Director Serck explained the 1017 Fisher application. The applicant was not able to attend due to work commitments. The applicant's request included a double wide that meets the requirements and neighborhood. Financing was already submitted. Commissioner Fennessey asked how many were left in the program. Director Serck said 2—1 in East End and 1 in Billings Park with 3 still pending with Green New Deal.

**MOTION by Commissioner Fennessey, seconded by Commissioner Finstad to approve request, carried.**

### **OTHER BUSINESS**

1. Zoning Code Review

Director Serck shared the RFP for re-writing the zoning code would be ready in November for review. Commissioner Moffat said he'd researched many zoning code trends and found SMART Code Central and shared he thought it might be helpful for guiding community input. He will put together something for the November meeting to share more.

**This meeting adjourned at 4:30**

Respectfully submitted by:  
Stephanie Becken  
Planning Assistant