

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/81658557890?pwd=dllYcVJ0Y2hoTHF2MWRIWHB3VjExUT09> and entering passcode 215535 or by calling 1 (877) 853-5247 (Toll Free) and entering Webinar ID: 816 5855 7890 and entering passcode 215535 as opposed to being present for the meeting. Limited seating will be available at the meeting and guests are asked to keep a six-foot distance from one another.

NOTICE OF PLAN COMMISSION MEETING

DATE: Thursday, January 21, 2020
TIME: 5:30P.M
PLACE: Washburn City Hall

AGENDA:

- Call to Order/Roll Call
- Approval of Minutes of December 17, 2020 Meeting
- Discussion & Action on Architectural and Downtown Design Review for Covered Deck at Karlyn Yellowbird Gallery 318 W. Bayfield Street – Ron Piercy, Petitioner
- Discussion & Action on Site Plan, Architectural, and Downtown Design Review for 211 W. Bayfield Street – David Sneed, Petitioner
- Discussion with Jason Laumann of NWRPC on Comprehensive Plan Re-Write Process and Action on Interactive Issues Exercise
- Conceptual Discussion & Action on Architectural Standard for Overhead Doors
- Adjourn

December 17, 2020

CITY OF WASHBURN PLAN COMMISSION MEETING

5:30PM Washburn City Hall & Remote Video Conferencing

COMMISSION MEMBERS: Dave Anderson, John Baregi, Mary Motiff, Adeline Swiston, Matt Simoneau

ABSENT: Leo Ketchum-Fish, Britt Serrine

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

Meeting called to order at 5:35pm by Motiff attendance as recorded.

Approval of Minutes – November 19, 2020 – Moved by Anderson to approve the minutes of November 19, 2020 second by Swiston. Motion carried unanimously.

Discussion & Action on Downtown Design Decision Review for Sign at 3 W. Bayfield St.-Historic Civic Center Foundation, Petitioner – Moved by Baregi to approve the application for the Historic Civic Center sign at 3 West Bayfield St., second by Swiston. Review of Article 14, section 14-11 found the sign would enhance the district and is compatible for the district. Motion carried unanimously.

Public Hearing – Swiston to open the floor for public hearing, second by Anderson. Motion carried unanimously. No public comment. Moved by Baregi to close the floor, second by Swiston, Motion carried unanimously.

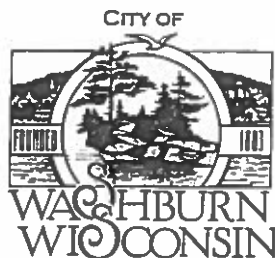
Discussion and Recommendation on Draft Ordinance to Update the Procedural Requirements for Special Exceptions in the Zoning Code – Moved by Baregi to recommend approval of draft ordinance No 21-001 allowing Plan Commission to be the decision maker for special exceptions, second by Swiston. Discussion; although there has been few Special Exceptions it would definitely speed up the process. Anderson feels the Council has always went with the recommendation of the Plan Commission, Simoneau feels this would be a good way to stream line the process. Motion carried unanimously.

Conceptual Discussion & Action on Architectural Standard for Overhead Doors – Swiston moves to postpone discussion on this until the next meeting, second by Anderson. Motion carried unanimously.


Adjourn – Motiff adjourns the meeting at 5:50pm

Respectfully Submitted,
Tammy L. DeMars
Treasurer/Deputy Clerk

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To: Plan Commission Members
From: Scott J. Kluver,  Zoning Administrator
Re: Plan Commission Matters for January 21, 2021
Date: January 14, 2021

Please see the comments below on several agenda items:

Karlyn Yellowbird Gallery - Enclosed you will find revised plans for an outdoor covered deck/pavilion for the site. The plan conforms to the required setbacks and the deck will be at ground level; however, you will note that the structure will have a pitched roof. The Plan Commission will need to decide if this is acceptable on an accessory structure. Please see the explanation provided from Mr. Piercy. In addition, please note that last time composite decking was proposed, but the structure would be made entirely of pressure treated wood this time. The Plan Commission is going to need to determine if horizontal rhythms are kept, I am not sure how to comment on that item at this time.

211 W. Bayfield Street (Sneed) – Enclosed you will find plans for exterior improvements to this property which are subject to the architectural review and downtown design standards. In addition, with the change of use, it would be subject to a site plan review; however, I am not certain of the use at this time so I can not provide a complete review. Assuming that it would be office space, no additional site plan provisions would apply except for the exterior lighting as there is adequate parking for the size of the building. For the lighting, there are five exterior sconce style lights depicted. Given that a 75 watt LED light is equivalent to about 1,100 lumens, I do not see an issue with the fixture style or the total number of lumens allowed (100,000) for Zone 1. I am not able to calculate the light trespass requirement per table 19-1 of the zoning code at this time due to insufficient information. I do not anticipate a problem, but a lighting graph should be provided to verify.

As for the architectural and downtown design review, the Plan Commission will need to determine if cedar siding will be an acceptable front exterior as the glass windows will be less than 50 percent of the front exterior. I am not aware of changes to HVAC systems or to trash/recycling. Any fencing should match as well. Besides that, I find the rest of the proposed changes to the building to meet with the standards.

Please let me know if you have questions on either of these items.

City of Washburn Plan Commission

ARCHITECTURAL REVIEW & DOWNTOWN DESIGN DECISION

211 W. Bayfield Street

Filing Date: January 13, 2021

Proper notice of hearing provided: Yes

Hearing Date: January 21, 2021

Applicant Name and Address: David Sneed
211 W. Bayfield Street
Washburn, WI 54891
Tax ID 33204

1. **Decision:** The application for architectural review is ???
2. **Description of the Proposed Project:** Make exterior modifications and improvements to the existing structure including removal of Mansard roof/awning, replacement of siding and windows, reconfigure restroom access.
3. **Reasons for the Decision:** The Plan Commission must determine whether the project complies with all applicable design principles and standards:

General Architectural Standards:

- (1) Excluding residential buildings and Industrial Zoning Districts, all building exteriors facing a street, not including an alleyway, shall have at least 50 percent of the street face constructed with brick, decorative masonry, glass panel, or other appropriate similar finished façade as may be approved by the Plan Commission. Such brick, masonry, glass, or other decorative facing shall extend for a distance of at least 25 feet along the sides of the structure that do not face a street or at least 25 percent of the that side wall distance, whichever is greater. **The front exterior will have glass panel windows; however, it will not cover 50 percent of the street face. The remaining portion of the street face will be cedar, and the Plan Commission finds this to be an acceptable material.**
- (2) Outside of Industrial Zoning Districts, the appearance of any buildings with a front elevation or any building elevation facing Bayfield Street of more than 750 square feet in area shall be divided into distinct planes of 500 square feet or less. The following design features can be used to meet this provision (1) canopies or awnings; (2) arcades; (3) porches; (4) vertical wall offsets having a minimum depth of 8 inches and a minimum width of 10 feet; (5) horizontal offsets having a minimum depth of 2 feet; (6) pilasters having a minimum depth of 8 inches, a minimum width of 12 inches, and a minimum height of 80 percent of the wall height; (7) recessed areas for entryways and the like having a minimum depth of 8 inches; and (8) other suitable multidimensional design features. N/A.
- (3) On any building on Bayfield Street, the front entrance of a building shall be encouraged to face Bayfield Street. When that does not occur, the Bayfield Street Elevation shall have the same, or similar, materials and designs as the front entrance of the building. Except for one or two-family residential buildings, when a building rake elevation faces Bayfield Street the roof line

City of Washburn Plan Commission

must be hidden behind the façade facing Bayfield Street. **This is a small existing structure that has a side entrance; however the design of the side of the building which is largely visible from Bayfield Street and adjacent to the existing parking will be of similar design and materials as the front of the building.**

- (4) Oversized fenestration elements which tend to create a monumental scale shall not be used unless specifically required by the type of building or relationship to its surroundings. **The Plan Commission finds that the design complies with this requirement.**
- (5) Building entrances must be clearly recognizable from parking lots and pedestrian circulation routes. **The Plan Commission finds that the design complies with this requirement.**
- (6) Rooftop mechanical equipment shall be positioned so it is not readily visible from a public street or an abutting property in a residential zoning district or in a planned development district that allows residential uses. Rooftop mechanical equipment may be placed in an enclosure or screened from view provided such enclosure or screening is used as an element of the building's architecture. *N/A*
- (7) Fencing shall complement the appearance of buildings onsite. *N/A*
- (8) The exterior building materials of an accessory building shall be the same as or similar to those used on the principal building. *N/A*
- (9) Overhead doors shall not face a public street. The Plan Commission may permit overhead doors to face a public street, but only when it has made a finding that there is no feasible alternative location for such doors. Consistent with the requirements in Article 7, the Plan Commission may approve a special exception to allow an overhead door to face a public street when there is no feasible alternative. *N/A*.
- (10) HVAC (heating, ventilating, air conditioning) equipment shall be screened from view. No HVAC shall create a noise level of more than 50 decibels as measured on a dB(A) scale at the nearest existing adjacent residence. **No change to HVAC systems proposed.**
- (11) When trash, garbage and recyclable materials are stored out-of-doors, such materials shall be concealed or suitably screened from public view. A brick or stone wall, wood fence, chain-link fence with slats, and/or landscaping shall be used to totally obstruct vision into the storage areas. Any wall, fence and gate, and/or vegetative screening shall be installed or erected to a height at least 1'- 6" above the highest point of the dumpster as generally depicted below. **N/A.**

Downtown Standards:

- (1) **Building height.** The height of a building shall not be more than one story taller or shorter than the height of the adjoining building. In no event, shall the height of a building exceed the maximum building height established for the base zoning district. **The Plan Commission finds that this provision is met.**
- (2) **Special requirements for large buildings.** A building façade fronting on a public street with a frontage of 75 feet or more shall be designed to look like two or more individual building fronts. This may be achieved by using different building materials, facade articulations, or other design approach that gives the appearance of separate, but attached buildings. *N/A*.

City of Washburn Plan Commission

- (3) **Horizontal rhythms.** The horizontal pattern of exterior building elements formed by patterns of building openings for windows and doors, and related elements such as piers and columns shall be spaced at regular intervals across all visible façades of the building. **The Plan Commission find that this provision is met.**
- (4) **Vertical rhythms.** The floor heights on main façades shall complement those of adjoining buildings. The rhythm of the ground floor shall harmonize with the rhythm of upper floors. The vertical pattern of exterior building elements formed by patterns of building openings for windows and doors, and related elements such as sills, headers, transoms, cornices, and sign bands shall be compatible in design and elevation with adjoining buildings in immediate area. **The Plan Commission finds that this provision is met.**
- (5) **Roof forms.** Flat or gently sloping roofs which are not visible from the street grade shall generally be used. Mansards or other exotic roof shapes are not characteristic of the district's character and are prohibited. **The Plan Commission finds that this provision is improved with the removal of the existing Mansard.**
- (6) **Awnings.** The size, color, placement, and design of an awning should be complementing the architectural character of the building on which it is located. Soft, weather-treated canvas or vinyl materials which allow for flexible or fixed installation shall be used. Awnings covered with shingles, metal roofing, or the like are prohibited. Backlit awnings are prohibited. **N/A – No awning proposed.**
- (7) **Building materials.** Selected building materials shall be compatible with those of existing buildings in the immediate area which generally consist of natural materials such as stone, brick, and wood. Concrete masonry units, corrugated metal, half-log siding, and vinyl siding are prohibited. **The Plan Commission finds that this provision is met with the use of cedar siding.**

4. List of Conditions Imposed: ???

5. If one or more conditions of approval are imposed, the property owner must sign this decision document and return it to the Zoning Administrator for his signature and as acceptance of the conditions of this decision.
6. This decision may be appealed to the Common Council of the City of Washburn within 30 days of receipt of this decision by filing a written statement of appeal stating the grounds for such appeal.
7. Any person aggrieved by this decision may also appeal this decision and any work done by the Applicant as authorized by this approval is done at the applicant's own risk.

Dated: January 22, 2020

By: _____
Scott J. Kluver, Zoning Administrator
On behalf of the City of Washburn Plan
Commission

If Conditions Are Imposed:

City of Washburn Plan Commission

Dated: _____

By: _____
Property Owner

211 W. Bayfield St

Description of Work (Façade Change)

- 1) Remove current red Mansard roof/awning structure.

(211 was built as a three-season space, and there currently exists no structural barrier between the outside and inside behind the existing red shingles except for the perforated soffit. It is uninsulated, accessible to rodents, and currently rusting away underneath. The red shingles are outdated and unavailable as replacement items for the missing portions.)

- 2) Replace the dated siding with vertical cedar.

(This siding will extend straight up over the recently removed awning to the roofline.)

- 3) Replace the windows.

(most are replaced as existing, however the front currently has two 8' windows which we intend to divide into four windows for structural and aesthetic reasons.)

- 4) Remove the two exterior doors that currently access the restrooms

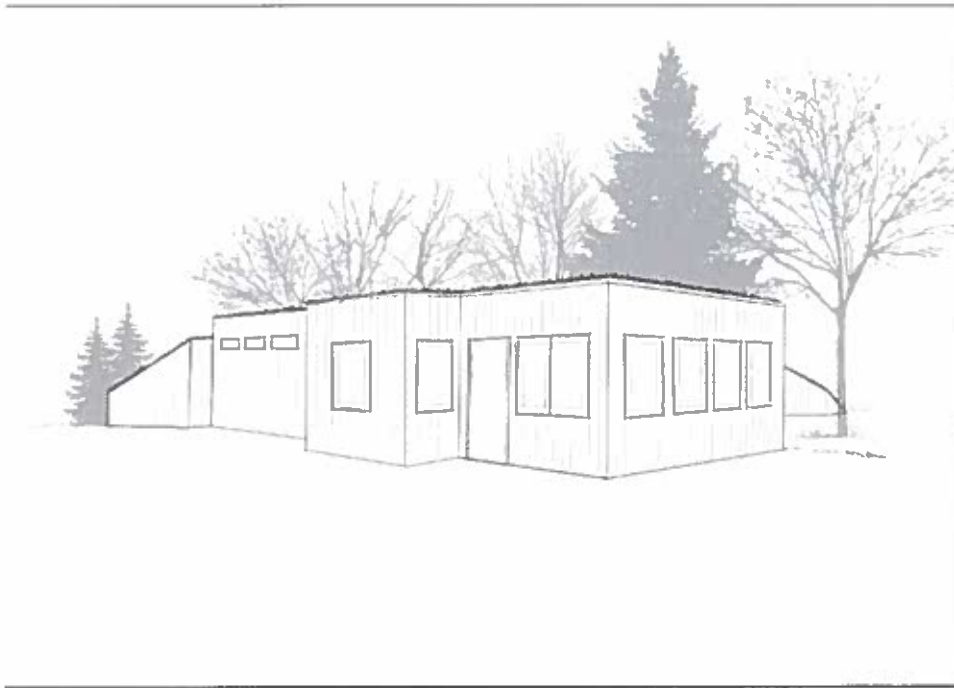
(and make the restroom accessible from the interior of the building through a non-loadbearing wall against which the dishwashing sink once rested. In the place of the doors will be three narrow horizontal windows just below the existing door headers and evenly spaced.)

- 5) Add several down-facing exterior lights which meet the requirements of table 19-1.

- 6) Replace some of the existing sidewalk alongside the building.

Attached are a couple renditions showing the approximate look of the building after the façade change.

Here is one of our early concept sketches of 211 Bayfield St:



As you can see, we have removed the red awning, changed the number and size of the windows, and removed the exterior access to the bathrooms.

We decided to do vertical cedar siding, but with a modern twist: The boards are charred.

Here's an existing building in Europe with this type of look.



The charring is called *Shou Sugi Ban* in Japanese, and its use is common and long-lasting; and it repels both insects and rot.

And here is the general idea for 211:



The night version is closer to the final product with thin window frames, narrow siding, and likely the grass strip between the parking lot and the building.

Here are a few other images of the Aesthetic we intend to create, being a blend of modern and ancient, black and green:





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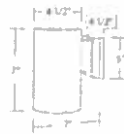
Lighting

Window Treatments

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Internet #303355216 Model #50101BK



Live Chat

Feedback

Hover Image to Zoom

75-Watt Black Outdoor Wall Lantern Sconce Down Light

by **NICOR** > (Brand Rating: 4.4/5) ⓘ

★★★★★ [Write A Review](#)

24

Dimensions

Product Depth (in.)	4.5
Product Height (in.)	7
Product Width (in.)	7 in

Details

Compatible Bulb Type	CFL,Edison Bulb,Halogen,Incandescent,LED
Exterior Lighting Product Type	Outdoor Sconces
Fixture Color/Finish	Black
Fixture Material	Aluminum
Glass/Lens Type	No Glass/Lens
Included	Hardware Included
Light Bulb Base Code	E26
Light Bulb Type Included	No Bulbs Included
Maximum Bulb Wattage	75 W
Maximum Wattage (watts)	0
Number of Lights	1 Light
Outdoor Lighting Features	Weather Resistant
Power Options	Hardwired
Power Type	Hardwired
Product Size	Small
Product Weight (lb.)	1.2
Recommended Light Bulb Shape Code	R30
Returnable	180-Day




Sconce Type	Wall Lantern
Style	Modern
Voltage Type	Line Voltage

Warranty / Certifications

Certifications and Listings	UL Listed,cUL Listed
Manufacturer Warranty	Protected by NICOR's 1 Year Warranty

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[Feedback](#)







Product Overview

This die-cast decorative cylinder aluminum down light features an architectural design sure to accommodate the most demanding exterior styles, ranging from traditional to modern architecture. The down light is available in white (50101WH), architectural bronze (50101BA) or black (50101BK) and features a weather resistant powder coated finish. This exterior light is perfect for entrances, courtyards, decks, columns, and porches of all styles. The commercial grade quality also makes this light suitable for office buildings, hallways, schools, office complexes, an...

Internet #303355216 Model #50101BK

Info & Guides

Customers Who Viewed This Purchased

		Best Seller 			
Millennium Lighting 1-Light 7 in. Bronze Outdoor	LUTEC Coastal Portland 1-Light Black Outdoor	Globe Electric Hurley 1-Light Black Outdoor	NICOR 75-Watt 2-Light Black Outdoor Wall	NICOR Double Bullet 50-Watt 2-Light Black	NICOR 75-Watt 2-Light Black Outdoor Wall
★★★★★	★★★★★ (10)	★★★★★ (135)	★★★★★ (12)	★★★★★ (11)	★★★☆☆
\$107⁹⁰	\$49⁹⁷	\$69⁹⁷	\$87⁸⁴	\$35⁸⁰	\$3

Wall Lantern Sconce Down Light
 This die-cast decorative cylinder aluminumThis die-cast decorative cylinder aluminum down light features an architectural design sure to accommodate the most demanding exterior styles, ranging from traditional to modern architecture. The down light is available in white (50101WH), architectural bronze (50101BA) or black (50101BK) and features a weather resistant powder coated finish. This exterior light is perfect for entrances, courtyards, decks, columns, and porches of all styles. The commercial grade quality also makes this light suitable for office buildings, hallways, schools, office complexes, and stairways. This down light is protected by NICORs 1 year limited warranty.
 More +
 Product DetailsClose

Wall Lantern Sconce Down Light
 This die-cast decorative cylinder aluminumThis die-cast decorative cylinder aluminum down light features an architectural design sure to accommodate the most demanding exterior styles, ranging from traditional to modern architecture. The down light is available in white (50101WH), architectural bronze (50101BA) or black (50101BK) and features a weather resistant powder coated finish. This exterior light is perfect for entrances, courtyards, decks, columns, and porches of all styles. The commercial grade quality also makes this light suitable for office buildings, hallways, schools, office complexes, and stairways. This down light is protected by NICORs 1 year limited warranty.
 More +
 Product DetailsClose

Steel Outdoor Wall Lantern Sconce
 Arc, a contemporary style collection fromArc, a contemporary style collection from Maxim Lighting made out of stainless steel, features both indoor and outdoor wall sconces available in two finishes, Stainless Steel and Oil Rubbed Bronze. Arc is also available in an ENERGY STAR certified version in the Arc ES Collection, and CFL version in the Arc CF Collection.
 More +
 Product DetailsClose

Black Outdoor Wall Lantern Sconce
 The Coldwater 6 in. W 1-Light Black OutdoorThe Coldwater 6 in. W 1-Light Black Outdoor Wall Mount Sconce is a great addition to any outdoor space. This high quality light can be used in a variety of applications. Provide both function and style to any outdoor area with this wonderful fixture.
 More +
 Product DetailsClose

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3 in. Chiseled Foam Paint Brush-8500-3

Kimberly Bay 28 in. x 80 in. Unfinished Plantation Louver Louver Solid Core Wood Interior Door Slab-DPLPLLC2880

Everbilt 18 in. Self-Closing Bottom Mount Drawer Slide Set-D68818E-W-W

Delta Porter 18 in. Towel Bar with Glass Sheer in Oil Rubbed Bronze-78410-ORB

See More

CONSTRUCTION PERMIT APPLICATION

Permit Request: Remodeling Windows Doors Roofing Siding Plumbing/HVAC

New Construction Deck Fence Flat Work Electrical Other

Complete the following with name, address, (house # and mailing address) & telephone

Owner 211 WASHBURN, LLC / DAVID SNEED E-Mail Dave@BayfieldFence.com
 Construction Contractor _____ Phone 303-995-4226
 Address _____ License # _____
 Excavation Contractor _____ Phone: _____
 Address _____ License # _____

Owner is ultimately responsible for all code compliance related to the work for which this permit is issued.

PROJECT INFORMATION

Site Address 211 W. Bayfield St Pin # 04-291-2-48-04-05-2 00-362-28600
 RE Tax ID # 33204 Zoning District G2 Lot Area _____

Description of work SEE ATTACHED

Estimated Project Cost 35,000

NEW CONSTRUCTION Building Height _____ <input type="checkbox"/> 1-story <input type="checkbox"/> Other _____ <input type="checkbox"/> 2-story <input type="checkbox"/> Basement	Area Involved Basement _____ sq ft Living Area _____ sq ft Garage _____ sq ft Total _____ sq ft	Water & Sewer: Water <input type="checkbox"/> Municipal or <input type="checkbox"/> Private Well Sewer <input type="checkbox"/> Municipal or <input type="checkbox"/> Septic Permit Numbers _____
---	--	---

Additional permits that may not be covered by this application: Driveways; Sewer, Water, Demolition, Sidewalks

I agree to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the State of Wisconsin or the City of Washburn; and certify that all of the above information is accurate. If I am an owner applying for an erosion control or construction permit, I have read the cautionary statement regarding contractor financial responsibility on the reverse side of this application form.

Applicant Signature [Signature] Date 1/10/2020

CONDITIONS OF APPROVAL This permit is issued pursuant to the following conditions. Failure to comply with these conditions may result in suspension or revocation of this permit or other penalty.

See Attached Condition Letter

NOTES	FEES (per Title 15 Municipal Code)		PERMIT ISSUED BY:
	<input type="checkbox"/> Remodeling <input type="checkbox"/> New Construction <input type="checkbox"/> Fence <input type="checkbox"/> Flat Work <input type="checkbox"/> Siding <input type="checkbox"/> Roofing <input type="checkbox"/> Driveway	<input type="checkbox"/> Demolition <input type="checkbox"/> Deck <input type="checkbox"/> Shelter <input type="checkbox"/> _____ <input type="checkbox"/> Early Start TOTAL _____	DATE ISSUED _____ PERMIT NO. _____

CITY OF WASHBURN

PO BOX 638

WASHBURN, WI 54891

Receipt Nbr: 30719

Date: 1/14/2021

Check

**RECEIVED
FROM**

211 WASHBURN LLC

\$50.00

Type of Payment

Description

Amount

Accounting

ZONING PERMITS

50.00

ARCHITECTURAL/SITE PLAN REVIEW

TOTAL RECEIVED

50.00

City of Washburn Plan Commission

ARCHITECTURAL REVIEW & DOWNTOWN DESIGN DECISION

Yellowbird Gallery

Filing Date: January 12, 2021

Proper notice of hearing provided: Yes

Hearing Date: January 21, 2021

Applicant Name and Address: Ron Piercy
318 W. Bayfield Street
Washburn, WI 54891
Tax ID 36206

1. **Decision:** The application for architectural review is ???
2. **Description of the Proposed Project:** The proposed project is to place a covered deck on the east side of the building. The deck will be 12 by 16 at ground level. The materials for the deck will be composed of pressure treated wood.
3. **Reasons for the Decision:** The Plan Commission must determine whether the project complies with all applicable design principles and standards:

General Architectural Standards:

- (1) Excluding residential buildings and Industrial Zoning Districts, all building exteriors facing a street, not including an alleyway, shall have at least 50 percent of the street face constructed with brick, decorative masonry, glass panel, or other appropriate similar finished façade as may be approved by the Plan Commission. Such brick, masonry, glass, or other decorative facing shall extend for a distance of at least 25 feet along the sides of the structure that do not face a street or at least 25 percent of the that side wall distance, whichever is greater. **Not Applicable as this is a deck, not the main structure.**
- (2) Outside of Industrial Zoning Districts, the appearance of any buildings with a front elevation or any building elevation facing Bayfield Street of more than 750 square feet in area shall be divided into distinct planes of 500 square feet or less. The following design features can be used to meet this provision (1) canopies or awnings; (2) arcades; (3) porches; (4) vertical wall offsets having a minimum depth of 8 inches and a minimum width of 10 feet; (5) horizontal offsets having a minimum depth of 2 feet; (6) pilasters having a minimum depth of 8 inches, a minimum width of 12 inches, and a minimum height of 80 percent of the wall height; (7) recessed areas for entryways and the like having a minimum depth of 8 inches; and (8) other suitable multidimensional design features. N/A.
- (3) On any building on Bayfield Street, the front entrance of a building shall be encouraged to face Bayfield Street. When that does not occur, the Bayfield Street Elevation shall have the same, or similar, materials and designs as the front entrance of the building. Except for one or two-family residential buildings, when a building rake elevation faces Bayfield Street the roof line must be hidden behind the façade facing Bayfield Street. **This structure has a roof rake that would be visible from Bayfield Street. Please see Mr. Piercy's statement on this.**

City of Washburn Plan Commission

- (4) Oversized fenestration elements which tend to create a monumental scale shall not be used unless specifically required by the type of building or relationship to its surroundings. N/A.
- (5) Building entrances must be clearly recognizable from parking lots and pedestrian circulation routes. N/A.
- (6) Rooftop mechanical equipment shall be positioned so it is not readily visible from a public street or an abutting property in a residential zoning district or in a planned development district that allows residential uses. Rooftop mechanical equipment may be placed in an enclosure or screened from view provided such enclosure or screening is used as an element of the building's architecture. N/A.
- (7) Fencing shall complement the appearance of buildings onsite. N/A
- (8) The exterior building materials of an accessory building shall be the same as or similar to those used on the principal building. (The applicant states that pressure treated wood will be required throughout. The last time this matter came to the Plan Commission composite decking was proposed. Please see Mr. Piercy's explanation for the change.)
- (9) Overhead doors shall not face a public street. The Plan Commission may permit overhead doors to face a public street, but only when it has made a finding that there is no feasible alternative location for such doors. Consistent with the requirements in Article 7, the Plan Commission may approve a special exception to allow an overhead door to face a public street when there is no feasible alternative. N/A.
- (10) HVAC (heating, ventilating, air conditioning) equipment shall be screened from view. No HVAC shall create a noise level of more than 50 decibels as measured on a dB(A) scale at the nearest existing adjacent residence. N/A.
- (11) When trash, garbage and recyclable materials are stored out-of-doors, such materials shall be concealed or suitably screened from public view. A brick or stone wall, wood fence, chain-link fence with slats, and/or landscaping shall be used to totally obstruct vision into the storage areas. Any wall, fence and gate, and/or vegetative screening shall be installed or erected to a height at least 1'- 6" above the highest point of the dumpster as generally depicted below. N/A.

Downtown Standards:

- (1) **Building height.** The height of a building shall not be more than one story taller or shorter than the height of the adjoining building. In no event, shall the height of a building exceed the maximum building height established for the base zoning district. **No change to the main structure is occurring.**
- (2) **Special requirements for large buildings.** A building façade fronting on a public street with a frontage of 75 feet or more shall be designed to look like two or more individual building fronts. This may be achieved by using different building materials, facade articulations, or other design approach that gives the appearance of separate, but attached buildings. N/A.
- (3) **Horizontal rhythms.** The horizontal pattern of exterior building elements formed by patterns of building openings for windows and doors, and related elements such as piers and columns shall be spaced at regular intervals across all visible façades of the building. **I do not believe this applies.**

City of Washburn Plan Commission

- (4) **Vertical rhythms.** The floor heights on main façades shall complement those of adjoining buildings. The rhythm of the ground floor shall harmonize with the rhythm of upper floors. The vertical pattern of exterior building elements formed by patterns of building openings for windows and doors, and related elements such as sills, headers, transoms, cornices, and sign bands shall be compatible in design and elevation with adjoining buildings in immediate area. **No change to vertical rhythms.**
 - (5) **Roof forms.** Flat or gently sloping roofs which are not visible from the street grade shall generally be used. Mansards or other exotic roof shapes are not characteristic of the district's character and are prohibited. **This structure would have a pointed roof.**
 - (6) **Awnings.** The size, color, placement, and design of an awning should be complementing the architectural character of the building on which it is located. Soft, weather-treated canvas or vinyl materials which allow for flexible or fixed installation shall be used. Awnings covered with shingles, metal roofing, or the like are prohibited. Backlit awnings are prohibited. **N/A – No awning proposed.**
 - (7) **Building materials.** Selected building materials shall be compatible with those of existing buildings in the immediate area which generally consist of natural materials such as stone, brick, and wood. Concrete masonry units, corrugated metal, half-log siding, and vinyl siding are prohibited. **The materials used shall be pressure treated wood.**
4. List of Conditions Imposed: **The project will need to comply with the American Disability Act in relation to any requirements for ramp access to the deck. (This time the deck is proposed to be a ground level with no stairs.)**
 5. If one or more conditions of approval are imposed, the property owner must sign this decision document and return it to the Zoning Administrator for his signature and as acceptance of the conditions of this decision.
 6. This decision may be appealed to the Common Council of the City of Washburn within 30 days of receipt of this decision by filing a written statement of appeal stating the grounds for such appeal.
 7. Any person aggrieved by this decision may also appeal this decision and any work done by the Applicant as authorized by this approval is done at the applicant's own risk.

Dated: January 22, 2020

By: _____
Scott J. Kluver, Zoning Administrator
On behalf of the City of Washburn Plan
Commission

If Conditions Are Imposed:

Dated: _____

By: _____
Property Owner

Karlyn Yellowbird Gallery

318 W Bayfield St
Washburn, Wisconsin 54891
218-370-8343
Ron@yellowbirdart.us

January 7 2021

To the attention of planning committee.

This structure will be built at a 5 foot setback from the property line and 13 feet from the neighboring building. Please reference the plan view lot drawing.

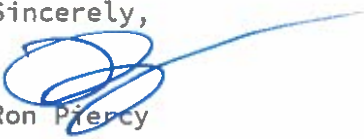
This building is designed and built to the Wisconsin Snow=60PSF-IBC2015 requirements. Please see structural drawing elevations.

This covered deck will be used as an extension of the ceramics studio. The gas fired raku kiln will be housed in this structure and used for studio requirements as well as events.

The structure is built from pressure treated timber's throughout and sealed with a clear waterproofing giving the structure a dark tan coloration. The roof is of red colored standing seam metal.

This deck will also be visible from the alley and will aid in identifying the business during the highway reconstruction project.

Sincerely,

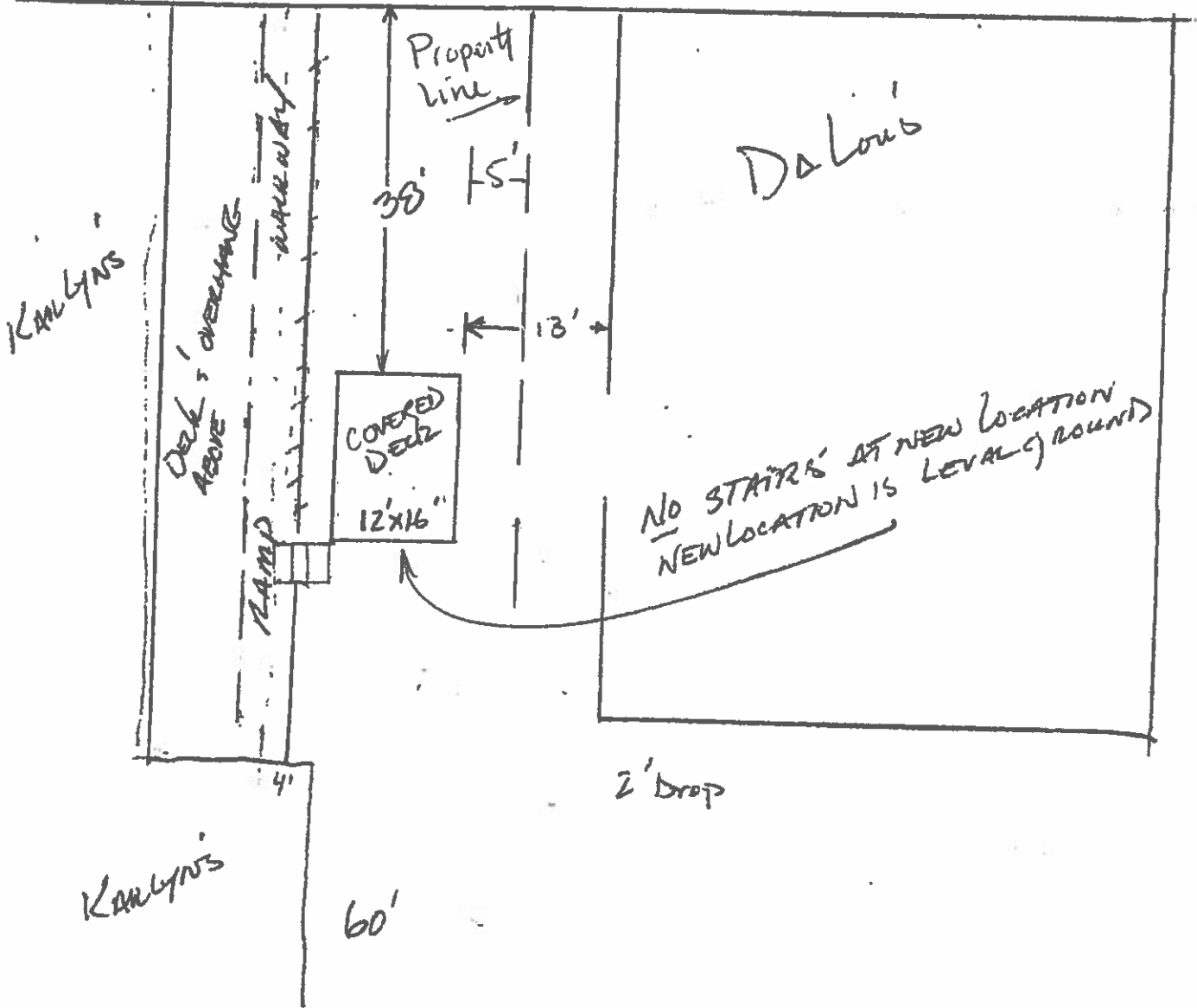
A handwritten signature in blue ink, appearing to read 'Ron Piency', with a long horizontal flourish extending to the right.

Ron Piency

Karlyn Yellowbird Gallery

Highway

SIDEWALK



Karl Lynn's

Deck & Overhang
ABOVE
WALKWAY

RAMP

COVERED
DECK
12'x16"

Property
line

38' 15'

13'

Dalou's

NO STAIRS AT NEW LOCATION
NEW LOCATION IS LEVEL (ROUND)

2' Drop

Karl Lynn's

60'

Karlyn Yellowbird Gallery

318 W Bayfield St
Washburn, Wisconsin 54891
218-370-8343
Ron@yellowbirdart.us

January 4 2021

To the attention of planning committee.

This covered deck will be used as an extension of the ceramics studio. The gas fired raku kiln will be housed in this structure.

The ceramic studio will operate the kiln for daily as well as event purposes.

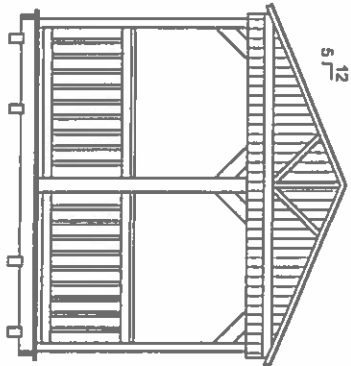
As an extension of the existing studio established in 1968, I consider this structure part of the original purpose of this business and not an accessory building.

This deck will also be visible from the alley and will aid in identifying the business during the highway reconstruction project.

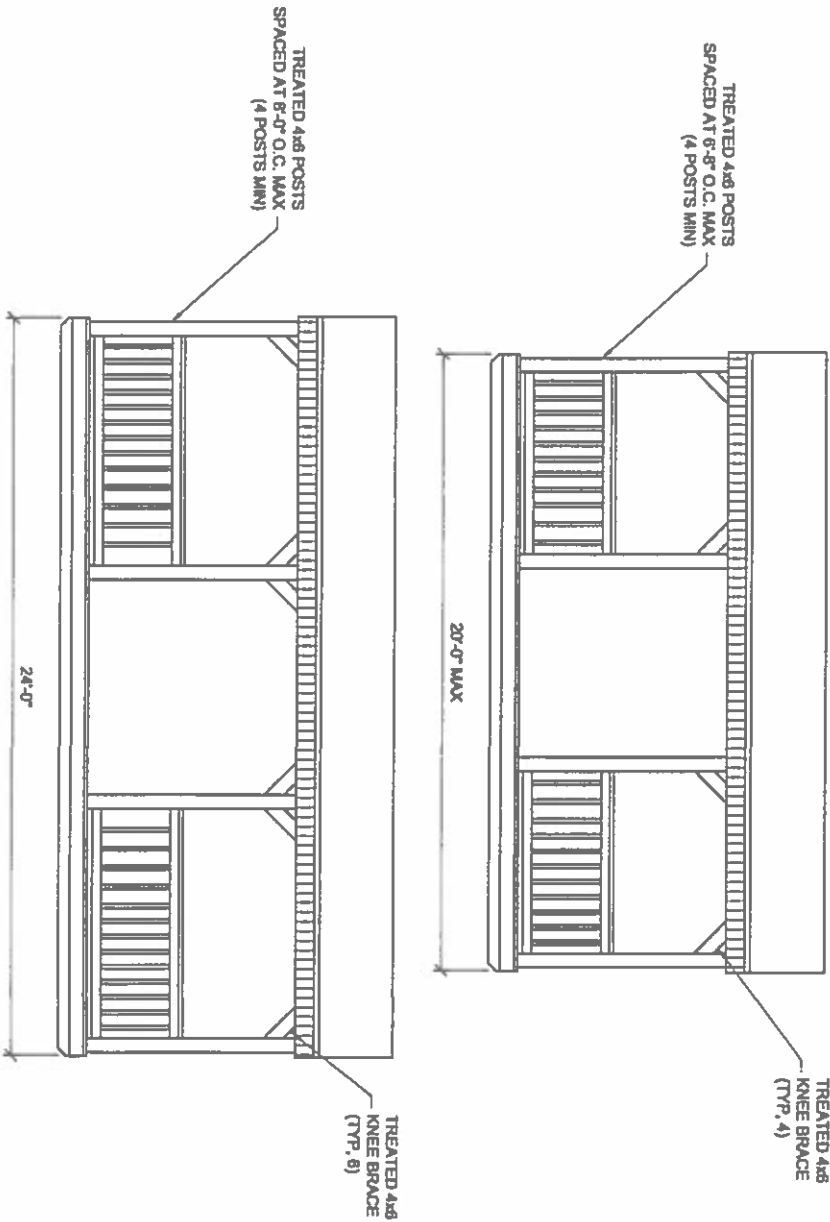
Sincerely,

Ron Piercy

Karlyn Yellowbird Gallery

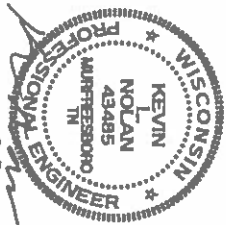


TYPICAL END ELEVATION



TYPICAL SIDE ELEVATIONS

NOTE:
RAILING AND TRIM SHOWN ARE CONCEPTUAL AND MAY VARY PER CUSTOMER REQUEST.



CABANA---WISCONSIN---SNOW=60PSF---IBC 2015

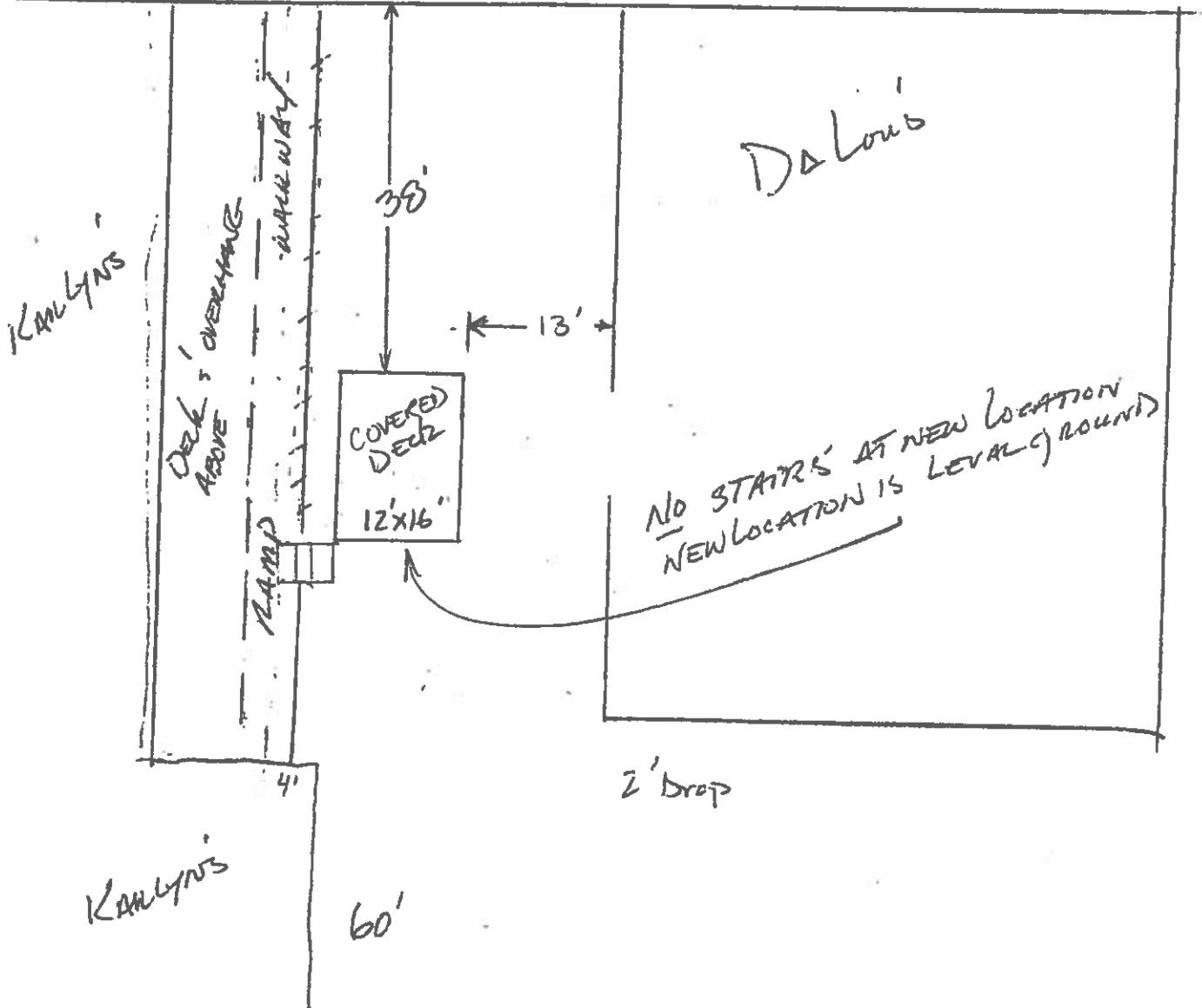


PROJECT NO:	
DATE:	03-03-2020
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER
S-5-CB
SCALE: 1/4"=1'-0"

Highway

SIDEWALK



CONSTRUCTION PERMIT APPLICATION

Permit Request: Remodeling Windows Doors Roofing Siding Plumbing/HVAC
 New Construction Deck Fence Flat Work Electrical Other

Complete the following with name, address, (house # and mailing address) & telephone

Owner Ron Piercy E-Mail ron@yellowbirdant.us
 Construction Contractor Ron Piercy Phone 218 370 8343
 Address _____ License # _____
 Excavation Contractor NONE Phone: _____
 Address _____ License # _____

Owner is ultimately responsible for all code compliance related to the work for which this permit is issued.

PROJECT INFORMATION

Site Address 318 W. Bayfield St. Pin # 04-291-2-48-04-05-200-312-20710
 RE Tax ID # 36206 Zoning District C3 Lot Area _____

Description of work OUTSIDE Deck w/ROOF
REVISED PERMIT # 20-088
 Estimated Project Cost \$4000-

NEW CONSTRUCTION	Area Involved	Water & Sewer:
Building Height _____	Basement _____ sq ft	Water Municipal or Private Well
1-story Other _____	Living Area _____ sq ft	Sewer Municipal or Septic
2-story Basement _____	Garage _____ sq ft	Permit Numbers _____
	Total _____ sq ft	

Additional permits that may not be covered by this application: Driveways; Sewer; Water, Demolition, Sidewalks

I agree to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the State of Wisconsin or the City of Washburn; and certify that all of the above information is accurate. If I am an owner applying for an erosion control or construction permit, I have read the cautionary statement regarding contractor financial responsibility on the reverse side of this application form.

Applicant Signature: [Signature] Date 12/22/2020

CONDITIONS OF APPROVAL This permit is issued pursuant to the following conditions. Failure to comply with these conditions may result in suspension or revocation of this permit or other penalty.

See Attached Condition Letter

NOTES	FEES (per Title 15 Municipal Code)		PERMIT ISSUED BY:
	<input type="checkbox"/> Remodeling <input type="checkbox"/> New Construction <input type="checkbox"/> Fence <input type="checkbox"/> Flat Work <input type="checkbox"/> Siding <input type="checkbox"/> Roofing <input type="checkbox"/> Driveway	<input type="checkbox"/> Demolition <input type="checkbox"/> Deck <input type="checkbox"/> Shelter <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> Early Start TOTAL _____	_____ DATE ISSUED _____ PERMIT NO. _____

washburnadmin@cityofwashburn.org

From: Jason Laumann <jlaumann@nwrpc.com>
Sent: Thursday, January 7, 2021 9:51 AM
To: washburnadmin@cityofwashburn.org; 'Tony Janisch'
Cc: Mary Motiff; Tammy Demars; Eric Howell
Subject: RE: Washburn - PPP

Scott,

It appears that the current plan expresses community issues and opportunities as a brief synthesis of survey responses and a compilation of overarching principal and goals. Since we're not conducting a community survey as part of the plan update, I am proposing that an interactive issues exercise be conducted with the Plan Commission and others. To facilitate the exercise, it would be advantageous to briefly discuss the three issue-based questions with the group to give them some time to thoroughly consider their responses before actually hosting the exercise. Would it be possible for me to have a few minutes during this months PC meeting to discuss the exercise? The full activity could then be conducted in February, either as an agenda item under the regular meeting or as a special meeting, depending on community preferences. I'd estimate the full activity to take 1.5 to 2 hours.

Jason K. Laumann
Deputy Director
Northwest Regional Planning Commission
(715) 635-2197

From: washburnadmin@cityofwashburn.org <washburnadmin@cityofwashburn.org>
Sent: Thursday, January 07, 2021 8:26 AM
To: 'Tony Janisch' <asstadmin@cityofwashburn.org>; Jason Laumann <jlaumann@nwrpc.com>
Cc: Mary Motiff <washburnmayor@gmail.com>; Tammy Demars <tdemars@cityofwashburn.org>
Subject: RE: Washburn - PPP

Jason,

I am not sure how long your meetings for reviewing this material would be. The Plan Commission typically meets once a month, the third Thursday of the month at 5:30. The length of the meeting is highly variable based on what is going on. I do anticipate that we will have a January meeting to discuss some potential ordinance changes and maybe some site plan reviews. We could look at beginning the review of the Comp Plan materials, or at least discuss the process further. The Plan Commission is aware that several special meetings will be likely through this project. It may vary based on the length of the regular agenda which is usually set a week in advance of the meeting.

Scott Kluver
City of Washburn

From: Tony Janisch <asstadmin@cityofwashburn.org>
Sent: Wednesday, January 6, 2021 4:13 PM
To: 'Jason Laumann' <jlaumann@nwrpc.com>; Scott Kluver <washburnadmin@cityofwashburn.org>
Subject: RE: Washburn - PPP

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



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

To: Plan Commission Members
From: Scott J. Kluver, ^{SK}Administrator
Re: Conceptual Discussion on Architectural Standard for Overhead Doors
Date: November 6, 2020

At the last Plan Commission meeting, there was a desire to consider changes to architectural standard [8-183 (9)] that states overhead doors shall not face the main street. The Plan Commission can consider a special exception to this when there are no alternatives. The exact language is attached.

Before I start to tinker with a potential amendment for the Plan Commission, and eventually the Council to consider related to this, I need to understand more of the desires related to what change you may be looking for. At present, this provision would only apply to any new use/construction where an architectural review is required (AR in the chapter 8 land use matrix) and when there would be a modification to an existing structure that would also require an architectural review based on the use. Note that at present, this provision could apply potentially anywhere in the city. It does not apply to residential construction (which so many doors face the street) because residential uses do not require architectural review.

So, is the intention to exempt additional uses that would not require an architectural review? If so, what would those be? Is the intention instead to exempt certain zoning districts from this requirement (e.g. Industrial, R-6 Residential)? Perhaps the intention is to only require this provision on Bayfield Street properties? Do you instead only want this to apply to the Downtown Design District? As you can see, there are a lot of different ways to tinker with this provision, and I am unclear as to what your desire is without the Plan Commission discussing and providing some direction.

8-182 Applicability

Those land uses designated as requiring architectural review in the land-use matrix (Exhibit 8-1) must comply with the requirements in this division.

8-183 Architectural standards

Buildings subject to review under this division shall comply with the following architectural standards:

- (1) Excluding residential buildings and Industrial Zoning Districts, all building exteriors facing a street, not including an alleyway, shall have at least 50 percent of the street face constructed with brick, decorative masonry, glass panel, or other appropriate similar finished façade as may be approved by the Plan Commission. Such brick, masonry, glass, or other decorative facing shall extend for a distance of at least 25 feet along the sides of the structure that do not face a street or at least 25 percent of the that side wall distance, whichever is greater.
- (2) Outside of Industrial Zoning Districts, the appearance of any buildings with a front elevation or any building elevation facing Bayfield Street of more than 750 square feet in area shall be divided into distinct planes of 500 square feet or less. The following design features can be used to meet this provision (1) canopies or awnings; (2) arcades; (3) porches; (4) vertical wall offsets having a minimum depth of 8 inches and a minimum width of 10 feet; (5) horizontal offsets having a minimum depth of 2 feet; (6) pilasters having a minimum depth of 8 inches, a minimum width of 12 inches, and a minimum height of 80 percent of the wall height; (7) recessed areas for entryways and the like having a minimum depth of 8 inches; and (8) other suitable multidimensional design features.
- (3) On any building on Bayfield Street, the front entrance of a building shall be encouraged to face Bayfield Street. When that does not occur, the Bayfield Street Elevation shall have the same, or similar, materials and designs as the front entrance of the building. Except for one or two-family residential buildings, when a building rake elevation faces Bayfield Street the roof line must be hidden behind the façade facing Bayfield Street.
- (4) Oversized fenestration elements which tend to create a monumental scale shall not be used unless specifically required by the type of building or relationship to its surroundings.
- (5) Building entrances must be clearly recognizable from parking lots and pedestrian circulation routes.
- (6) Rooftop mechanical equipment shall be positioned so it is not readily visible from a public street or an abutting property in a residential zoning district or in a planned development district that allows residential uses. Rooftop mechanical equipment may be placed in an enclosure or screened from view provided such enclosure or screening is used as an element of the building's architecture.
- (7) Fencing shall complement the appearance of buildings on site.
- (8) The exterior building materials of an accessory building shall be the same as or similar to those used on the principal building.
- (9) Overhead doors shall not face a public street. The Plan Commission may permit overhead doors to face a public street, but only when it has made a finding that there is no feasible alternative location for such doors. Consistent with the requirements in Article 7, the Plan Commission may approve a special exception to allow an overhead door to face a public street when there is no feasible alternative.
- (10) HVAC (heating, ventilating, air conditioning) equipment shall be screened from view. No HVAC shall create a noise level of more than 50 decibels as measured on a dBS(A) scale at the nearest existing adjacent residence.
- (11) When trash, garbage and recyclable materials are stored out-of-doors, such materials shall be concealed or suitably screened from public view. A brick or stone wall, wood fence, chain-link fence with slats, and/or landscaping shall be used to totally obstruct vision into the storage areas. Any wall, fence and gate, and/or vegetative screening shall be installed or erected to a height of least 1 - 6' above the highest point of the dumpster as generally depicted below.

Amendment(s):

1. Ordinance 18-006, adopted October 3, 2018