

CITY OF WASHBURN
119 Washington Avenue
P.O. Box 638
Washburn, WI 54891



715-373-6160
715-373-6161
FAX 715-373-6148

This meeting may have members participating via tele or web conferencing. Public participants can listen to the proceedings by utilizing a computer or smart phone and using the link <https://us02web.zoom.us/j/81364025776?pwd=NWE5SVZyKzZJMmVZU2xjMmxOMi9Sdz09> or by calling 1 (877) 853-5247 (Toll Free) and entering Webinar ID: **813 6402 5776** and entering passcode: **022454** as opposed to being present for the meeting.

NOTICE COMMISSION MEETING

DATE: Thursday, January 19, 2023

TIME: 5:30 PM

PLACE: Washburn City Hall – 119 Washington Ave

AGENDA:

- Call to Order/Roll Call
- Approval of Minutes of December 19, 2022
- Discussion and Action on Review of City Property Inventory and Land “For Sale” List
- Discussion on Bayfield Street Beautification Planning
- Discussion and Action on Final Review of Draft Comprehensive Plan Document
- Adjourn

December 19, 2022

CITY OF WASHBURN PLAN COMMISSION MEETING

5:30PM Washburn City Hall

COMMISSION MEMBERS: Dave Anderson, Felix Kalinowski, Mary Motiff, Michael Malcheski, Nicolas Suminski

ABSENT: Matt Simoneau, Leo Ketchum-Fish

MUNICIPAL PERSONNEL: Scott Kluver-City Administrator, Tammy DeMars-Treasurer/Deputy Clerk

Meeting called to order at 5:30 pm by Motiff, attendance as recorded above.

Approval of Minutes – November 17, 2022, Minutes – Motion by Ketchum-Fish to approve the minutes of November 17, 2022, second by Suminski. Motion carried 5-0.

Continued Discussion and Action on Comprehensive Plan Re-Write Project – Review of Policy –Plan Commission began reviewing the map changes, only correction needed was the small parcel on pumphouse road that was colored as low density residential and should be waterfront residential. The Commission then began reviewing the remainder highlighted areas of the draft plan starting on page 7-12, replace the word “preserve” with “manage”, eliminate the last sentence and the side photograph. Page 9-8 remove Policy 8.2.h and 8.2.i, under Maintenance of Existing Housing replace the word “will” with “may” in both sentences. Page 9-9 under Infill Opportunities replace the work “will develop” with “may develop” and remove the entire section under Topside Sustainable Residential Development. Page 9-10 under Housing Mix, remove the first highlighted sentence and under the second highlighted sentence remove the last sentence. The Outdoor recreation plan was reviewed with no changes. Page 11-1 removed highlighted section. Page 11-2, 11-3, and 11-6 highlighted section all ok. Page 12-1 under Detailed Waterfront and Coastal Resources Plan, replace “will prepare” with “will periodically update plans”, remove the last three sentences. Under Parks, Trails, and Opens Spaces Plan change to read “The City will prepare and periodically update its Parks, Trails, and Open Spaces Plan.” Page 12-2 Under Zoning Ordinances and Related Ordinances change to “The City revised its existing Zoning Ordinance and Map in 2017 and periodic updates will continue.” Remove the second highlighted Zoning Map section. Under Subdivision Regulations remove the second sentence. Under Building Codes and Related Codes change to “The City Will Review.” Under the policy section, Responsible Entities and Dates were updated along with some policy changes as follows; 3.3.e ZA, PC, 2023-ongoing, 3.3.g ZA, PC, 2023-ongoing, 4.1.2 2023-ongoing, 4.2.d changed the word “Established to “Maintain”, ZA, CC, M, 2023-ongoing, 4.2.e reworded the policy, CA, CC, M 2023-onging, 4.3.a CA, ZA, HC, CC, 2023-2025, 4.3.c 2023-ongoing, Outdoor Recreation obj1.1 changed to “Ensure healthy living activities and opportunities are accessible”, obj2.1 first few words changed to “Offer equitable options and opportunities” obj3.1 replace “Invest in protecting “ to “Manage”, obj3.2 remove, obj4.1 change to “Facilitate welcoming environment for locals and visitors”, obj5.1 re worded, obj5.2 removed, obj 6.1 reworded, obj7.1 removed, x.1f removed the words “sustainable” and “natural conditions”, XIJ 2023-ungoing, under Natural, Cultural, and Agricultura Resources change objective 7.1 to “Manage” removing “Protect”, policy 7.1.g add HC, 2023-ongoing, 7.1.h PC, M, CC, ZA, HC, 2024-ongoing, 7.2.c M, CC, 8.1.g 2023-ongoing, 8.2.h M, CC, 2023-ongoing, 8.2.i M, CC, 2023-ongoing, 9.1.g 2023-ongoing. Under 12.7 General Priorities, change the priority as follow; “Update the zoning Ordinance and Zoning Map to be consistent with Comprehensive Plan.”, remove third priority and replace with “Explore Development of City owned Properties an add third priority “Promote Housing Development”.

Meeting adjourned at 8:23pm

Respectfully Submitted,
Tammy DeMars
City Treasurer/Deputy Clerk

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715-373-6160
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To: Honorable Mayor and Plan Commission Members

From: Scott J. Kluver, Administrator

Re: Review of Property Inventory and "For Sale" List

Date: January 11, 2023

The time has come to review the property inventory and "For Sale" list. While this is supposed to be done every year, about every other year has been sufficient. There have been a few changes with properties being added and subtracted from the inventory. The current map is dated May 21, 2021. The new proposed map is dated December 22, 2022. The differences between the two are as follows:

Lot 2 – A little smaller as a portion of this property was sold.

Lot 24 – This property was sold as part of a land swap in that area. Lot 25 will need to have a small adjustment that is not yet indicated.

Lot 33 – This property was expanded as a donation to the City. It is part of the old railroad grade and recreational trail.

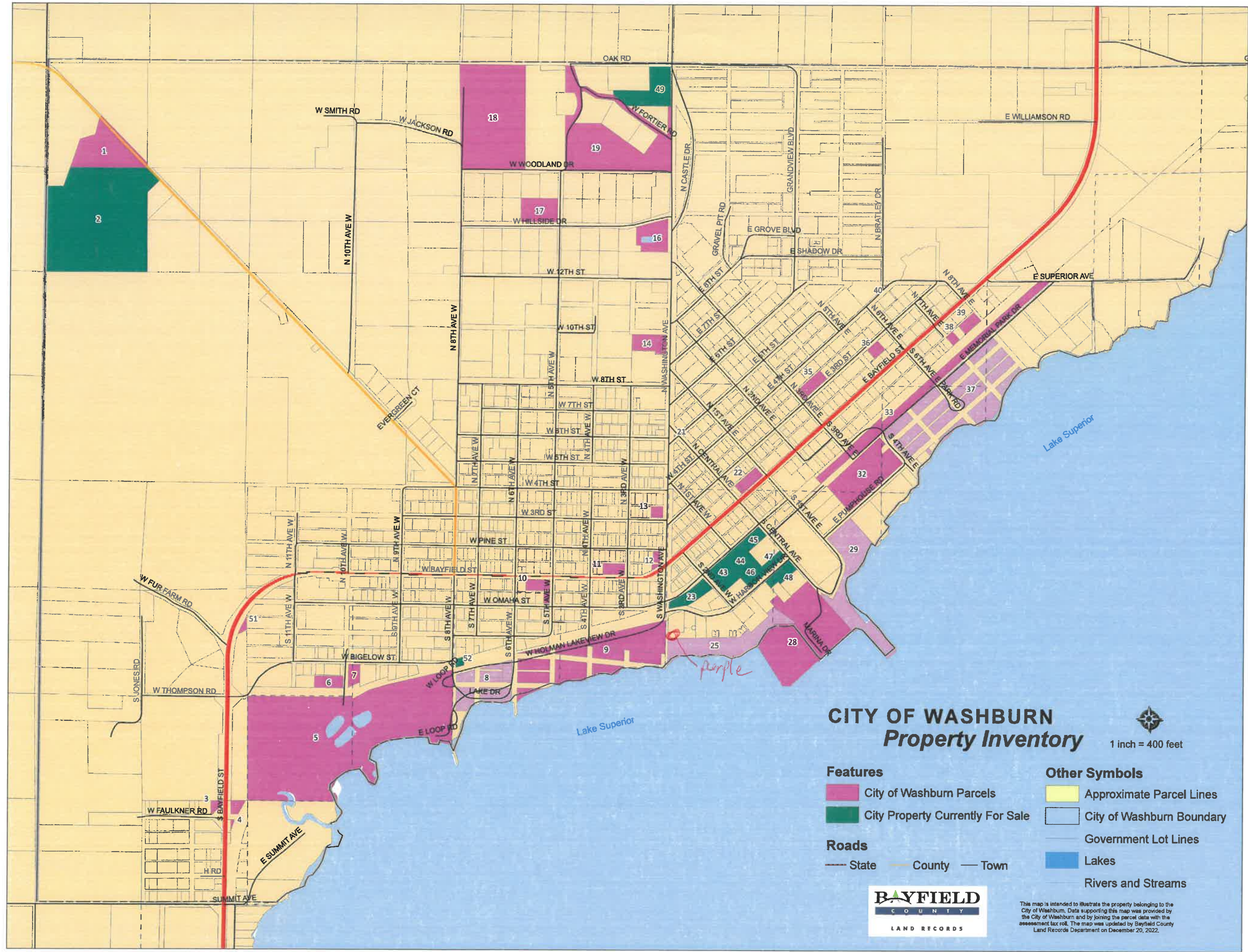
Lot 34 – Is in the process of being sold.

Lot 52 – Change color from purple to green to add to "For Sale" list. A portion of lot 52 has been used to reconfigure the connection of Holman Lakeview Drive with Bigelow St. This is part of the detour route for the STH 13 project in 2024. The remainder of the lot is desired to be transferred to the adjacent property owner. A draft certified survey map is included to show the proposed reconfiguration of the lot. On that map "Parcel 1" would be the portion that would be added to the "For Sale" list.

Lot 53 – (Brokedown building) has been sold.

Please let me know if you have any additional proposed changes to the listing. This list will need to be distributed to the other committees and department heads for comment prior the Plan Commission making a final recommendation. After that, a public hearing will be held along with a vote by the Council.

Proposal Map



CITY OF WASHBURN Property Inventory

1 inch = 400 feet

- | | |
|----------------------------------|---------------------------|
| Features | Other Symbols |
| City of Washburn Parcels | Approximate Parcel Lines |
| City Property Currently For Sale | City of Washburn Boundary |
| Roads | Government Lot Lines |
| State | Lakes |
| County | Rivers and Streams |
| Town | |



This map is intended to illustrate the property belonging to the City of Washburn. Data supporting this map was provided by the City of Washburn and by joining the parcel data with the assessment tax roll. The map was updated by Bayfield County Land Records Department on December 20, 2022.

BAYFIELD COUNTY CERTIFIED SURVEY MAP NO. _____

A PARCEL OF LAND LOCATED WITHIN THE ABANDONED RAILROAD RIGHT OF WAY, LOCATED ADJACENT TO LOT 9, BLOCK 3 OF THE ORIGINAL TOWNSITE OF WASHBURN, SECTION 5, TOWNSHIP 48 NORTH, RANGE 4 WEST, CITY OF WASHBURN, BAYFIELD COUNTY, WI.



BEARINGS ARE GRID BASED
WCCS - BAYFIELD COUNTY WITH
THE WEST LINE OF THE NORTHWEST 1/4
MEASURED TO BEAR N00°46'08"E

LINE TABLE

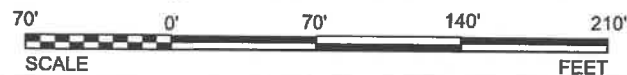
LINE	BEARING	DISTANCE
L1	N00°46'08"E	20.75'
L2	S00°46'08"W	65.43'
L3	N76°43'45"E	34.02'

CURVE TABLE

CURVE	CHORD BEARING	CHORD DISTANCE	ARC LENGTH	RADIUS	CENTRAL ANGLE
C1	N79°39'24"W	108.22'	88.38'	207.97'	24°20'54"

LEGEND

- -SET 1 1/4" O.D. x 18" IRON PIPE WEIGHING 1.68 LBS PER LIN. FOOT
- -FD. 1" O.D. IRON PIPE



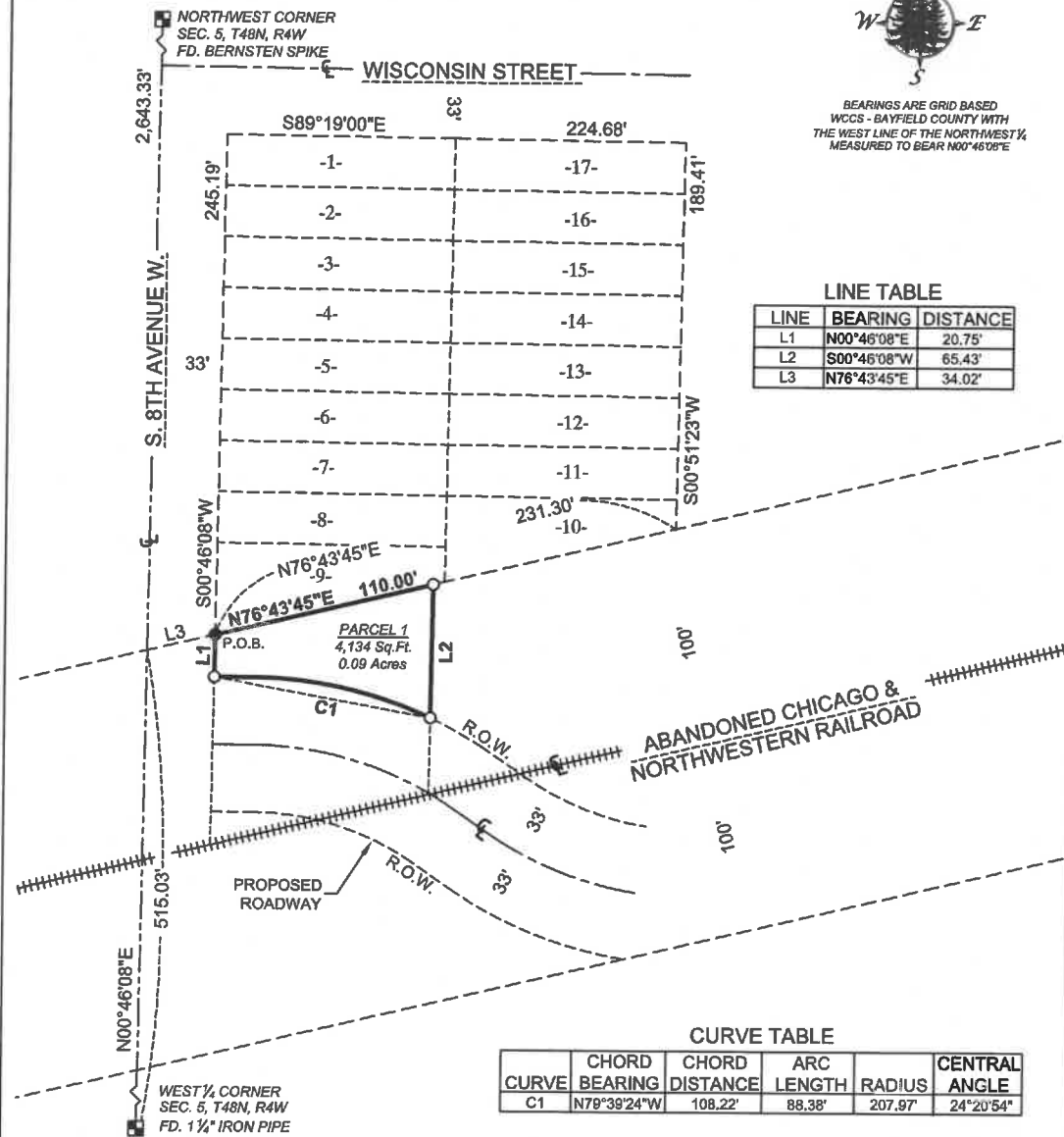
Pine Ridge Land Surveying, LLC.

Professional Land Surveying Services
Value & Quality in a Timely Manner...

PATRICK A. MCKUEN, PLS
1424 1/2 Lake Shore Dr. W.
Ashland, Wisconsin

Phone (715) 682-2969

WWW.PINERIDGESURVEYING.COM
PROJECT NO. C.O.W.23-WASHBURN
SHEET 1 OF 2 SHEETS



**BAYFIELD COUNTY
CERTIFIED SURVEY MAP NO. _____**

A PARCEL OF LAND LOCATED WITHIN THE ABANDONED RAILROAD
RIGHT OF WAY, LOCATED ADJACENT TO LOT 9, BLOCK 3 OF THE
ORIGINAL TOWNSITE OF WASHBURN, SECTION 5, TOWNSHIP 48
NORTH, RANGE 4 WEST, CITY OF WASHBURN, BAYFIELD COUNTY, WI.

Surveyor's Certificate

I, Patrick A. McKuen, Professional Land Surveyor S-2992, hereby certify that I have surveyed, divided and mapped; A parcel of land located within the abandoned railroad right of way, located adjacent to Lot 9, Block 3 of the Original Townsite of Washburn, Section 5, Township 48 North, Range 4 West, City of Washburn, Bayfield County, WI more particularly described as follows:

Commencing at the West $\frac{1}{4}$ Corner of said section; Thence N00°46'08"E along the west line of the NW $\frac{1}{4}$ of said section a distance of 515.03 feet to the intersection with the northerly right of way of the abandoned Chicago & Northwestern Railroad; Thence N76°43'45"E along said right of way a distance of 34.02 feet to the intersection of the east right of way of S. 8th Ave. W. which is the Point of Beginning; Thence N76°43'45"E and continuing along said northerly right of way a distance of 110.00 feet; Thence S00°46'08"W a distance of 65.43 feet to the northerly right of way of a proposed roadway; Thence continuing along said northerly right of way of the proposed roadway 88.38 feet along a curve to the left, said curve having a radius of 207.97 feet, a central angle of 24°20'54" and a chord which bears N79°39'24"W a distance of 108.22 feet to the Intersection with the east right of way of S. 8th Ave. W.; Thence N00°46'08"E along said east right of way a distance of 20.75 feet to the Intersection with the northerly right of way of the abandoned Chicago & Northwestern railroad which is the Point of Beginning.

That the above described parcel of land contains 4,134 square feet or 0.09 acres.

That I have made this map at the direction of Scott Kluver, Agent for said lands.

That said parcel is subject to any easements, restrictions and right-of-ways of record.

That I have fully complied with the provisions of Section 236.34 of Wisconsin Statutes and with the subdivision regulations of the City of Washburn in surveying, dividing and mapping said parcel.

That this map correctly and accurately depicts the exterior boundaries of said parcel and the division thereof made.

dated this _____ day of _____

Pine Ridge Land Surveying
Patrick A. McKuen
WI PLS S-2992

CITY OF WASHBURN ZONING APPROVAL CERTIFICATE

I, SCOTT KLUVER, CITY OF WASHBURN ZONING DIRECTOR,
DO HEREBY APPROVE THIS BAYFIELD COUNTY CERTIFIED SURVEY MAP

SIGNED: _____
SCOTT KLUVER

DATED THIS _____ DAY OF _____, 2023.

Pine Ridge Land Surveying, LLC.
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Ashland, Wisconsin
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PROJECT NO. C.O.W.23-WASHBURN
SHEET 2 OF 2 SHEETS

CITY OF WASHBURN
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715-373-6160
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To: Honorable Mayor and City Council Members
From: Scott J. Kluver, ^{SSK} Administrator
Re: Request to Transfer Portion of Lot 52 to Megan Collins
Date: December 1, 2022

As you are aware, staff have been working on the redesign and construction of a new roadway at the intersection of Holman Lakeview Drive and Bigelow Street at 8th Avenue West. This has been part of the detour planning related to Phase 1 of the Bayfield Street Project. As part of this, the City has been utilizing a significant portion of its Lot 52 for the placement of the new roadway.

When this area was surveyed prior to the placement of the road, it was discovered that Ms. Collin's home is partially over the lot line. About a foot or two of the deck of the house is actually on City property. You will note the property line stake on the far-left side of the enclosed photograph of the property. This is not Ms. Collin's fault, it is an issue of the proper placement of the home whenever it was built. Ms. Collins, and the previous owners, have been taking care of that property assuming she/they owned it.

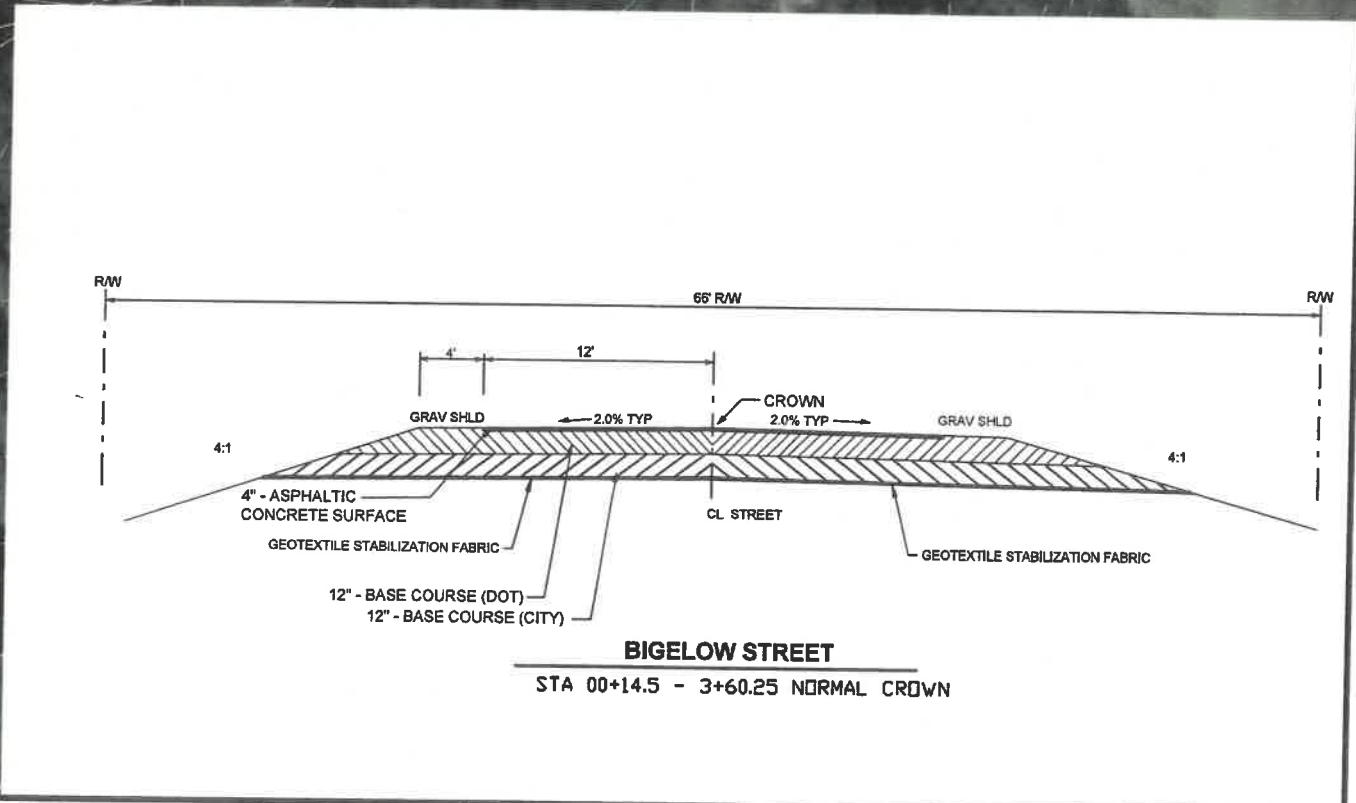
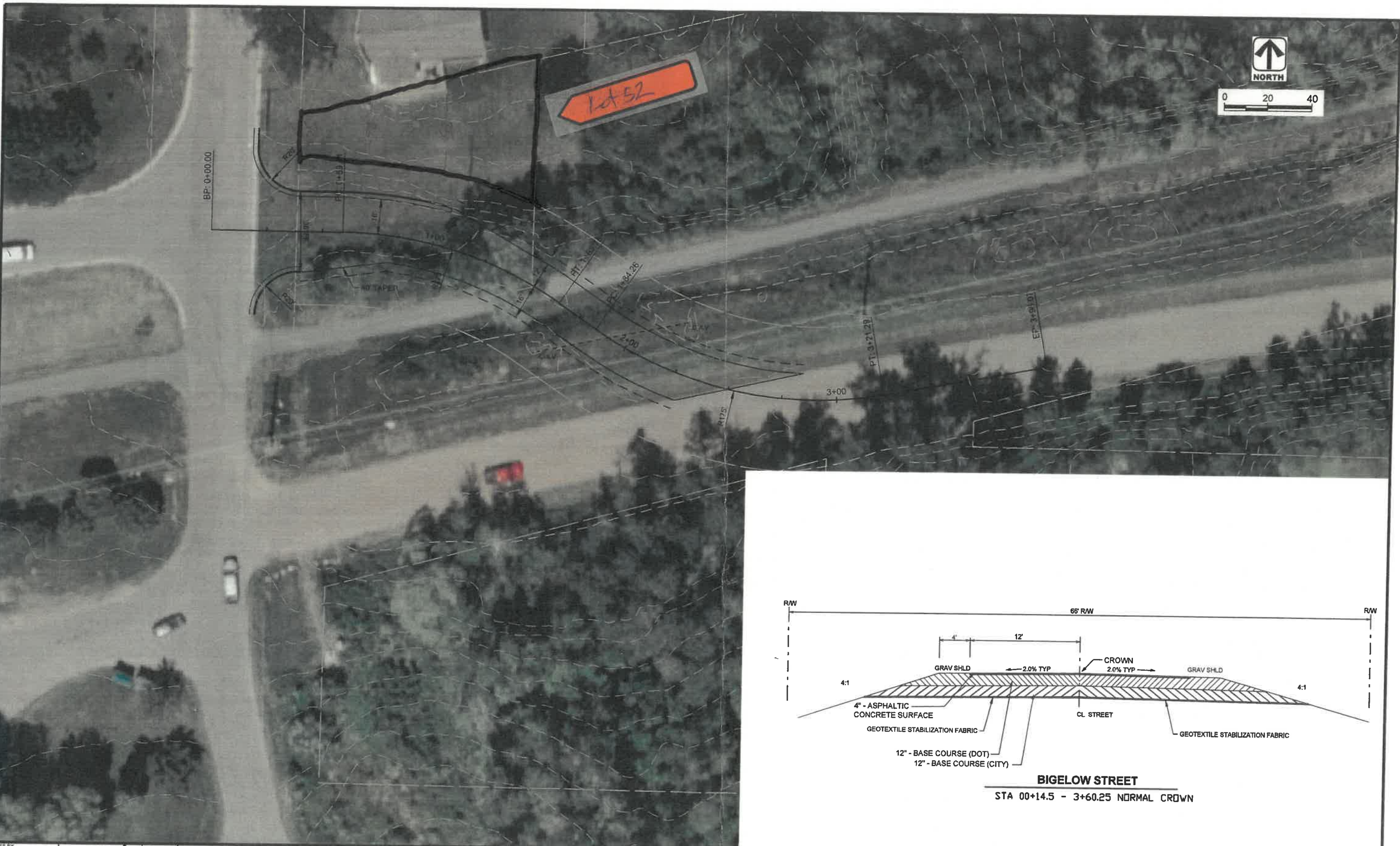
Referencing the overhead view from Ayres which also shows the placement of the road being constructed, you will note Lot 52 and the property line which goes through Ms. Collin's deck. There is also a curved line below that which indicates the right-of-way limit of the new road. My rough measurements show that there is about 20 feet between the right-of-way line and Ms. Collin's property line at 8th Avenue, 25 feet between the right-of-way line and the west end of Ms. Collin's deck, and 35 feet at the east end of the deck. It is my recommendation to take the necessary steps to eventually transfer the area between the right-of-way line and Ms. Collin's property line to Ms. Collins. Transferring this area to Ms. Collins will provide the appropriate setback that is needed for the property to eliminate the non-conformity/trespass issue. Staff have no desire to maintain this area after the roadway is completed.

As this location is not on the City's "For Sale" list, the Council should first decide if this is a location that they would like to consider selling/transferring to Ms. Collins. If so, the process outlined in the City's Land Sale ordinance must be followed, and if approved, a parcel will need to be created at least with a meets and bounds description, possibly with a certified survey. This process will take several months to complete. Once it is done and a parcel is created, the City can then act upon the property sale/transfer.

Please let me know if you have any questions related to this recommendation. I will note that costs involved for creating the lot should be borne by the City. While a sale/transfer can not be completed at this meeting, for the record, I am recommending the transfer be considered for minimal/no cost to Ms. Collins.



A series of horizontal lines for writing, consisting of a solid top line, a dashed middle line, and a solid bottom line. A single yellow horizontal line is positioned near the bottom of the page.



DES BY	MCS						
DR BY	MGN	PROJ NO	23-1795.00				
CHK BY	AYRES	DATE	JUNE 2022	NO	DATE	REVISION	

**BIGELOW STREET
WASHBURN, WISCONSIN**



STREET PLAN

SHEET NO.
2

AA-Standard.sab
 11/26/2022
 C:\DWGFiles\2023\1795.00\Bigelow Street Washburn, WI\Drawings\Bigelow Street Plan 6-23-2022.dwg Layout - Street Plan (2)

Title 3 ▶ Chapter 6

Sale of City-Owned Property

3-6-1	Findings and Purpose
3-6-2	Definitions
3-6-3	Sale of Listed Properties
3-6-4	Creation of List
3-6-5	Changes to the List
3-6-6	Sale of Property Included on List
3-6-7	Requests for Land Donation
3-6-8	Vacation of Streets and Alleys
3-6-9	General Provisions

Sec. 3-6-1 Findings and Purpose.

The Common Council finds that the sale of real property owned by the City of Washburn is in the City's interests when such lands are properly designated as available for sale and when such sales are carried out in a fashion that promotes the common good. The purpose of this Chapter is to establish comprehensive procedures for identifying real property owned by the City that is suitable for sale and for processing such sales.

Sec. 3-6-2 Definitions.

The following definitions shall be applicable in this Chapter:

- (a) **List of Properties Available for Sale.** The list created and maintained pursuant to this Chapter, and approved by the Common Council, and may be referred to as the "list."
- (b) **Real Property.** Land and any permanent improvements thereon, except that it does not include any improvement sold on the condition that it be removed from City-owned land, and it does not include any parcel within any City-designated business, commercial or industrial park or City-owned residential subdivision for which the City has adopted specific lease or sale procedures, but it does include any transfer to or from the City's Redevelopment Authority and any transfer pursuant to the provisions of Sections 66.1331 through 66.1337, Wis. Stats.

Sec. 3-6-3 Sale of Listed Properties.

The City may sell any real property included on the list. The City may not sell any real property that is not included on the list.

Sec. 3-6-4 Creation of List.

- (a) No later than six (6) months after the passage and publication of this Chapter, the Plan Commission shall recommend to the Common Council parcels of real property to be included on the list.
- (b) In recommending a parcel to be included on the list, the Plan Commission shall take into account all factors relevant to the parcel, including but not limited to the following:
 - (1) The location of the parcel, including the uses of real property near the parcel.
 - (2) The current and past uses of the parcel.
 - (3) The zoning of the parcel.
 - (4) An estimate of the value of the parcel.
 - (5) The potential for future municipal uses of the parcel.
 - (6) Interest expressed in the parcel by potential purchasers.
 - (7) Any special conditions that should be attached to the sale of the property.
- (c) Before recommending that a parcel be included on the list, the Plan Commission shall notify the following departments and shall offer them a reasonable time to file a written objection to the parcel's inclusion on the list. Any department filing such an objection shall state the reason for the objection:
 - (1) Police Department.
 - (2) Fire Department.
 - (3) Ambulance Service.
 - (4) Public Works Department.
 - (5) Harbor Commission.
 - (6) Recreation Department.
 - (7) Redevelopment Authority.
 - (8) Housing Authority.
- (d) The list recommended by the Plan Commission may be modified by the Common Council provided that the addition of any parcel shall be first referred to the Plan Commission for recommendation. The Common Council shall conduct a public hearing on the list prior to a vote on its adoption. The public hearing shall require a Class I notice published in the official newspaper of the City a minimum of ten (10) calendar days prior to the scheduled hearing.
- (e) A current copy of the list shall be posted at City Hall and published no less frequently than once each year in the official newspaper of the City.

Sec. 3-6-5 Changes To The List.

- (a) **Regular Review.** During the second quarter of each calendar year, the Plan Commission shall review the list and recommend any additions, deletions or other changes to the list, using the same factors and procedures as set out in Section 3-6-4. Any such recommendation shall be referred to the Common Council for public hearing as set forth in Section 3-6-4(d) prior to a vote on its approval.
- (b) **Referrals.** The Mayor, Common Council, City Administrator, or the Plan Commission on its own motion may refer any parcel to the Plan Commission for its recommendation as to inclusion on the list or deletion from the list based on the factors as set forth in Section 3-6-4(b). Any such recommendation shall be referred to the Common Council for public hearing as set forth in Section 3-6-4(d) prior to a vote on its approval.
- (c) **Requests.** Any party with an interest in purchasing a parcel of real property that does not appear on the list may request the Plan Commission to recommend inclusion of the parcel on the list, based on the factors as set forth in Section 3-6-4(b). The Plan Commission shall provide notice as provided under Sec. 3-6-4(c) before making any such recommendation. Any such recommendation shall be referred to the Common Council for public hearing as set forth in Section 3-6-4(d) prior to a vote on its approval. Any party making such a request shall be required to deposit with the City Treasurer a sum sufficient to pay for the actual costs of considering the recommendation, including but not limited to copy, postage, publication and appraisal costs.
- (d) **Properties Purchased for Redevelopment.** Any property acquired by the City for the express purpose of redevelopment shall, upon acquisition, be placed on the list. A property is "acquired by the City for the express purpose of redevelopment" if the motion or resolution approving the acquisition expressly states that the property is being acquired for a general or specific redevelopment purpose.

Sec. 3-6-6 Sale of Property Included on List.

- (a) **Negotiation Authority.** The City Administrator is authorized to negotiate the sale of any parcel included on the list, subject to any conditions attached to the parcel's listing, and subject to final approval by the Common Council.
- (b) **Establishment of Fair Market Value.** No property shall be disposed of without an appraisal unless otherwise directed by the Common Council. This provision shall not prevent the Council from entering into a sale of property for terms as determined by the Common Council that may include a sale price of less than fair market value.
- (c) **Sale Documents.** The City Attorney shall prepare all documents related to the property disposition.
- (d) **Property Survey.** A certified survey map may be required for any parcel sold or donated prior to closing.

3-6-6

- (e) **Retention of Utility Easements.** If applicable, the City of Washburn will retain all rights and easements for the operation, maintenance, repair, replacement, and extension of municipal utilities across the City-owned property to be sold including the rights of ingress and egress for municipal employees, agents, and contractors and the City Attorney shall insure such rights are retained in all deeds and leases that are prepared and executed.
- (f) **Waiting Period.** No parcel shall be sold less than thirty (30) days after placement on the list pursuant to Sections 3-6-4 or 3-6-5.

Sec. 3-6-7 Requests for Land Donation.

- (a) Any party seeking the donation of municipal lands shall include in its written request:
 - (1) Proof of the tax-exempt status of the party.
 - (2) The reason the land should be donated.
 - (3) The public purpose for which the land is being sought.
 - (4) The intended use for the donated land including the anticipated construction dates, types of services to be offered, the expected number of users of the service, and anticipated neighborhood impact.
- (b) Any request for a donation of City-owned lands shall be referred to the Plan Commission for consideration and recommendation using the same factors and procedures as set out in Section 3-6-4. Any such recommendation shall be referred to the Common Council for public hearing as set forth in Sec. 3-6-4(d) prior to a vote on its approval.

Sec. 3-6-8 Vacation of Streets and Alleys.

Unless the Common Council determines, after receiving the recommendation of the Plan Commission, that the public interest does not so require, the City shall retain utility easements to all vacated streets, alleys and other public ways. Absent such determination, any motion to vacate, and all recorded vacation documents, shall explicitly state that:

"The City of Washburn retains all rights for the operation, maintenance, repair, replacement or extension of municipal utilities within the vacated property including the right of ingress and egress for its employees, agents and contractors, and the benefiting property owner shall be prohibited from creating any improvement, constructing any building or structure, or planting any vegetation that will interfere with this right retained by the City."

Sec. 3-6-9 General Provisions.

- (a) **Severability.** If any section, subsection, sentence, clause, phrase, or portion of this Chapter is for any reason held invalid or unconstitutional, such portion shall be deemed a separate, distinct and independent provision and such ruling shall not affect the validity of the remaining portions of this Chapter.
- (b) **Contravening Ordinances and Resolutions Repealed.** All ordinances or resolutions or parts of ordinances or resolutions contravening the provisions of this Chapter are hereby repealed.

May 19, 2022

CITY OF WASHBURN PLAN COMMISSION MEETING

5:30PM Washburn City Hall & Remote Video Conferencing

COMMISSION MEMBERS: Dave Anderson, Felix Kalinowski, Leo Ketchum-Fish, Michael Malcheski, Mary Motiff, Nicolas Suminski, Matt Simoneau- (VIA Zoom)

ABSENT:

MUNICIPAL PERSONNEL: Scott Kluver, City Administrator, Tammy DeMars, Treasurer/Deputy Clerk

Meeting called to order at 5:32 pm by Motiff, attendance as recorded above.

Approval of Minutes – April 21, 2022, Minutes – Motion by Suminski to approve the minutes of April 21, 2022, second by Malcheski. Motion carried 7-0.

Election of Vice Chair – Ketchum-Fish nominates Anderson, no other nominations made. Anderson moves to close nominations and cast vote. second by Suminski. Motion carried unanimously. Voice vote to elect David Anderson as Vice Chair, approved 7-0.

Public Hearing Anderson moves to open floor for public hearing. second by Ketchum-Fish. Motion carried 7-0. Ann and Tim McClaran, 1461 County Hwy C, expressing concern about the noise and hours of operation. A letter from Alex Strachota and Ellie Braddock was also received and in the packet with concerns. **Malcheski moves to close floor. second by Suminski. Motion carried 7-0.**

Discussion & Recommendation on Conditional Use Permit for Agriculture Support Services to Operate a Portable Sawmill in a Light Industrial District, 1454 County HWY C, James Ledin Jr., Petitioner– Moved by Malcheski to recommend approval of Conditional Use Permit application for operation of a portable sawmill. second by Ketchum-Fish. Petitioner not in attendance due to work commitment. Copy of Council minutes from the discussion on the sale indicate Mr. Ledin, explained this is a small operation, all the wood will be used, any slabs 6” would be used as siding, smaller slabs as firewood and he gives the sawdust away for mulch/compost and has no intention of having logging trucks delivering. Discussion, he would be required to follow the noise ordinance as well. Kluver explains to those attending that with the conditional use permit process and the limitations placed on us my legislation. Section 7-55 (a)(1-9) reviewed by the Commission; 1- The size of the property is adequate for this use, 2- use is compatible, 3- Location is suitable, it is a Industrial District 4- no effects on traffic safety or pedestrian, 5- proposed use is suitable for this property , 6- no effect on the natural environment, 7- use is compatible with the surrounding properties, it is in the Industrial District 8-No effects known on the normal and orderly development and improvements in the surrounding property, 9- no known other factors to consider. Vote on original motion. **Motion carried 7-0.**

Discussion and Action on Façade Loan Application – Patsy’s Bar & Grill, 328 W. Bayfield St., Robert Stadler, Petitioner –Mr. Stadler unable to attend due to family commitment. He is requesting \$20,000 to be used toward siding and parking lot improvements. He would use LP Siding on the front of the building and the west side but would like to use metal on the rear and east side of the building. A picture of the type of steel was reviewed and after a lengthy discussion the Commission decided the steel panel siding, he wished to use is not a permitted material and cannot be used. **Motion by Anderson to approve the loan in the amount of \$20,000.00 contingent on using siding material that meets our zoning ordinance. second by Kalinowski. Motion carries 6 -1 with Suminski opposed.**

Discussion and Action on Application for Wall Sign and Projecting Sign on Front of Building, Blue Water Realty, 109 W. Bayfield Street, C-3 District – Jon Wheeler, Petitioner – Petitioner present. **Moved by Ketchum-Fish to approve the application for a wall sign and projecting sign at 109 W. Bayfield Street. 2nd by Anderson.** Questions asked and answered. **Motion carried 7 - 0.**

Discussion & Action on Downtown Design – Architectural Review for Addition to Garage 306 W. Bayfield Street, C-3 District – Callae Hyde, Petitioner – **Malcheski moved to approve. second by Ketchum-Fish to approve the addition**



wood. Concrete masonry units, corrugated metal, half-log siding, and vinyl siding are prohibited. **The materials used shall be wood.** Motion carried 7-0.

Discussion & Action on Beautification Efforts Related to Bayfield Street Project in 2024/26 – Motiff explains, the City Council would like the Plan Commission to produce a recommendation for beautification of Bayfield Street once the Hwy re-construction project is complete. This recommendation should consider input from other stakeholders. The first question is does the Commission want to form an ad-hoc committee or would they prefer to do this themselves with input from the stakeholders. The consensus was the Plan Commission should do this themselves once the Comprehensive Plan Re-write project is completed.

Special meeting scheduled for July 19, 2022 @ 5:30pm to work on the Comprehensive Plan.

Meeting adjourned at 7:35PM.

Respectfully Submitted,
Tammy DeMars
City Treasurer/Deputy Clerk