



CITY OF MILLS
EST. 1921

704 Fourth Street
P.O. Box 789
Mills, WY 82644

Phone: 307-234-6679
Fax: 307-234-6528

Memorandum

TO: Mills City Council
FROM: Megan Nelms, AICP, City Planner
DATE: June 25, 2024
SUBJECT: Sullivan No. 2 – Final Plat

Case Number: 24.04 FSP

Summary: The applicant is proposing to resubdivide approximately 1.91-acres into two (2) lots, one .95-acres, one .96-acres in size.

Current Zoning: EI (Established Industrial) *no change of zoning is requested or required.

Planning Commission Recommendation: At their June 6, 2024, meeting the Planning & Zoning Commission made a “DO PASS” recommendation on the subdivision request, pending completion of all planning considerations.

Staff Recommendation: The applicant has completed all the required planning considerations and staff recommends APPROVAL of the subdivision final plat.

Sullivan No. 2

Final Plat

Planning Commission Meeting
June 6, 2024

City Council Meeting

Applicants: Joseph Sullivan

Case Number: 24.04 FSP

Agent: Paul Svenson, WLC Engineering

Summary: The applicant is proposing to resubdivide approximately 1.91-acres into two (2) lots, one .95-acres in size and the other being .96-acres in size.

Legal Description: Lots 1-2, Block 19, Mountain View Suburb, Tract 1, Sullivan Simple Subdivision and a portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 1, T33N, R80W

Location: The property is located at end of Mountain View Drive, with frontage on Ford St.

Current Zoning: EI (Established Industrial) *no change of zoning is requested or required.

Existing Land Use: There is an existing shop building on proposed Lot 2.

Adjacent Land Use: North: Unplatted parcel (EI)
South: Mountain View Suburb (DR)
East: Mountain View Suburb (ER)
West: Mountain View Suburb (ER)

Planning Considerations:

1. Each proposed lot will need to have its own water and sewer service. Old/additional services shall be abandoned.
2. Cosmetic changes to the plat:
 - a. Remove the existing building shown on proposed Lot 2.
 - b. Gray out the labels of adjacent parcels and subdivision labels
3. Survey Reviews:
 - a. Verify the sectional designation in the first paragraph of the Dedication with the designation listed in the plat title.

- b. Remove the easement line running through the distances on the north line of Lots 1 & 2.
 - c. Verify the symbol near the west end of the property under the bearing $N38^{\circ}03'26''W$ that is not in the legend.
-

Staff Recommendation:

Staff recommends APPROVAL of the final plat upon all planning considerations being completed and recommends the Planning Commission make a “Do Pass” recommendation on the Final Plat application.

Planning Commission Recommendation:

City Council Decision:



CITY OF MILLS
APPLICATION FOR PLAT/REPLAT
 Pursuant to the City of Mills Zoning Ordinance



City of Mills, Wyoming
 704 4th Street (Physical Address)
 P.O. Box 789 (Mailing Address)
 Mills, Wyoming 82644

Date: 4/22/2024
 Return by: _____
 (Submittal Deadline)
 For Meeting on: _____

PLEASE PRINT

SINGLE POINT OF CONTACT: Joey Sullivan

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: _____
Joseph Sullivan
 Owner Mailing Address: _____
4402 Mountain View Drive
 City, State, Zip: Casper, WY, 82604
 Owner Phone: 307-259-3107
 Applicant Email: joey@westernenergyfab.com

AGENT INFORMATION:

Print Agent Name: _____
Paul Svenson
 Agent Mailing Address: _____
200 Pronghorn
 City, State, Zip: Casper, WY, 82601
 Agent Phone: 307-266-2524
 Agent Email: psven@wlcwyo.com

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Lots 1-3, Block 19, Mountain View Suburb,
and Tract 1, Sullivan Simple Subdivision, and a portion of the NE1/4SE1/4, SE1/4SE1/4, Section 1, T33N, R80W, City of Mills, Natrona County, W
 Physical address of subject property if available: 315, 345 Ford St.
 Size of lot(s) 0.952ac, 0.964ac sq. ft/acres:
 Current zoning: EI, Established Industrial Current use: storage/empty lot/remodel in progress
 Intended use of the property: develop into usable industrial space
 Zoning within 300 feet: EI, ER, DR Land use within 300 feet: housing, rail road tracks

ATTACHMENTS (REQUIRED):

1. **Proof of ownership:** _____ (such as deed, title certification, attorney's title opinion)
2. **Seven (7) full sized copies of the plat/replat:** _____
3. **One reproducible 11 x 17 plat/replat hard copy:** _____
4. **One plat/replat electronic copy (pdf):** _____

RIGHT-OF-WAY / EASEMENT INFORMATION:

Right-of-Way / Easement Location: NW line sanitary sewer, W corner access and water, middle of both lots storm sewer
 (Example: along west property line, running north & south)
 Width of Existing Right-of-Way / Easement: 30', 15' Number of Feet to be Vacated: 0
 Please indicate the purpose for which the Right-of-Way / Easement is to be vacated / Abandoned
none requested

SIGNATURE(S):

The following owner's signature signifies that all information on this application is accurate and correct to the best of the owner's knowledge; and that the owner has thoroughly read and understands all application information and requirements. [In addition to the owner's signature(s), if an agent of the owner is also to be notified and/or contacted for all communications relating to this application, please have the agent sign below.]

I (We) the undersigned owner(s) of the property described above do hereby make application to the City of Mills as follows:

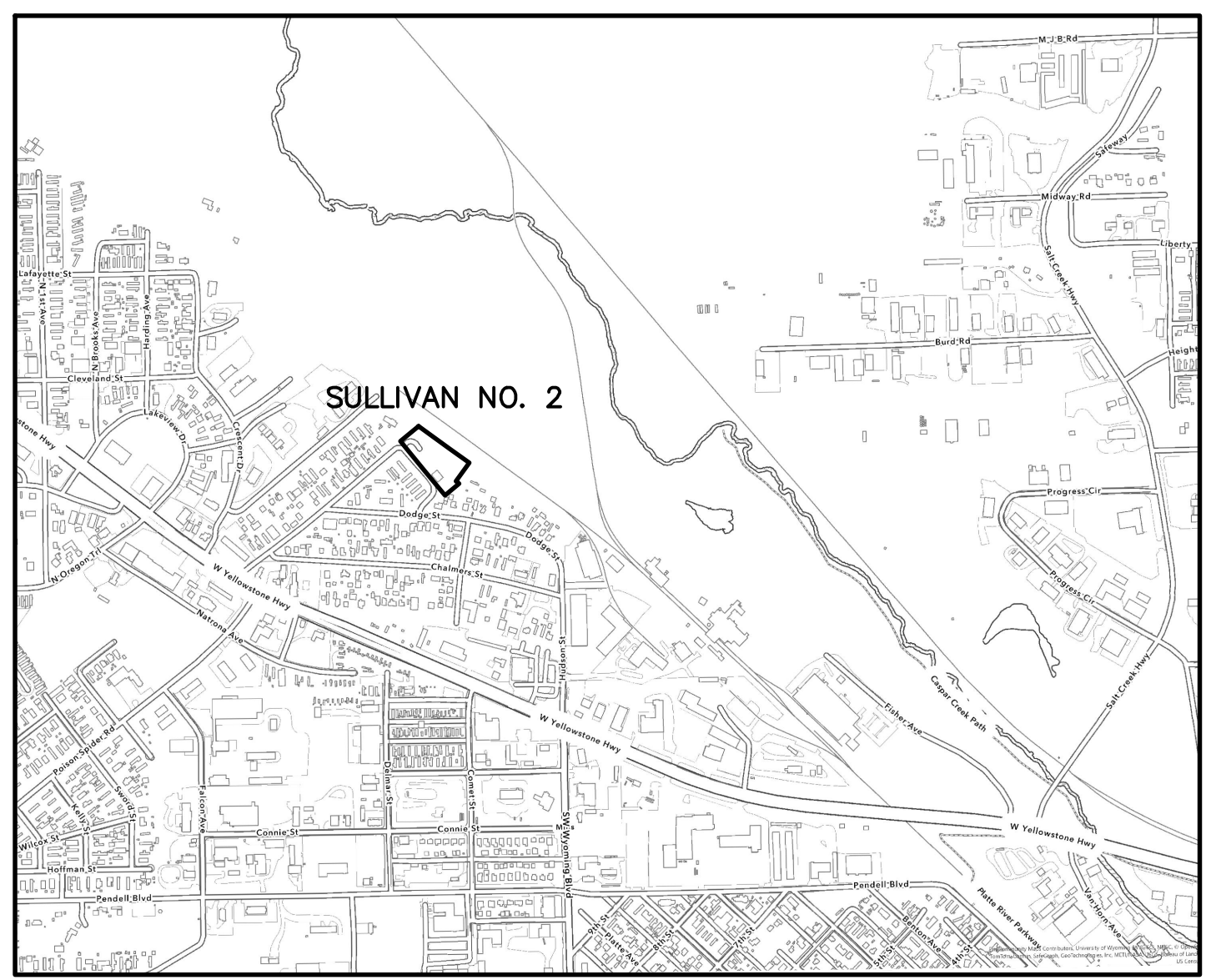
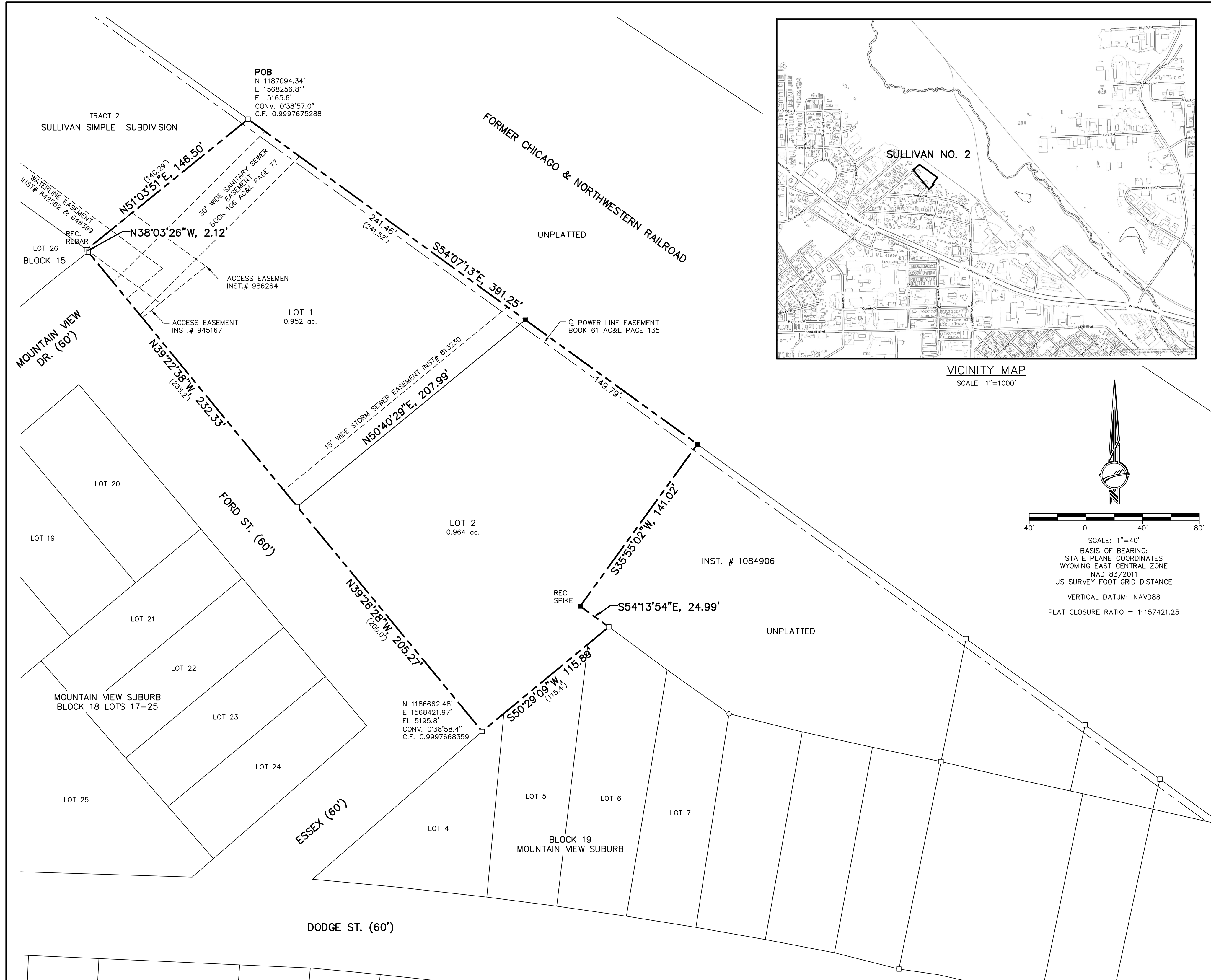
OWNER Signature Joseph J Sullivan

OWNER Signature _____

AGENT Signature _____

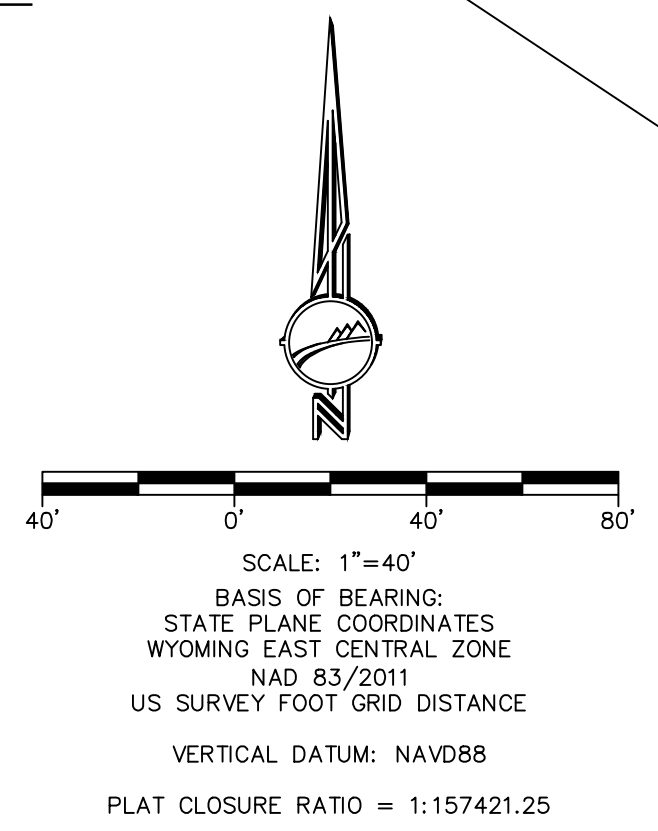
FEES (Plat/Replat): \$10.00 per lot (\$250.00 minimum and a \$1,000.00 maximum), **plus \$150.00 recording fee.**

For Office Use Only: Signature verified: _____ Proof of ownership provided: _____ Fee Paid: \$ _____



PLAT OF
"SULLIVAN NO. 2"
 TO THE CITY OF MILLS, WYOMING
 A SUBDIVISION OF PORTIONS OF
 THE NE1/4SE1/4, SE1/4SE1/4, SECTION 1
 TOWNSHIP 33 NORTH, RANGE 80 WEST
 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING

BEING A VACATION AND REPLAT OF LOTS 1-3,
 BLOCK 19, MOUNTAIN VIEW SUBURB AND TRACT
 1, SULLIVAN SIMPLE SUBDIVISION AND A PORTION
 OF THE NE1/4SE1/4, SE1/4SE1/4, SECTION 1
 TOWNSHIP 33 NORTH, RANGE 80 WEST
 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING



DEDICATION STATEMENT

Joseph S. Sullivan does hereby certify that he is the owner and proprietor of the foregoing vacation and replat of Lots 1-3 Block 19, Mountain View Suburb, and Tract 1, Sullivan Simple Subdivision, and a portion of the NE1/4SE1/4 & SE1/4SE1/4, Section 1, Township 33 North, Range 80 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the most northerly corner of the Parcel being described and the most easterly corner of Tract 2, Sullivan Simple Subdivision and a point in the southerly right of way line of the former Chicago & Northwestern Railroad; thence from said Point of Beginning and along the northeasterly line of said Parcel, and the southerly right of way line of said former Chicago & Northwestern Railroad, S54°07'13"E, 391.25 feet to the most easterly corner of said Parcel and the most northerly corner of the Parcel described in Inst.# 1084906; thence along the southeasterly line of said Parcel and the northwesterly line of said Parcel described in Inst.# 1084906, S35°55'02"W, 141.02 feet to the most westerly corner of said Parcel described in Inst.# 1084906; thence along the southwesterly line of said Parcel described in Inst.# 1084906; S54°13'54"E, 24.99 feet to the most northerly corner of Lot 6, Block 19, Mountain View Suburb; thence along the northwesterly line of Lots 4, 5 and said Lot 6, Block 19, Mountain View Suburb, S50°29'09"W, 115.89 feet to the most southerly corner of said Parcel and a point in, and an intersection with the northeasterly right of way line of Ford Street; thence along the southwesterly line of said Parcel and the northeasterly right of way line of said Ford Street, N39°26'28"W, 205.27 feet to a point; thence, N39°22'38"W, 232.33 feet to the most easterly corner of Lot 26, Block 15, Mountain View Suburb; thence continuing along the southwesterly line of said Parcel and the northeasterly line of said Lot 26, Block 15, Mountain View Suburb, N38°03'26"W, 2.12 feet to the most westerly corner of said Parcel and the most southerly corner of said Tract 2, Sullivan Simple Subdivision; thence along the northwesterly line of said Parcel and the southeasterly line of said Tract 2, Sullivan Simple Subdivision, N51°03'51"E, 146.50 feet to said Point of Beginning and containing 1.916 acres, more or less, as set forth by the plat attached and made a part hereof.

Said Parcel being subject to any and all reservations, easements and rights-of-way of record or as may otherwise exist.

The vacation, replat and subdivision of the foregoing described lands as appears on this plat is with the free consent, and in accordance with the desires of the undersigned owner and proprietor. The name of said subdivision shall be known as "SULLIVAN NO. 2" to the City of Mills, Wyoming. All streets as shown hereon have previously been dedicated to the use of the public and easements as shown hereon are hereby dedicated to the use of public and private utility companies for purposes of construction, operation and maintenance of utility lines, conduits, ditches drainage and access.

JOSEPH S. SULLIVAN
 4402 MOUNTAIN VIEW DRIVE
 MILLS, WY 82604

JOSEPH S. SULLIVAN

 JOSEPH S. SULLIVAN, OWNER

STATE OF WYOMING)
 COUNTY OF NATRONA)SS

The foregoing instrument was acknowledged before me by Joseph S. Sullivan this _____ day of _____, 20__.

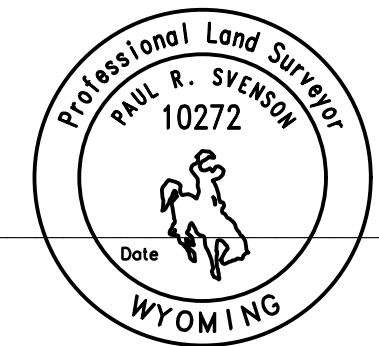
Witness my hand and official seal.
 My commission expires: _____

 NOTARY PUBLIC

- LEGEND**
- SET ALUM. CAP
 - RECOVERED BRASS CAP
 - RECOVERED ALUM. CAP OR AS NOTED
 - (0.00') RECORD
 - NO°00'00"W, 0.00' MEASURED
 - PARCEL BOUNDARY
 - EASEMENT

SURVEYORS CERTIFICATE

I, Paul R. Svenson, a Professional Land Surveyor, 10272, do hereby certify that this plat was made from notes taken during an actual survey made by me or under my direct supervision during the month of December, 2023 and that this plat, to the best of my knowledge and belief, correctly and accurately represents said survey.



APPROVALS

Approved by the City Council of the City of Mills, Wyoming by Resolution No. _____ duly passed, adopted and approved this _____ day of _____, 20__.

Attest: _____ Attest: _____
 City Clerk Mayor

Inspected and approved this this _____ day of _____, 20__.

 City Engineer

N:\CLIENTS\SULLIVAN\17852-DEED-SULLIVAN-FORREST-REPLAT-SURVEY\DWG\SULLIVAN.DWG, DRAWN BY: JWP

Sullivan No. 2 – Final Resubdivision Plat



Mills Zoning Districts			
	Mills, DB		Mills, ER: Established Residential
	Mills, DI: Developing Industrial		Mills, PLI: Public Land Institutions
	Mills, DMH: Developing Mobile Home		Mills, PUD: Planned Urban Development
	Mills, DR: Developing Residential		Mills, MSR: Mixed Sized Residential
	Mills, EB: Established Business		Mills, MU: Mixed Use
	Mills, EI: Established Industrial		Mills, UA: Urban Agriculture
			Mills, UR: Urban Agriculture Residential

WARRANTY DEED

DALE A. STOREY AND BILLYE L. STOREY, CO-TRUSTEES OF THE DALE A. STOREY LIVING TRUST, DATED AUGUST 30, 1990 grantor(s),

of Natrona County, State of Wyoming, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

JOSEPH S. SULLIVAN grantee(s),

whose address is:

of Natrona County and State of Wyoming, the following described real estate, situate in Natrona County and State of WYOMING, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to wit:

PARCEL I:

LOT 1, BLOCK 19, MOUNTAIN VIEW SUBURB, NATRONA COUNTY, WYOMING.

PARCEL II:

A PARCEL LOCATED IN AND BEING A PORTION OF THE E½SE¼ SECTION 1, TOWNSHIP 33 NORTH, RANGE 80 WEST OF THE 6TH P.M., NATRONA COUNTY, WYOMING, AND ALSO BEING A PORTION OF THAT CERTAIN STRIP IDENTIFIED AS "RESERVED" BY THE RECORDED PLAT OF MOUNTAIN VIEW SUBURB, BLOCKS 38 TO 47, INCLUSIVE AND PART OF BLOCK 15, A SUBDIVISION OF PORTIONS OF SAID SECTION 1; BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH MARKS THE MOST NORTHERLY CORNER OF BLOCK 15, OF SAID MOUNTAIN VIEW SUBURB AND THE MOST WESTERLY CORNER OF THE PARCEL BEING DESCRIBED; THENCE N. 51°08' E., 146.37 FEET ACROSS SAID RESERVED STRIP TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAIL WAY COMPANY AS SET FORTH BY SAID SUBURB PLAT; THENCE ALONG SAID RIGHT-OF-WAY LINE AND THE NORTHEASTERLY LINE OF THE PARCEL BEING DESCRIBED, S. 53°24' E., 521.29 FEET TO A POINT AND MOST EASTERLY CORNER OF SAID PARCEL; THENCE S. 51°14' W., 146.37 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL AND ACROSS SAID RESERVED STRIP TO A POINT AND MOST EASTERLY CORNER OF LOT 1, BLOCK 19, IN SAID MOUNTAIN VIEW SUBURB; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID STRIP AND THE PARCEL BEING DESCRIBED AND THE NORTHEASTERLY LINE OF SAID BLOCK 19 AND BLOCK 15 OF SAID SUBURB, N. 53°25' W., 520.87 FEET TO THE POINT OF BEGINNING.

Subject to Covenants, Conditions, Restrictions and Easements of Record, if any.

Witness my/our hand(s) this 3 day of December, 20 12.

THE DALE A. STOREY LIVING TRUST DATED AUGUST 30, 1990

BY: [Signature]
DALE A. STOREY, CO-TRUSTEE

BY: [Signature]
BILLYE L. STOREY, CO-TRUSTEE



NATRONA COUNTY CLERK, WY
Renea Vitto Recorded: CR
Dec 3, 2012 10:49:26 AM
Pages: 1 Fee: \$8.00
AMERICAN TITLE AGENCY

State of Wyoming)
County of Natrona)ss.

The foregoing instrument was acknowledged before me by DALE A. STOREY AND BILLYE L. STOREY, CO-TRUSTEES OF THE DALE A. STOREY LIVING TRUST, DATED AUGUST 30, 1990. this 3 day of December, 20 12.
Witness my hand and official seal.

My commission expires: _____



[Signature]
Notarial Officer



1147945

File No.: 4511-4116268 (JD)

WARRANTY DEED

Flora Elizabeth Kuehnel, Trustee of the James and Nancy Ellison Family Trust, dated July 31, 2020, grantor(s) of Natrona County, State of WY, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

Joseph S. Sullivan, grantee(s),

whose address is: 4402 Mountain View Drive, Casper, WY 82604 of Natrona County and State of WY, the following described real estate, situate in Natrona County and State of Wyoming, to wit:

PARCEL I:
LOTS 2 AND 3, BLOCK 19, MOUNTAIN VIEW SUBURB, NATRONA COUNTY, WYOMING
ACCORDING TO THE PLAT RECORDED JULY 26, 1923, IN BOOK 39 OF DEEDS, PAGE 544

PARCEL II:
A TRACT OF LAND IN THE E½SE¼, SECTION 1, TOWNSHIP 33 NORTH, RANGE 80 WEST OF THE 6TH P.M., NATRONA COUNTY, WYOMING, BEING DESCRIBED AS FOLLOWS:

FROM THE NORTHEASTERLY CORNER IN LOT 3 IN BLOCK 19, MOUNTAIN VIEW SUBURB, NATRONA COUNTY, WYOMING, RUNNING N.53°25'W., 25 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE NORTHEASTERLY LINE OF SAID LOT 3; THENCE N.36°35'E., 141.76 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY BOUNDARY OF THE C & NW RAILROAD; THENCE N.53°25'W., 150.57 FEET ALONG SAID C & NW RIGHT OF WAY TO A POINT; THENCE S.51°14'W., 146.37 FEET TO A POINT ON THE NORTHEASTERLY LINE OF BLOCK 19, SAID POINT BEING THE NORTHERLY CORNER COMMON TO LOTS 1 AND 2 OF SAID BLOCK 19; THENCE S.53°25'E., 187.59 FEET ALONG THE NORTHERLY LINE OF LOTS 2 AND 3, IN BLOCK 19, TO THE POINT OF BEGINNING.

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Witness my/our hand(s) this 17th day of November, 2023.

Flora Elizabeth Kuehnel, Trustee of the James and Nancy Ellison Family Trust, dated July 31, 2020

Flora Elizabeth Kuehnel, Trustee
Flora Elizabeth Kuehnel, Trustee

State of Wyoming

County of Natrona

This instrument was acknowledged before me on this 17th day of November, 2023, by Flora Elizabeth Kuehnel, Trustee of the James and Nancy Ellison Family Trust, dated July 31, 2020.

[Signature]

Notary Public

My commission expires: April 16, 2028

