

**AGENDA FOR PLAN COMMISSION MEETING
SUPERIOR, WISCONSIN
WEDNESDAY, February 18, 2015
3:00 p.m. – Government Center, Board Room 201**

ROLL CALL


APPROVAL OF MINUTES December 17, 2014

NEW BUSINESS

1. Menard, Inc.'s request to submit a Certified Survey Map for the property known as Lot 1 in the vicinity of 4425 Tower Avenue, Superior, Wisconsin.
(CSM 15-01)

OTHER BUSINESS

ADJOURNMENT



Jason Serck,
Economic Development, Planning & 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: February 11, 2015

The City of Superior complies with the Americans with Disabilities Act of 1990. If you need accommodations to participate in public meetings, contact the City Clerk's Office at (715)395-7200 before 4:30 p.m. on the day prior to the scheduled meeting. The City will try to accommodate any request depending on the amount of notice we receive. TTY 715-395-7521.

**PLAN COMMISSION MEETING MINUTES
CITY OF SUPERIOR
Wednesday, December 17, 2014**

The Plan Commission Meeting for the City of Superior was called to order by Mayor Bruce Hagen at 3:01 p.m. in the Government Center Board Room 201.

ROLL CALL

Members present: Mayor Bruce Hagen, Tom Fennessey, John DeVinck, Terry Massoglia, Chris Sislo, Brent Fennessey, Kalee Hermanson, Esther Dalbec,

Members excused: Greg Date

Staff present: Krista Anderson, Allison Johnson

Others present: Shelley Nelson, Bill Anderson

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

APPROVAL OF MINUTES

MOTION by Commissioner Dalbec, seconded by DeVinck, and carried to approve the minutes of September 17, 2014.

NEW BUSINESS

1. Fraser Shipyard's request to submit a Certified Survey Map for the property known as Lot 1 in the vicinity of North First Street between Baxter and Grand Avenues, Superior, Wisconsin. (CSM 14-06)

City Planner, Krista Anderson, stated that a certified survey map was required in order to facilitate Phase III of the Fraser Shipyard Dock Wall Project. The property will be leased to the City of Superior in order for a grant to be issued for the improvements required. Once the work is complete the land will be leased back to Fraser Shipyard.

MOTION by Commissioner T. Fennessey, seconded by DeVinck, and carried, to approve Fraser Shipyard's request to submit a Certified Survey Map for the property known as Lot 1 in the vicinity of North First Street between Baxter and Grand Avenues, Superior, Wisconsin.

2. Sandahl's request to submit a Certified Survey Map for the property known as Lot 3 of CSM #1079 in the vicinity of 3 Chipmunk Hollow, Superior, Wisconsin. (CSM 14-07)

Anderson explained that the request to submit a certified survey map was made for the purpose of dividing the lot for future construction of a single family home.

MOTION by Commissioner T. Fennessey, seconded by Hermanson, and carried, to approve Sandahl's request to submit a Certified Survey Map for the property known as Lot 3 of CSM #1079 in the vicinity of 3 Chipmunk Hollow, Superior, Wisconsin.

3. Administrative request to amend City Code of Ordinances, Chapter 98, Planning, Zoning and Development, by creating Article V. Fair Housing.

Anderson stated that as a requirement to receive Community Development Block Grant funding the City of Superior must have an updated Analysis of Impediments to Fair Housing Choice. The recently completed analysis suggested that the City of Superior have its own Fair Housing Ordinance to better support fair housing within the community.

MOTION by Commissioner Dalbec, seconded by B. Fennessey, and carried, to approve the administrative request to amend City Code of Ordinances, Chapter 98, Planning, Zoning and Development, by creating Article V. Fair Housing.

OTHER BUSINESS

ADJOURNMENT

MOTION by Commissioner T. Fennessey, seconded by Dalbec, and carried, to adjourn the meeting. The meeting adjourned at 3:05 p.m.

Respectfully Submitted by:
Allison Johnson
Staff Assistant
City of Superior

Date: February 3, 2015

Plan Commission Meeting Date: February 18, 2015

MEMORANDUM

TO: Honorable Mayor Hagen and Members of the Plan Commission

FROM: Jason Serck JSK
Planning, Economic Development & Port Director

RE: Menard, Inc.'s Request to Submit Certified Survey Map

NUMBER: CSM 15-01

INTRODUCTION - Timothy Enyeart, Corporate Counsel for Menard, Inc., has requested to submit a certified survey map for the property known as Lot 1 in the vicinity of 4425 Tower Avenue as shown on the attached map.

BACKGROUND - The purpose of this application for a certified survey map is to divide the lots for sale and future construction. The property is zoned C2, Highway-Commercial District. Adjacent property is also zoned C2, Highway-Commercial District.

CONCLUSION - Please approve the certified survey map.

15-01
A-1e

CITY OF SUPERIOR, WISCONSIN
Application to Submit Certified Survey Map

This form is to be filled out and submitted to the Department of Planning and Development along with the certified survey map. The City's procedures for certified survey maps are attached for your information. Please include a non-refundable \$50 application fee made payable to the City Treasurer.

NAME OF APPLICANT Menard Inc PHONE (715)876-2776

MAILING ADDRESS 5101 Menard Drive, Eau Claire, WI 54703

Check ONE:

Property owner Owner's authorized agent Option holder Contract purchaser

If applicant is other than the property owner, please submit an affidavit signed by the property owner that states that you are the authorized agent, contract purchaser, or option holder.

PROPERTY ADDRESS 4425 Tower Avenue

PARCEL NO. 08-808-10030-00 ZONING C2

LEGAL DESCRIPTION: Part of the SW 1/4 of the NE 1/4, Sec. 34, T49N, R14W lying between Tower Ave. and Henry Cohen Dr.

REASON Create lot for sale for development as commercial property

NAME OF SURVEYOR Pete Gartmann, Real Land Surveying

PHONE (715)514-4116

ADDRESS 635 Fairfax St., Altoona, WI 54720

APPLICANT SIGNATURE *Theron J. Berg* DATE 1/30/15
Theron J. Berg, Real Estate Manager
Menard, Inc.

Return To:
City of Superior
Department of Planning and Development
1316 North 14th Street, Suite 210
Superior, WI 54880
Phone: (715)395-7335 Fax: (715)395-7292



CERTIFIED SURVEY MAP, No. _____

IN THE SW ¼ OF THE NE ¼, SECTION 34, T49N, R14W,
CITY OF SUPERIOR, DOUGLAS COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT BY THE DIRECTION OF TIMOTHY ENYEART, CORPORATE COUNSEL FOR MENARD, INC., I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS FOLLOWS: A PARCEL OF LAND LOCATED IN THE SW ¼ OF THE NE ¼, SECTION 34, T49N, R14W, CITY OF SUPERIOR, DOUGLAS COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION;
- THENCE S.00°30'19"E., ALONG THE WEST LINE OF THE NE¼ OF SAID SECTION, 2238.01 FEET;
- THENCE S.89°32'25"E. 691.07 FEET TO A POINT ON THE EASTERLY LINE OF HENRY COHEN DR. ALSO BEING THE NORTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP NUMBER 1121, VOLUME 8, PAGE 137 AND THE POINT OF BEGINNING;
- THENCE N.30°05'34"E., ALONG SAID EASTERLY LINE, 187.15 FEET;
- THENCE NORTHERLY, ALONG SAID EASTERLY LINE AND ALONG THE ARC OF A CURVE CONCAVE WESTERLY, THE LONG CHORD WHICH BEARS N.15°16'04"E. 170.41 FEET AND HAVING A RADIUS OF 333.00 FEET;
- THENCE N.00°26'34"E., ALONG SAID EASTERLY LINE, 56.57 FEET;
- THENCE S.89°32'25"E. 226.74 FEET TO THE WESTERLY LINE OF TOWER AVENUE;
- THENCE S.00°25'25"W., ALONG SAID WESTERLY LINE, 340.35 FEET;
- THENCE S.53°33'14"W. 25.00 FEET;
- THENCE N.89°34'37"W. 90.08 FEET;
- THENCE S.00°25'25"W. 28.58 FEET TO THE NORTH LINE OF SAID LOT 1;
- THENCE N.89°32'25"W., ALONG SAID NORTH LINE, 252.98 FEET TO THE POINT OF BEGINNING

AND BEING SUBJECT TO EXISTING EASEMENTS.

THAT THIS CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY SURVEYED AND DESCRIBED AND THE SUBDIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND CHAPTER 110, THE SUBDIVISION ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF SUPERIOR, WISCONSIN IN SURVEYING AND MAPPING THE SAME.



DATED THIS 28th DAY OF JAN, 2015

PETER J. GARTMANN, P.L.S. 2279



CERTIFIED SURVEY MAP, No. _____

IN THE SW¼ OF THE NE¼, SECTION 34, T49N, R14W,
CITY OF SUPERIOR, DOUGLAS COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

MENARD, INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNERS, DO HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.

IN WITNESS WHEREOF, THE SAID MENARD, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY THERON J. BERG, REAL ESTATE MANAGER, AT EAU CLAIRE, WISCONSIN AND ITS CORPORATE SEAL TO BE HEREIN AFFIXED THIS 30 DAY OF January, 2015.

(SIGNATURE) [Handwritten Signature]

(PRINT NAME AND TITLE) Theron J. Berg, Real Estate Manager

STATE OF WISCONSIN
COUNTY OF EAU CLAIRE^{SS}

PERSONALLY APPEARED BEFORE ME THIS 30 DAY OF January, 2015, THE ABOVE NAMED Theron J. Berg, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE HIS OWN FREE ACT AND DEED.

[Handwritten Signature], NOTARY PUBLIC COUNTY OF EAU CLAIRE, STATE OF WISCONSIN

MY COMMISSION EXPIRES: is permanent



CERTIFICATE OF PLAN COMMISSION APPROVAL:

THIS CERTIFIED SURVEY MAP IN THE CITY OF SUPERIOR, WAS APPROVED BY THE PLAN COMMISSION ON THE _____ DAY OF _____, 2015

JASON SERCK, PLANNING & PORT DIRECTOR

DATE

