

**AGENDA FOR PLAN COMMISSION MEETING  
SUPERIOR, WISCONSIN  
WEDNESDAY, June 17, 2015  
3:00 p.m. – Government Center, Board Room 201**

**ROLL CALL**

**APPROVAL OF MINUTES**      May 20, 2015

**NEW BUSINESS**

1. Public Hearing
  - a. Request by Hudy's Bar for a Special Use Permit for a mobile kiosk. (SUP 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: June 10, 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, May 20, 2015**

The Plan Commission Meeting for the City of Superior was called to order by Economic Development, Planning and Port Director Jason Serck at 3:02 p.m. in the Government Center Board Room 201.

**ROLL CALL**

Members present: Tom Fennessey, Brent Fennessey, Esther Dalbec, John DeVinck, Greg Date

Members excused: Mayor Bruce Hagen, Kalee Hermanson, Chris Sislo

Staff present: Jason Serck, Krista Anderson, Allison Johnson

Others present: Tom Paine, Shelley Nelson

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

**APPROVAL OF MINUTES**

**MOTION by Commissioner Dalbec, seconded by T. Fennessey, and carried to approve the minutes of April 15, 2015.**

**NEW BUSINESS**

1. Fred Paine's request to rezone lots in the vicinity of Second Avenue East and East Sixth Street, Superior, Wisconsin from R1B, Single Family Residential District to R3, Apartment Residential District. (RZ 15-03)

Serck reminded the Commissioners that this item was first viewed at the September 2014 Plan Commission Meeting. There were concerns raised by the neighbors regarding the construction of a multi-family home and the rezone was tabled. The City, along with Tom Paine, hosted a neighborhood meeting and the neighbors' questions and concerns regarding storm water and runoff, the anticipated construction on Belknap Street, fencing, parking and landscaping were all answered. If the rezone passes construction will begin in the end of July and rent prices for the four-plex will range from \$1,200-\$1,500 a month.

**MOTION by Commissioner Dalbec, seconded by DeVink, and carried, to approve Fred Paine's request to rezone lots in the vicinity of Second Avenue East and East Sixth Street, Superior, Wisconsin from R1B, Single Family Residential District to R3, Apartment Residential District.**

2. Richard and Sandra Ollah's Request to vacate the northeast half of St. Croix Street beginning at 47<sup>th</sup> Avenue East northeasterly for 200 feet. (VAC 15-04)

Serck stated the Ollah's intend to build a single family home on their property and the vacation will allow for setback relief. They are working through some concerns with

wetlands and permits with the DNR however by completing the vacation the process is still moving forward.

**MOTION by Commissioner T. Fennessey, seconded by B. Fennessey, and carried, to approve Richard and Sandra Ollah's Request to vacate the northeast half of St. Croix Street beginning at 47<sup>th</sup> Avenue East northeasterly for 200 feet.**

**OTHER BUSINESS**

Serck asked the Commissioners if we could start emailing the agenda packets and arrangements were made to begin doing so.

**ADJOURNMENT**

**MOTION by Commissioner Dalbec, seconded by B. Fennessey, and carried, to adjourn the meeting. The meeting adjourned at 3:10 p.m.**

Respectfully Submitted by:  
Allison Johnson  
Staff Assistant  
City of Superior

Date: June 4, 2015

Plan Commission Date: June 17, 2015

# MEMORANDUM

**TO:** Honorable Mayor Hagen and Members of the Plan Commission

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

**RE:** Hudy's Bar Request for a Special Use Permit

**NUMBER:** SUP 15-01

INTRODUCTION - The Department of Planning and Development has received an application from James H. Ronning, owner of Hudy's Bar, 2126 East Fifth Street, Superior, Wisconsin, for a Special Use Permit for a mobile kiosk.

BACKGROUND - The property is located in a C2, Highway Commercial District. The operation of mobile kiosk is an allowable use with a Special Use Permit in accordance with Zoning Code Section 122-614(23) as long as all conditions (attached) set forth by the Planning and Building Inspection Departments are followed.

CONCLUSION - Please approve this request subject to the attached conditions being met.

# SPECIAL USE PERMIT APPLICATION

## SECTION I

Name: HUDO'S BAR LLC Date: 4-8-15

Address: 2126 East 5th Street

City: Superior State: WI Zip code: 54080

Telephone: 715 815 0724 - 398-9905

Street address of vendor's site: 2126 East 5th Street

Owner of site: James H Romning

Address of owner: 4821 S. Salomaki Rd.

City: Maple State: WI Zip code: 54854

Owner's telephone number: 715 815 0724

Dates of operation: 5-1-15 - 9-15-15

Hours of operation: 11am - 7pm

Products for sale: Chicken pita's, Gyros, Philly Cheese Steak Sandwiches

## SECTION II

A building elevation drawing must be included. Please attach to this application.

## SECTION III

Please provide a site plan on the back of this application. Site plan information must include:

1. Footprint of building with required setbacks
2. Off-street parking
3. Location of signage
4. Entrances and exits to site
5. Landscaping plans
6. Location of utilities at site
7. Show adjacent streets and alleys

James H Romning  
Signature of applicant

SITE PLAN: All drawings must be to scale. Indicate scale used and note "North" on site plan.

## **Mobile Kiosk Buildings**

Minimum Requirements for Drive-Up Espresso/Coffee Buildings and Other such Mobile Kiosk Buildings:

The Property Owner, as defined in Chapter 101.02(2)(e), Wisconsin Statutes, is responsible for compliance with all applicable standards and mandated code requirements including any amendments as appended thereto;

No part of any such modular building shall be located less than ten (10) feet from any property line or located within ten (10) feet of any other building located on the same site;

The building shall be provided with at least one exit. The exit shall discharge to at least one street as defined in ICC/IBC Chapter 10;

The building shall be designed for minimum combination snow and wind load capacities in accordance with ICC/IBC Chapter 16;

The building shall be anchored to a permanent foundation system or to the surrounding underlying earth so as to withstand wind loads in accordance with ICC/IBC Chapter 16;

The building structural framing system shall comply with applicable requirements of ICC/IBC Chapter 16;

At least one public serving area shall be provided so as to comply with accessibility requirements outlined in ICC/IBC Chapter 10 and ANSI A117.1 The interior of the building shall be fully adaptable to accommodate accessibility standards and requirements as outlined in ICC/IBC Chapter 10 if such future need shall occur;

Toilet rooms shall be provided and available to both employees and patrons and shall be located at or near the Mobile Kiosk Building on the same parcel as the Mobile Kiosk Building during all mobile kiosk business operating hours. A signed notarized letter shall be submitted to the Building Inspection Department stipulating a Kiosk Use Agreement in effect between the Mobile Kiosk Building owner and toilet room owner/provider as to toilet room access and use arrangement. Where the toilet room provider is a tenant or leasee, such letter of agreement shall be signed by the Property Owner (lessor) and the tenant (leasee) and the Owner of the Mobile Kiosk Building. The Property Owner shall in all cases provide a signed, notarized Kiosk Use Agreement to the City prior to any permits being issued;

An accessible route shall be provided and shall be maintained so as to connect the Mobile Kiosk Building to all required accessible parking. Where changes in grade or vertical elevation occur, said accessible route shall include ramps/stairs, handrails and any and all other accessible features as might be necessary or otherwise required in conformance with ICC/IBC Chapter 10 and ANSI A117.1;

Thermal performance standards of the Mobile Kiosk Building shall be in conformance with latest edition of the IECC and Wisconsin Administrative Code Chapter Comm 63;

Fire extinguisher(s) shall be provided in the quantity, type, rating, and location as required in the ICC/IBC;

All electrical systems and electrical work shall comply with the Wisconsin Administrative Code Chapter Comm 16, Wisconsin State Electrical Code and the National Electrical Code as applicable;

All plumbing systems and plumbing work shall comply with the Wisconsin Administrative Code Chapters Comm 81 – 85, Wisconsin Plumbing Code. All plumbing fixtures and materials shall conform to the Wisconsin Plumbing Code and all plumbing work shall be performed by a Wisconsin licensed plumber and be open for State or local inspection. If more than sixteen (16) fixtures are installed in the building, State plan review and approval shall be obtained prior to initiating any plumbing work;

Mobile Kiosk Building plans shall be required to be submitted to the City of Superior Building Inspector for each individual site installation and such submission shall include:

- 1) A Site Plan indicating the following: The exact placement of the Mobile Kiosk Building upon the site in reference to all property lines and any other buildings located on the same site and including the exact toilet room location; identification of all parking spaces assigned for exclusive use of the Mobile Kiosk Building in accordance with current City of Superior Zoning Ordinance exclusive of parking spaces otherwise required for any existing business(es) located on the same parcel;
- 2) Foundation Plan with calculations; ground anchor tie-down plan, details, and calculations;
- 3) Drawings as required to indicate details for accessibility features, exterior stairs/ramps, stoops, railings, crawl space vents, building framing system and crawl space skirt; and all plumbing, heating, ventilation, and electrical systems and equipment utilized in the building;
- 4) Name and model number of each heating/air conditioning unit indicating proof of compliance with provisions of ICC/IBC/IMC/IECC and including Wisconsin Administrative Code Chapters Comm 63 and Comm64. No open combustion or un-vented heating equipment shall be permitted within such building.





## Hudy's Bar Special Use Permit Request

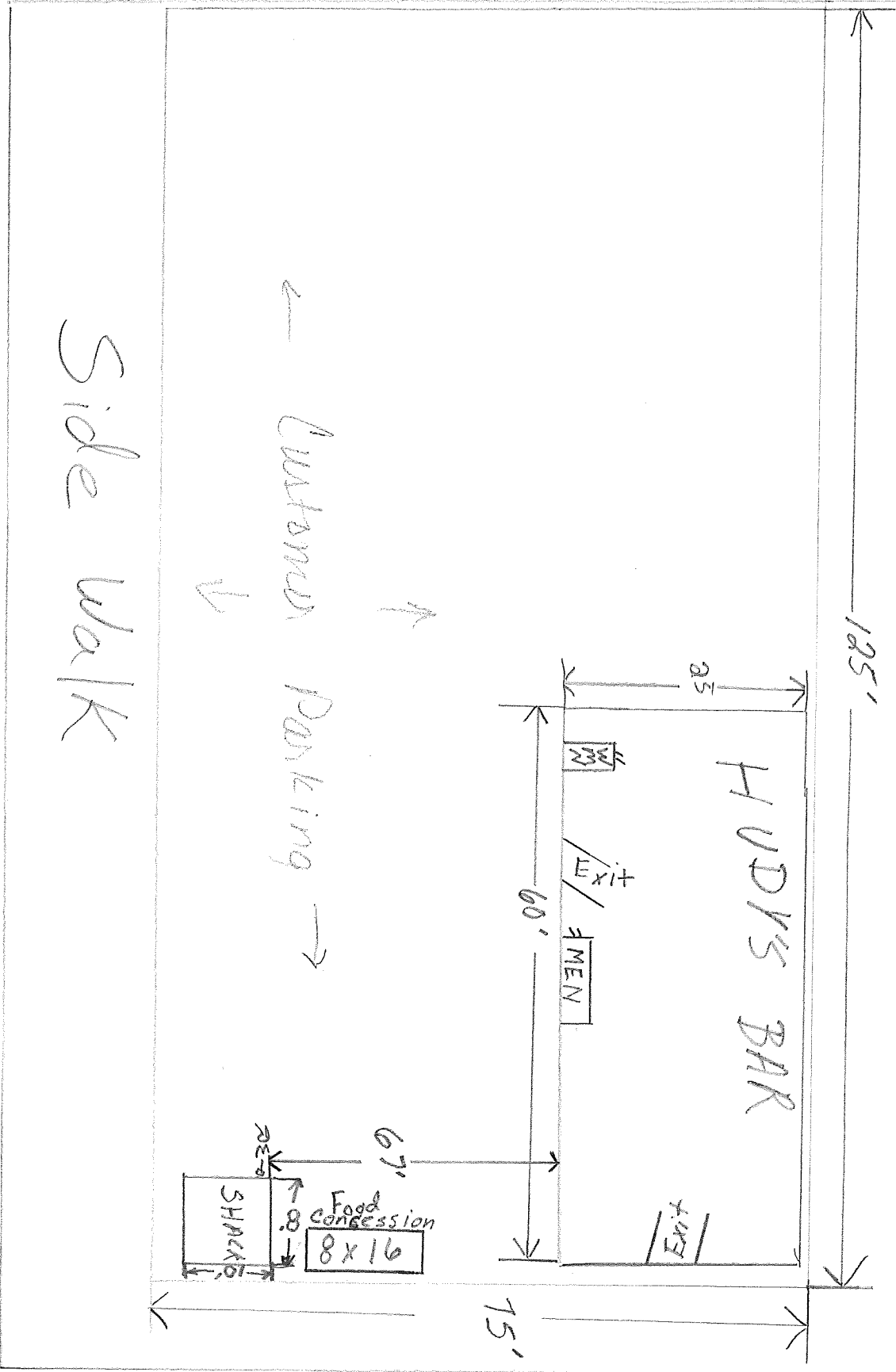




East End Tavern Lot

125'

Alleyway



Side Walk

Customer Parking

22nd Avenue

East 5th Street