

**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/89536134928?pwd=eFNyZE0rTnp5M09pRTlzb3hSeE1lZz09> or by calling 1 (877) 853-5247 (Toll Free) and entering Webinar ID: **895 3613 4928** and entering passcode: **667004** 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, April 21, 2022  
TIME: 5:30 PM  
PLACE: Washburn City Hall

#### **AGENDA:**

- Call to Order/Roll Call
- Approval of Minutes of March 17, 2022
- Public Hearing, Discussion & Recommendation on Conditional Use Permit for Manufacturing in a Commercial District at 101 W. Bayfield Street – AdventureUs, LLC, Petitioner
- Public Hearing, Discussion, & Recommendation on Ordinance to Change the Special Standards for Resort Uses – Eric & Rachel Gordon, Petitioners
- Discussion on Conceptual Ordinance Change to Decrease the Density Requirement/Lot Area for Each Dwelling Unit in the R-6 District
- Continued Discussion and Action on Comprehensive Plan Re-Write Project –Review of Land Use Maps and Policies
- Adjourn

A quorum of the Washburn Common Council may occur at this meeting. No action will be taken by the Council or any other Committee/Commission.

March 17, 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, Matt Simoneau, Nicolas Suminski

ABSENT:

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 – February 17, 2022, Minutes – Motion by Suminski to approve the minutes of February 17, 2022, second by Malcheski. Motion carried 7-0.**

**Discussion & Action on Downtown Design Review for Fence 211 Martini Bar at 211 W. Bayfield Street-David Sneed, Petitioner -** Discussion occurred on the project and Sneed responded to questions. Anderson moved to approve the Architectural Review with the justifications as drafted and allow for future expansion of fenced area as allowed by ordinance, second by Malcheski. Motion carried 7-0.

**Public Hearing, Discussion, & Recommendation on Ordinance to Establish Regulation of Outdoor Kitchens – Motion by Malcheski to open Floor for public hearing, second by Ketchum-Fish. Motion carried 7-0. No public Comment. Motion by Malcheski to close the floor, seconded by Ketchum-Fish. Motion carried 7 – 0. Motion by Suminski to recommend approval of Ordinance amendment to establish regulation of outdoor kitchens as drafted, second by Anderson. Motion carried 7 to 0.**

**Discussion on Conceptual Ordinance Change to Decrease the Density Requirement/Lot Area for each Dwelling Unit in the R-6 District-** Discussion held, consensus to create a separate overlay for the Multifamily in the R-6, creating separate dimensional standards, parking standards along with removing the “each dwelling unit” from the required minimum lot area in the R-6. Commission ask that staff draft ordinance change based on tonight’s discussion for the next meeting.

**Continued Discussion and Action on Comprehensive Plan Re-Write Project – Review of Land Use Maps and Policies –** Discussion on the previous decision to turn the agricultural on the North side of the city to mixed use residential. Jason did not get us the updated language for this so we will discuss further at the next meeting.

Motion by Malcheski to adjourn, second by Ketchum-Fish. Meeting adjourned at 7:35PM.

Respectfully Submitted,  
Tammy DeMars  
City Treasurer/Deputy Clerk

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To: Plan Commission Members  
From: Scott J. Kluver, Administrator *SK*  
Re: AdventureUs LLC CUP - Manufacturing in Commercial District  
Date: March 24, 2022

Enclosed you will find the application materials from AdventureUs LLC for a Manufacturing Conditional Use Permit (CUP), and Plan of Operation, for the property located at 101 West Bayfield St. The property is in the C-3, Downtown Commercial District. Essentially, this is a business that is in operation already in the Downtown Commercial District that plans to move to this new location to co-locate with Full Keel Coffee LLC.

Although there is no anticipated noise issue, I have left in the conditions that the use shall comply with the noise ordinance. I removed any condition on parking as the property is located within the Downtown Parking District and off-street parking requirements do not apply. The owners are considering the possibility of installing angled parking on 1<sup>st</sup> Avenue West, but that has not been reviewed yet. I have enclosed the limited special conditions that would apply to manufacturing uses.

No architectural changes or site modifications, other than possibly for parking, are planned for this property at this time. Note the criteria in the ordinance by which the Commission should either approve or deny the permit in 7-55 of the enclosed ordinance.

Please let me know if you have any questions on this application. I have no objections to this request.

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**CITY OF WASHBURN  
NOTICE OF PUBLIC HEARING**

A Public Hearing will be held by the Plan Commission on, Thursday, April 21, 2022, at 5:30 P.M. at City Hall, 119 Washington Avenue, for public comment on the following issue:

**Conditional Use Permit Application:**

Request for Manufacturing Use in a Commercial Area – Operate a sewing business (clothing and accessories) in accordance with the regulations of 8 - 476 out of the property located at 101 West Bayfield Street. AdventureUs LLC (Amy Trimbo), Petitioner

The property is zoned C-3, Downtown Commercial. Residents unable to attend the public hearing may provide written comment to the Zoning Administrator prior to the hearing.

Scott J. Kluver  
Zoning Administrator

As required by ordinance, copy mailed to property owners within 150 feet of the subject property.

**NOTICES MAILED FIRST CLASS MAIL 03/24/2022**

**LORRAINE NYCKLEMOE**  
221 N 1<sup>ST</sup> AVE W.  
WASHBURN, WI 54891

**GARY & KRISTIN FOSS**  
PO BOX 722  
WASHBURN, WI 54891

**JOHN SOPIWNIK**  
77835 KOMBORSKI RD  
WASHBURN, WI 54891

**BREMER BANK**  
31 W. BAYFIELD ST.  
WASHBURN, WI 54891

**JON WHEELER**  
122 E. 4<sup>TH</sup> ST  
WASHBURN, WI 54891

**NATE & SUSAN SWISTON**  
30900 SKY RD  
WASHBURN, WI 54891

**THOMAS WILLIAMSON II**  
112 W 3<sup>RD</sup> ST  
WASHBURN, WI 54891

**PMASH LLC**  
115 W. BAYFIELD ST  
WASHBURN, WI 54891

**NORTHCOAST INN & CHALET LLC**  
PO BOX 131  
WASHBURN, WI 54891

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The property is zoned C-3, Downtown Commercial. Residents unable to attend the public hearing may provide written comment to the Zoning Administrator prior to the hearing.

Scott J. Kluver  
Zoning Administrator

publ.: Class 2 – March 29 and April 5, 2022  
Daily Press Box Ad

**CITY OF WASHBURN**  
**CONDITIONAL USE PERMIT**

A Conditional Use Permit is hereby granted, pursuant to Title 13, Chapter 1, Article 7, Division 3 of the City of Washburn Zoning Ordinance to AdventureUs LLC (hereinafter User), in respect to property currently zoned C-3 Downtown Commercial, herein referred to as Subject Property, described as:

**Street Address:** 101 W. Bayfield Street

**Legal Description:** ORIG TOWNSITE OF WASHBURN LOT 19 BLOCK 48 563; ORIG TOWNSITE OF WASHBURN LOTS 17-18 BLOCK 48 562

**Tax ID:** 33239 and 33240      **PIN:** 04-291-2-48-04-05-1 00-312-32300;  
04-291-2-48-04-05-1 00-312-32200

This Conditional Use Permit is granted for the purpose of permitting the User, and only the User, to engage in the permitted use set forth immediately below:

1. To operate a clothing and accessory sewing business (manufacturing use) at the property located at 101 W. Bayfield Street, in the C-3 Downtown Commercial District in accordance with Section 13-1-8-476 of the City of Washburn Zoning Code.

This Conditional Use Permit is subject to the following special conditions:

1. This Conditional Use Permit is issued exclusively to the User, does not run with the land for which it is issued, and may not be sold, conveyed, assigned or otherwise transferred to any other person or entity. This permit will be effective once all conditions are complied with as specified in ordinance.
2. Issuance of a Conditional Use Permit does not indicate that the City of Washburn has certified the above referenced dwelling nor has it inspected the building, nor does it ensure that it meets local, state, federal, or professional requirements or standards related to the subject use.
3. The User must comply with Title 8, Chapter 3 of the City of Washburn ordinances regarding the placement and use of waste and recycling facilities.
4. All conditional uses referred to above may be carried out upon the Subject Property during times that are allowable by the City's noise ordinance (11-2-6).
5. This permit shall remain in effect so long as the permit holder complies with all conditions of this permit and applicable City of Washburn ordinances.

Statement on the nature of the approval:

In approving this Conditional Use Permit, the Plan Commission confirmed the size of the parcel was not an issue, the use is compatible, the location of the use on the property is not a concern, traffic safety should not be a problem, it is a suitable additional use, there are no negative impacts on the environment known of, concerns with impacts on the neighbors were discussed and it would not impede the normal development. The Common Council adopts these findings.

Appeal rights for applicant and other aggrieved persons:

Within 30 days of the decision date, a written appeal, including the reasons for the appeal, must be received by the City Clerk. The appeal process will follow the procedure outlined in 13-1-7-23 of the zoning ordinance.

\_\_\_\_\_  
Amy Trimbo, AdventureUs LLC

\_\_\_\_\_  
Date

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2022, the above-named Amy Trimbo, to me known to be the person who executed for the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary Public, Bayfield County, Wisconsin

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Mary D. Motiff, Mayor  
City of Washburn

\_\_\_\_\_  
Date

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2022, the above-named Mary D. Motiff, known to be the person who executed for the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary Public, Bayfield County, Wisconsin

My commission expires: \_\_\_\_\_



\_\_\_\_\_  
Scott J. Kluver, Zoning Administrator  
City of Washburn

\_\_\_\_\_  
Date

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2022, the above-named Scott J. Kluver, known to be the person who executed for the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary Public, Bayfield County, Wisconsin

My commission expires: \_\_\_\_\_



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cityofwashburn.org  
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## APPLICATION FOR CONDITIONAL USE PERMIT

Zoning Code 13-7-51 through 62

Name AdventureUs LLC C/O Amy Trimbo

Initial Application  Amendment/Renewal

Physical Address of Applicant 24 E 3rd St, Washburn, WI 54891

Mailing Address of Applicant PO Box 64, Washburn WI 54891

Phone 715-209-4057 Email amy@getadventureus.com

Address/Description of Permit Property 101 W Bayfield St, Washburn, WI 54891

Requested Conditional Use Light Manufacturing- Clothing & Accessories Zoning District C3

Applicant shall submit a letter detailing the desired use, along with a scaled site plan of the property if new construction is involved.

It is the responsibility of the petitioner to provide names and both physical and mailing addresses of property owners within a 150 foot radius of permit property. Attach additional listings if necessary.

1. Lorraine Nycklemoe

221 N 1st Ave Washburn WI 54891

2. Gary and Kristin Foss

106 W 3rd St Mailing: PO Box 722 Washburn WI 54891

3. John Sopiwnik

100 W Bayfield St Mailing: 77835 Komborski Rd Washburn WI 54891

4. Bremer Bank

31 W Bayfield St, Washburn WI 54891

5. Jon Wheeler

109 W Bayfield St Washburn WI 54891

I have read Municipal Code 13-7-52 through 62 as presented to me upon application and understand the process related to the issuance of a Conditional Use Permit. I understand that I may be required to submit supplemental information as may be required elsewhere in the zoning code for my request.

Applicant Signature Amy Trimbato Date 03/16/2022

**Filing Fee:** A \$150 filing fee is due at the time of submitting the application. A receipt of the fee payment shall be attached to this application form and shall serve as the application submission date.

OFFICE USE ONLY

Filing Fee: \$150.00 Date Paid 3/23/2022 Received By Tammy DeMars

Date of Review Completed by Zoning Administrator \_\_\_\_\_

Date of Public Hearing \_\_\_\_\_

Dates of Publication/Mailing \_\_\_\_\_

Recommendation of Plan Commission \_\_\_\_\_

Approval by Council \_\_\_\_\_

**Plan of Operations- AdventureUs**  
**Amy Trimbo, Owner**  
**Property: 101 W Bayfield St, Washburn WI 5491**

Thank you for taking the time to read my application for a manufacturing conditional use permit. I am excited for the opportunity to expand my business within the city of Washburn.

Our expansion into 101 W Bayfield St will include additional retail space on the upper level with plans to add a seating area as well as serving coffee as we grow. Downstairs will house our sewing operations and classes.

We plan on operating during normal business hours 7 days a week. Our manufacturing is of clothing, apparel, and home goods. This production includes industrial sewing machines, embroidery machines, foam cutters and occasionally a staple gun. Noise levels, besides our laughter, rarely exceed comfort levels.

Feel free to contact me with any questions.

Sincerely,

Amy Trimbo

Business: 715-209-4057

Personal: 715-413-1910

[amy@getadventureus.com](mailto:amy@getadventureus.com)

shall only become effective when all required signatures have been obtained and the original signature copy is returned to the zoning administrator.

- (18) **Public record copy.** A duplicate copy of the decision document shall be retained as a public record.
- (19) **Recording of decision document.** If the property owner returns the decision document within the required time period with the required signatures, the zoning administrator shall record the decision document against the subject property in the office of the Bayfield County register of deeds.
- (20) **Administrative steps.** If the conditional use is approved and the zoning administrator has created a map showing conditional uses, the zoning administrator shall add the conditional use to that map.

Amendment(s):

- 1. Ordinance 18-001, adopted April 9, 2018

**7-55 Basis of decision**

(a) **Generally.** When reviewing conditional uses other than nonconforming conditional uses, the Plan Commission in making its recommendation and the Common Council in making its decision shall consider the following factors:

- (1) the size of the parcel on which the proposed use will occur;
- (2) the presence of and compatibility with other uses on the subject property, if any;
- (3) the location of the proposed use on the subject property (e.g., proximity of the proposed use to other existing or potential land uses);
- (4) effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site;
- (5) the suitability of the subject property for the proposed use;
- (6) effects of the proposed use on the natural environment;
- (7) effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances;
- (8) effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district and adjoining districts; and
- (9) any other factor that relates to the purposes of this chapter set forth in s. 1-5 or as allowed by state law.

(b) **Nonconforming conditional uses.** When reviewing nonconforming conditional uses, the Plan Commission in making its recommendation and the Common Council in making its decision shall make the following determinations:

- (1) The nonconforming use will not be adverse to the public health, safety, or welfare.
- (2) The nonconforming use is in keeping with the spirit and intent of this chapter.
- (3) The nonconforming use would not be otherwise detrimental to the area and in particular the surrounding properties.

The Common Council shall grant approval for a nonconforming conditional use only if the council can make an affirmative finding for all of the criteria listed in this subsection.

(c) "Substantial evidence" as used in this Article means facts and information, other than mere personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

Amendment(s):

- 1. Ordinance 18-001, adopted April 9, 2018

**CITY OF WASHBURN**

PO BOX 638

WASHBURN, WI 54891

**Receipt Nbr:** 32530

**Date:** 3/23/2022

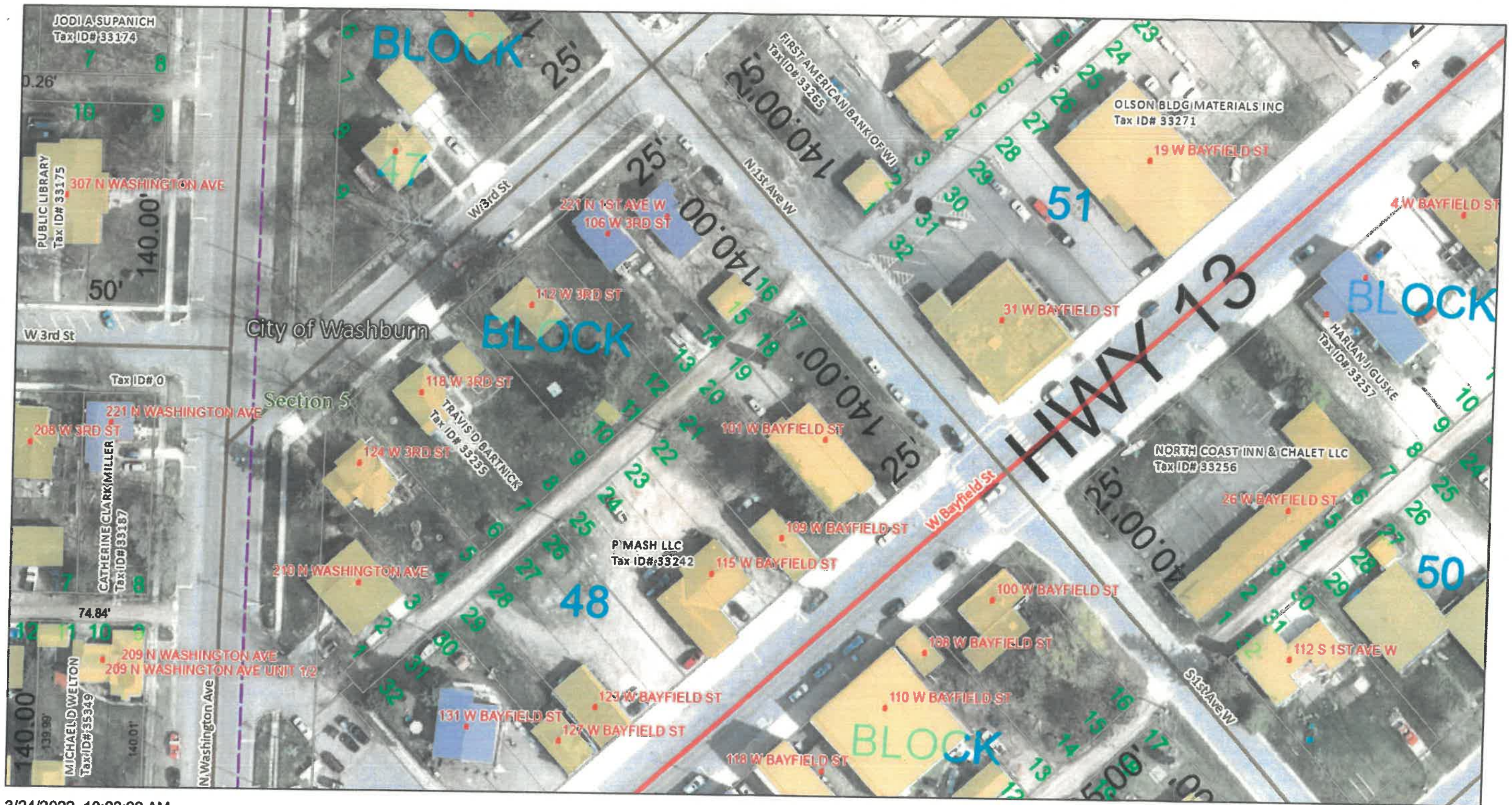
**Check**

**RECEIVED FROM** ADVENTUREUS LLC

\$150.00

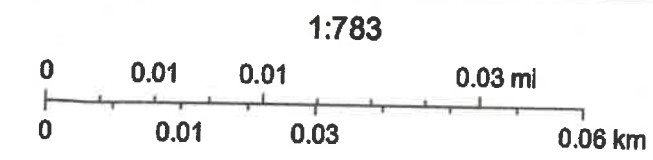
<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	Account Nbr: 100-00-44400-000-000 ZONING PERMITS C.U.P ADVENTUREUS LLC	150.00
<b>TOTAL RECEIVED</b>		<b>150.00</b>

# Bayfield County, WI



3/24/2022, 10:23:22 AM

- |                             |                    |                              |            |
|-----------------------------|--------------------|------------------------------|------------|
| Tie Lines                   | Government Lot     | Survey Maps                  | Demolished |
| Meander Lines               | Municipal Boundary | UnRecorded Map               | Existing   |
| Approximate Parcel Boundary | All Roads          | Recorded Map                 | Buildings  |
| Section Lines               | State              | Building Footprint 2009-2015 |            |
|                             | Town               | Changed                      |            |



Bayfield

**washburnadmin@cityofwashburn.org**

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**To:** Noreen  
**Subject:** RE: Adventure Us

Noreen,

It will be so noted!

Scott Kluver  
City of Washburn

-----Original Message-----

**From:** Noreen <noreenovadia@yahoo.com>  
**Sent:** Friday, March 25, 2022 11:25 AM  
**To:** washburnadmin@cityofwashburn.org  
**Subject:** Adventure Us

Is there a way to make positive comments about the Adventure Us conditional use permit? If so, can you put me in the "that's awesome" category?

Cafe Coco  
Noreen Ovadia  
Chef/Owner  
146 W. Bayfield St.  
Washburn, WI 54891  
(715) 373-2253

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To: Plan Commission Members  
From: Scott J. Kluver, Administrator *SK*  
Re: Ordinance Amendment Request for Resort Special Standards  
Date: April 7, 2022

A couple months ago, Eric and Rachel Gordon contacted me about their interest in the property located at 6431 Summit Avenue (Tax ID 36372) in the City of Washburn (map enclosed). Their desire is to remove the existing structure and to place three cabins on the property to essentially create a mini-resort.

The first challenge that has been addressed is that this property is located within the shoreland, shoreland-wetland, and floodplain overlay districts. After several conversations, review with the DNR, and with legal counsel, it has been determined that the current footprint of the of the existing structures and immediate surrounding area is a buildable location on the property. They would not be able to go outside of the area as depicted in the enclosed surface water data viewer map. Any new development in that area would also need to comply with floodplain construction standards.

With the issues in the previous paragraph resolved, the request has come forward to address additional issues that would need to be changed in order for them to proceed with their plans. The two items are in the special standards for resorts in section 8-293 of the zoning code related to lot size and sewer connection requirements. The property that they wish to turn into a resort is 4.74 acres, and the minimum lot requirement is 5 acres. In addition, both water and sewer connections are required for resorts; however, in this case it would be completely impractical now, and in the foreseeable future, to extend a sewer main to service this property. A water main does run along STH 13 and per other ordinance requirements, whoever the new owners are of this property will be required to connect to water.

Enclosed you will find the basis of decision questions that should be reviewed prior to action on this request. I do not find any substantive reasons that any of the criteria would not be complied with. The particular property the Gordon's wish to redevelop is unique with the very limited developable area. It is my opinion that the special standards that were included in the zoning code were intended for a larger-scale, more traditional, resort use. Nonetheless, any changes to the code would apply to all future resort uses as well. I believe that the Plan Commission and the Council need to weigh the impacts of the change in this



case versus the potential impacts of this change in the future understanding that no one has a crystal ball. As for the possibility of creating two separate standards for large-scale and small-scale resorts in the code, I resist that suggestion as again we are attempting to predict the future and we would add more complexity to a code that in my opinion is already too complex for existing staff to effectively administer.

Procedurally, the Plan Commission is making a recommendation to the Council on this request. In the end, if the Council approves an ordinance change to allow the Gordons to continue, the Gordons will then need to apply for a conditional use permit with site plan, architectural, and operational plan review. They would also need to comply with the floodplain construction requirements and have a very expensive water lateral constructed to their point of development as part of the process in obtaining their regular zoning/construction permit. If the ordinance change is not approved, they could not proceed with their plans at this location and would need to seek an alternative property.

Please let me know if you have questions related to this request.

**CITY OF WASHBURN  
NOTICE OF PUBLIC HEARING  
ZONING ORDINANCE AMENDMENT**

Public Hearing will be held at the Plan Commission Meeting, Thursday, April 21, 2022, at 5:30 P.M., at City Hall, 119 Washington Avenue, for public comment on the following issue:

Zoning Code Amendment:

For the purpose of amending the City's Zoning Code (Title 13) to amend the regulations in section 8-293 related to resorts specifically related to minimum lot area and for water and sewer service – Eric and Rachel Gordon, Petitioners

Further details on the proposed amendment may be obtained by visiting City Hall during open office hours, by calling 715-373-6160 ext. 4, or e-mailing [washburnadmin@cityofwashburn.org](mailto:washburnadmin@cityofwashburn.org).

Scott J. Kluver  
Zoning Administrator

Block Ad April 1 and 8, 2022 – Daily Press

**CITY OF WASHBURN**  
**Ordinance No. 22-005**

An ordinance adopted by the Common Council for the City of Washburn at its regular meeting of April 11, 2022 for the purpose of amending the City's Zoning Code (Chapter 13 of the Municipal Code) with regard to special standards for resort uses.

*1. Amend Chapter 13, Article 3 by amending Section 8-293 to read as follows:*

**8-293 Resort**

(b) **Minimum Lot Area.** A minimum lot area of ~~5~~ **4.5** acres is required for a resort.

(e) **Water and Sewer Service.** A resort must be connected to the city's water and sewer system.

*4. Effective Date of Ordinance.* This ordinance shall take effect upon passage and publication.

Attest:

\_\_\_\_\_  
Mary D. Motiff  
Mayor

\_\_\_\_\_  
Scott J. Kluver  
City Clerk

Adopted:           

Published:

the regional office of the Wisconsin Department of Natural Resources within 10 calendar days of the date of decision.

- (20) **Preparation of new zoning map.** If the proposed amendment is approved and modifies the zoning map, the zoning administrator shall cause a new zoning map to be prepared consistent with Division 2 of Article 8.

**7-4 Effective date of adopted ordinance**

- (a) **Generally.** Unless otherwise specified, an adopted ordinance shall take effect upon publication.
- (b) **Exceptions.** An amendment involving floodplain regulations shall not become effective until it is reviewed and approved by the regional office of the Wisconsin Department of Natural Resources. An amendment that modifies official floodplain zoning maps, floodway lines, or water surface profiles shall not become effective until it is reviewed and approved by the Federal Emergency Management Agency.

**7-5 Basis of decision**

(a) **Text amendment.** If a proposed amendment would revise the text of this chapter, the Plan Commission in making its recommendation and the Common Council in making its decision shall consider the following factors:

- (1) whether the amendment is consistent with the City's comprehensive plan;
- (2) whether the amendment is consistent with other planning documents adopted by the Common Council;
- (3) whether this chapter with the amendment is internally consistent;
- (4) whether the amendment is the least restrictive approach to address issues of public health, safety, and welfare;
- (5) the extent to which the text amendment will likely create new nonconforming uses and structures;
- (6) if the proposed amendment relates to floodplain regulations, whether the chapter as amended complies with ss. 62.23 and 87.30, Wis. Stats., ch. NR 116, Wis. Admin. Code, and other state laws;
- (7) if the proposed amendment relates to shoreland-wetland regulations, whether the chapter as amended complies with s. 62.231, Wis. Stats.; ch. NR 117, Wis. Admin. Code; and other state laws;
- (8) whether the proposed amendment is needed to comply with a new or revised state or federal law; and
- (9) any other factor not specifically or generally listed, but deemed appropriate by the Plan Commission or Common Council given the particular circumstances.

(b) **Zoning map amendment.** If a proposed amendment would revise the zoning map, the Plan Commission in making its recommendation and the Common Council in making its decision shall consider the following factors:

- (1) whether the amendment is consistent with the City's comprehensive plan, including future land use maps or similar maps;
- (2) whether the amendment is consistent with other planning documents adopted by the Common Council;
- (3) the extent to which the amendment will or will likely increase or decrease the number of nonconforming uses and structures; and
- (4) any other factor not specifically or generally listed, but deemed appropriate by the Plan Commission or Common Council given the particular circumstances.

(c) **Special review criteria for amendments to the shoreland-wetland overlay district boundary.** To ensure this chapter remains consistent with the shoreland protection objectives of s. 144.26, Wis. Stats., the Common Council shall not rezone a wetland in a shoreland-wetland zoning district, or any portion thereof, where the proposed rezoning may result in a significant adverse impact upon any of the following wetland functions:

- (1) storm and flood water storage capacity;
- (2) maintenance of dry season stream flow or the discharge of groundwater to a wetland, the recharge of groundwater from a wetland to another area or the flow of groundwater through a wetland;



**Zoning Code Amendment  
City of Washburn**

Version: May 25, 2017

WASHBURN CITY HALL  
119 Washington Avenue  
Washburn, WI 54891

**Overview:** The Common Council adopted the City's zoning code, which consists of text and a zoning map. Both of these can be amended using this application form.

**Governing regulations:** The procedures and standards governing the review of this application are found in Article 7 of the City's zoning code.

**General instructions:** Complete this application and submit one copy to the City Clerk at the mailing address shown above. Before you formally submit your application, you may meet with the City Administrator who can answer any questions you may have. You may also ask the City Administrator to review your application before it is formally submitted to determine if it is complete and provides enough information to describe the circumstances related to this application. If you have any questions, do not hesitate to contact the City Administrator at (715) 373-6160 ext 4 or via e-mail at [washburnadmin@cityofwashburn.org](mailto:washburnadmin@cityofwashburn.org)

<b>Office Use Only</b>		
Date Received: _____	Received By: _____	Fee Paid: _____

**1. Applicant and agent information** Include the names of the agent, if any, that helped prepare this application including the supplemental information. Examples include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	Applicant	Agent
Name	Eric & Rachel Gordon	_____
Street address	11898 84th Ave N	_____
City, state, zip code	Maple Grove, Minnesota, 55369	_____
Daytime telephone	612-545-8422	_____
E-mail address	eric.p.gordon@gmail.com	_____

**2. Type of proposed amendment (check one or both)**

- Map amendment Complete Part A and C
- Text amendment Complete Part B and C

**Part A. Questions Related to Map Amendment**

**3. Subject property information**

Physical address \_\_\_\_\_

Tax key number(s) \_\_\_\_\_

Note: The tax key number can be found on the tax bill for the property or it may be obtained from the City Clerk.

Is the subject property currently in violation of the City's Zoning Code as determined by the zoning administrator?

- No
- Yes

If yes, please explain.

Comment: Pursuant to Section 6-10 of the City's zoning code, the City may not issue a permit or other approval that would benefit a parcel of land that is in violation of the zoning code, except to correct the violation or as may be required by state law.

Are there any unpaid taxes, assessments, or other required payment that are specifically related to the subject property?

- No
- Yes

If yes, please explain.

Comment: Pursuant to Section 6-11 of the City's zoning code, the City may not issue a permit or other approval that would benefit a parcel of land where taxes, assessments, or other required payments are delinquent and due.

**4. Zoning information**

The subject property is located in the following zoning district(s). (check all that apply)

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> R-1 Rural residential      | <input type="checkbox"/> C-1 Cottage commercial  | <input type="checkbox"/> MUW Mixed-use waterfront  |
| <input type="checkbox"/> R-2 Suburban residential   | <input type="checkbox"/> C-2 General commercial  | <input type="checkbox"/> L-1 Lakefront Residential |
| <input type="checkbox"/> R-6 Mixed residential      | <input type="checkbox"/> C-3 Downtown commercial | <input type="checkbox"/> M Marina                  |
| <input type="checkbox"/> R-7 Waterfront residential |  | <input type="checkbox"/> Industrial                |

Proposed zoning classification(s)

Comment: If the proposed amendment includes more than one parcel of land or if the parcel is to have more than one zoning classification, attach a map (8½ x 11) that shows the location of the proposed zoning classifications.

**5. Proposed map amendment.** Select the general reason(s) why you believe the zoning classification should be changed and provide additional details.

- The zoning designation should be brought into conformity with the City's comprehensive plan.

- A mapping error was made on the official zoning map.

- Other

**6. Consistency with zoning requirements**

Are there any buildings on the subject property?

- No

Yes

If yes, please describe each and state whether it is consistent with the proposed zoning classification.

1.
2.
3.
4.

Are there any existing land uses on the subject property?

No – Land is vacant / undeveloped

Yes

If yes, please describe each, including conditional uses, and state whether it is consistent with the proposed zoning classification.

1.
2.
3.
4.
5.
6.

Does the size of the subject property comply with the minimum lot size of the proposed zoning district?

No

Yes

If no, describe why you believe the map amendment should be made in spite of this.

--

Has the City approved a variance or special exception for the subject property?

No

Yes

If yes, provide the year of issuance and a short description of each one.

1.
2.
3.
4.

**Part B. Questions Related to Text Amendment**

7. **Proposed text amendment.** For each proposed text amendment, identify the section number (e.g., 7-444) to be revised and describe the proposed change and the reason(s) why you believe the change should be made.

Section number	Proposed change	Justification
1.	8-293, Section b	The current zoning code states that 5 acres is required for a resort. The property size is 4.72 acres – a difference of 0.28 acres.

We are seeking an amendment to this zoning code; the type of resort we hope to build on this acreage is unique, atypical and smaller than a standard resort's lodging needs. Thus, the projected mini resort will not overwhelm or distract from the current acreage available.

The projected resort would consist solely of three, 500 square foot cabins. Each cabin is designed to sleep up to 4 guests. Therefore, the max capacity of overnight guests will not exceed 12 persons at a time.

Typically, most resorts have a main lodge, club house, etc. However, since this resort will be functioning as an AirBnb property (no front desk, etc. required), other than the three cabins, there will be no additional structures on the land.

The plan is to remove all current existing structures and replace (in the exact same location where the residential structure was located) with the three cabin units.

Given the small (mini) size of the resort, we are seeking a modification to Standards 8-293, Section b, to allow for a resort to be on 4.5 acres or more.

2.

8-293, Section e

The current zoning code states that a resort must be connected to the city's water and sewer system.

We are aware that under the city ordinance, when this property sells, the property must be connected to city water.

We are seeking an amendment to this zoning code regarding the sewer system only.

The property currently has a private septic system in place; after speaking with Todd Norwood from Bayfield County, who had researched the current septic system, we are aware that the current private septic system will, minimally, need updating regardless of commercial or residential usage.

The projected structures on this property form a unique, atypical, and smaller resort consisting of three, 500 square foot cabins, each containing the following:

- shower
- bathroom sink
- kitchen sink
- mini dishwasher
- mini washer/dryer combo
- toilet

The plan is to remove all current existing structures and replace (in the exact same location where the residential structure was located) with the three cabin units. Each cabin is designed to sleep up to 4 guests.



Thus, the max capacity of overnight guests will not exceed 12 persons at a time.

The area in which the property is located will not allow for the simple extension and implementation of city sewer.

As described by Scott Kluver, Administrator at the city of Washburn, there is no sewer main to connect to currently, without accruing a severe cost to the adjacent property owners as well as the city itself.

At this point, both economically and functionally, the only seemingly viable option for this particular project, is to request an amendment to the zoning law for approval for a private septic for commercial use.

The plan for this piece of land is to either update the current septic system, or fully replace the septic system to code standards, for the purpose of commercial use. Given the small (mini) size of the resort, we also are seeking exemption to Special Standards 8-293, Section e.

3.

4.

**Part C.**

**8. Attachments.** List any attachments included with your application.



The above picture is an aerial view showing the property in its current state. Once again, the plan is to remove all current existing structures and replace (in the exact same location where the residential structure was located) with three cabin units. The below is an aerial view of the property with the location of the structures we hope to implement.



**9. Other information.** You may provide any other information you feel is relevant to the review of your application.

The physical address for this property is located at 6431 Summit Ave, Washburn, WI 54891. It is currently listed for sale. We plan to purchase the property; however, in order to redevelop the land for commercial use, we were advised that we needed to address these specific zoning issues prior to purchasing.

The plan is to build a small, luxury resort, consisting of three, 500 square foot structures that collectively provide a unique lodging experience for a maximum capacity of 12 guests/tourists per night.

Our mission statement is to modernize, progress, and create an affordable, yet unforgettable & luxurious experience, while cultivating a spirit of collaboration, innovation, integrity & excellence in the surrounding community. Our hope for this resort is to add economic value to the city of Washburn (and Bayfield County) by providing 4-5 steady jobs and increasing revenue for local businesses.

**10. Applicant certification**

- I certify that all of the information in this application, along with any attachments, are true and correct to the best of my knowledge and belief.
- I understand that submission of this application authorizes city officials, Plan Commission members, Common Council members, employees, and other designated agents to enter the subject property to conduct whatever site investigations are necessary to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is specifically related to the review of this application and the property owner gives his or her permission to do so.
- I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of such written materials or view it online.
- I understand that the zoning administrator will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.
- I certify that I am the person identified below OR I am submitting this application on behalf of the entity identified below.
  - property owner

- Plan Commission
- Common Council

Applicant:

Date:

Eric & Rachel Gordon

03/25/2022

**CITY OF WASHBURN**

PO BOX 638

WASHBURN, WI 54891

Receipt Nbr: 32561

Date: 4/04/2022

Check

RECEIVED FROM Eric Gordon

\$200.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	ZONING PERMITS Zoning Amendment Application	200.00
<b>TOTAL RECEIVED</b>		<b>200.00</b>
Receipt Memo: Zoning Amendment Fee		





# Surface Water Data Viewer Map



## Legend

- Wetland Class Areas
- Wetland Class Points**
  - Dammed pond
  - Excavated pond
  - Filled/draind wetland
  - Wetland too small to delineate
  - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Identifications and Confirmations
- County Boundary
- Cities, Towns & Villages**
  - City
  - Village
  - Civil Town
- Railroads
- Index to EN\_Image\_Basemap\_Leaf\_Off

0.1      0      0.03      0.1 Miles

NAD\_1983\_HARN\_Wisconsin\_TM

1: 1,980

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

## Notes

Exhibit 1.

Appendix B. Dimensional standards

Zoning district	Minimum lot area	Minimum lot width	Minimum street frontage	Maximum front-yard setback	Minimum front-yard setback [1,9]	Minimum side-yard setback [2,3]	Minimum rear-yard setback	Maximum building height [4]	Maximum building coverage	Maximum impervious coverage	Minimum residential living area per dwelling unit	Maximum garage area [5]	Maximum shed area [5]	Maximum number of accessory buildings [6]
Section In Code	s. 8-62	s. 8-63	s. 8-64		s. 8-65	s. 8-65	s. 8-65	s. 8-66	s. 8-67	s. 8-68	s. 8-69(a)	s. 8-69(b)	-	s. 8-72
Rural Residential (R-1)	4 acres	250 ft.	55 ft. on cul de sac; 250 ft. all other	NA	50 ft.	Principal: 50 ft. total of both sides with no less than 20 ft. on one side Detached accessory: 15 ft. Building housing livestock: 50 ft.	Principal: 50 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal: 35 ft. or 2.5 stories, whichever is less Accessory: 25 ft. or height of principal building, whichever is less	20 percent [8]	25 percent [8]	400 sq. ft.	2,400 sq. ft., plus 250 sq. ft. for every full acre over 4 acres	Aggregate total of 500 sq. ft. plus an additional 250 sq. ft. of shed space for every full acre over 4 acres per parcel	2 garages attached or detached, plus 2 yard sheds
Single-Family Residential (R-2)	1.5 acres if served by on-site well and septic; 8,700 sq. ft. if served by city water and sewer	165 ft. on corner lot; 150 ft. all other lot types	55 ft. on cul de sac; 150 ft. all other	NA	30 ft.	Principal: 50 ft. total of both sides with no less than 20 ft. on one side Detached accessory: 5 ft.	Principal: 50 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal: 35 ft. or 2.5 stories, whichever is less Accessory: 25 ft. or height of principal building, whichever is less	35 percent [8]	50 percent [8]	400 sq. ft.	2,400 sq. ft., plus 250 sq. ft. for every full acre over 4 acres	Aggregate total of 500 sq. ft. plus an additional 250 sq. ft. of shed space for every full acre over 4 acres per parcel	2 garages attached or detached plus 2 yard sheds
Mixed Residential (R-6)	4,300 sq. ft. for each dwelling unit	65 ft. on corner lot; 50 ft. all other lot types	55 ft. on cul de sac; 75 ft. all other	NA	20 ft.	Principal: 20 ft. total of both sides with no less than 8 ft. on one side Detached accessory: 3 ft.	Principal: 25 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal, single-family: 35 ft. Principal, multi-family: 35 ft. Accessory: 25 ft. or height of principal building, whichever is less	30 percent for single-family; 65 percent for multi-family [8]	50 percent for single-family; 85 percent for multi-family [8]	Single-family: 400 sq. ft. Multi-family: [7]	2,400 sq. ft., plus 250 sq. ft. for every full acre over 4 acres	Aggregate total of 500 sq. ft. plus an additional 250 sq. ft. of shed space for every full acre over 4 acres per parcel	1 attached or detached garage plus 2 yard sheds
Waterfront Residential (R-7)	1.5 acres if served by on-site well and septic; 8,700 sq. ft. if served by city water and sewer	100 ft. on corner lot; 90 ft. all other lot types	55 ft. on cul de sac; 90 ft. all other	NA	30 ft.	Principal: 30 ft. total of both sides with no less than 8 ft. on one side Detached accessory: 30 ft.	Principal: 30 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal: 35 ft. Accessory: 25 ft. or height of principal building, whichever is less	45 percent [8]	65 percent [8]	Single-family: 1,000 sq. ft. Multi-family: [7]	2,400 sq. ft., plus 250 sq. ft. for every full acre over 4 acres	Aggregate total of 500 sq. ft. plus an additional 250 sq. ft. of shed space for every full acre over 4 acres per parcel	1 attached or detached garage plus 2 yard sheds
Cottage Commercial (C-1)	5,000 sq. ft.	165 ft. on corner lot; 150 ft. all other lot types	50 ft.	NA	25 ft.	Principal: 20 ft. total of both sides with no less than 8 ft. on one side Detached accessory: 3 ft.	Principal: 10 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal: 35 ft. Accessory: 25 ft. or height of principal building, whichever is less	30 percent [8]	50 percent [8]	1,000 sq. ft.	NA	Aggregate total of 500 sq. ft. plus an additional 250 sq. ft. of shed space for every full acre over 4 acres per parcel	1 attached or detached garage plus 2 yard sheds
General Commercial (C-2)	7,000 sq. ft.	50 ft.	50 ft.	NA	10 ft.	Principal: 10 ft.; 15 ft. when abutting a residential district Detached accessory: 3 ft.	Principal: 25 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal: 35 ft. Accessory: 25 ft. or height of principal building, whichever is less	50 percent [8]	80 percent [8]	Multi-family: [7]	NA	No restriction	1 detached garage or 1 yard shed
Downtown Commercial (C-3)	None	50 ft.	50 ft.	10 feet	0 ft.	Principal: 0 ft. Detached accessory: 5 ft.	Principal: 8 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal: 45 ft. Accessory: 25 ft. or height of principal building, whichever is less	80 percent	100 percent	Multi-family: [7]	NA	No restriction	1 detached garage or 1 yard shed
Light Industrial (I-1)	15,000 sq. ft.	100 ft.	100 ft.	NA	25 ft.	Principal: 15 ft.; 40 ft. when abutting a residential district Accessory: 5 ft.	Principal: 25 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal: 45 ft. Accessory: 25 ft. or height of principal building, whichever is less	75 percent	85 percent	NA	NA	No restriction	1 detached garage and 1 yard shed
Mixed-Use Waterfront (MUW)	12,000 sq. ft.	50 ft.	50 ft.	NA	25 ft.	Principal: 10 ft.; 15 ft. when abutting a residential district Detached accessory: 3 ft.	25 ft.	Principal: 45 ft. Accessory: 25 ft. or height of principal building, whichever is less	65 percent	85 percent	Multi-family: [7]	NA	No restriction	No restriction
Lakefront Corridor (L-1)	20,000 sq. ft.	100 ft.	100 ft.	NA	30 ft.	Principal: 10 ft.; 15 ft. when abutting a residential district Detached accessory: 3 ft.	25 ft.	Principal: 35 ft. Accessory: 25 ft. or height of principal building, whichever is less	20 percent	35 percent	NA	NA	No restriction	No restriction
Marina (M)	None	100 ft.	100 ft.	NA	25 ft.	Principal: 10 ft.; 15 ft. when abutting a residential district Detached accessory: 3 ft.	25 ft.	Principal: 45 ft. Accessory: 25 ft. or height of principal building, whichever is less	80 percent	100 percent	NA	NA	No restriction	No restriction

Notes:

- In certain circumstances, the minimum front-yard setback may be less than or greater than what is stated if setback averaging applies. See the referenced section of the zoning code for applicable standards.
- If the lot width for an existing lot is less than what is required, the side-yard setback may be reduced proportionately to the ratio between the actual width and the required width, provided the side-yard setback is reduced to not less than 75 percent of the required setback.
- If a parcel abuts a more restrictive zoning district, the setback shall be the average of the minimum setbacks for the two districts.
- An institutional building (e.g., governmental office, or school) may exceed the height limitation established for the zoning district, up to a maximum height of 45 feet, provided the minimum required side-yard and rear-yard setbacks are increased one foot for each additional foot of height in excess of the permitted maximum of the district.

## Exhibit 1.

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5. Pursuant to the procedures and requirements contained in Article 7 of this chapter, the Plan Commission may allow more than the specified floor area when one or more of the accessory buildings on a lot are designated as a rural accessory building.
6. Pursuant to the procedures and requirements contained in Article 7 of this chapter, the Plan Commission may allow more accessory buildings than what is specified when one or more of the accessory buildings on a lot are designated as a rural accessory building.
7. Multi-family requirements: Efficiency unit: ~~500~~ 400 sq. ft.; One bedroom: 650 sq. ft.; Two bedrooms: 800 sq. ft.; and Three bedrooms: 1,000 sq. ft.
8. For a nonconforming lot due to lot size, the standard is increased 10 percent.
9. The front yard setback may be more than what is stated if the standards in ch. TRANS 233, Wis. Stats., apply.

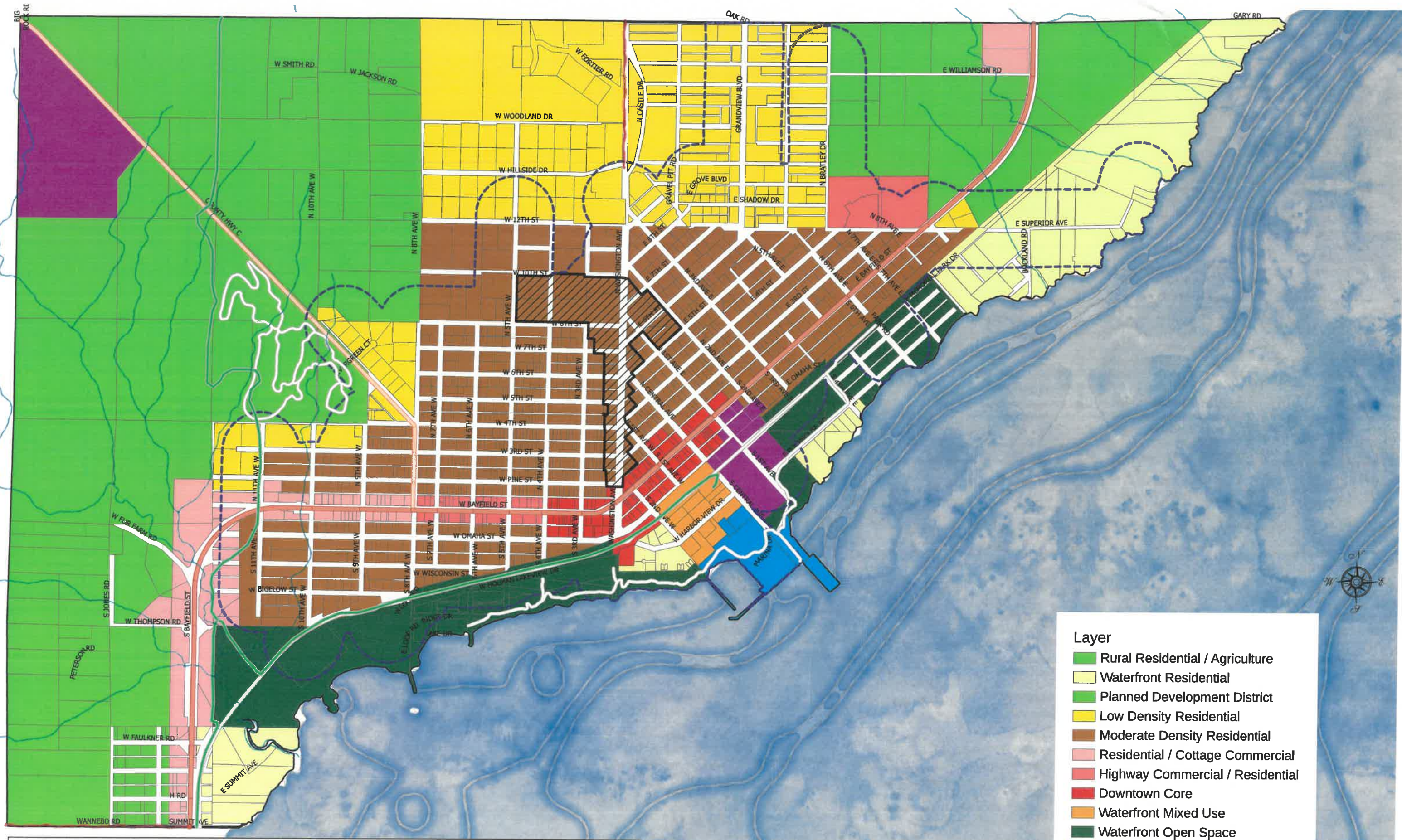
### Amendments:

Ordinance 20-006, adopted August 17, 2020

Ordinance 21-003, adopted March 8, 2021

Ordinance 22-    , adopted     , 2022





# FUTURE LAND USE

## City of Washburn Comprehensive Plan



- Layer**
- Rural Residential / Agriculture
  - Waterfront Residential
  - Planned Development District
  - Low Density Residential
  - Moderate Density Residential
  - Residential / Cottage Commercial
  - Highway Commercial / Residential
  - Downtown Core
  - Waterfront Mixed Use
  - Waterfront Open Space
  - Marina
  - Industrial
  - Washington Ave Overlay
  - Approximate Sewer Service Area



## LAND USE

**Goal: Washburn's land use pattern promotes a strong, sustainable economy; respects natural resources; and meets human needs fairly and efficiently.**

**Objective 3.1: Use land in a manner that promotes a strong, sustainable economy.**

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
3.1.a	Minimize infrastructure and community services costs by encouraging development and redevelopment in areas currently served by municipal services.	CA, PC, M, CC, ZA	2007-Ongoing	
3.1.b	Promote well planned, mixed use development in the downtown core as a means to allow people to live, work, shop, and recreate in a relatively compact area, thereby creating a strong synergy between businesses and residents, minimizing public and private development and maintenance costs, and affording a high quality of life for those in the area.	CA, PC, M, CC, ZA	2007-Ongoing	downtown area and MU waterfront - ID general location, text or map C3, MUW ZD's
3.1.c	Protect existing agricultural areas and other economically productive areas in the City from development that would hinder their economic productivity.	CA, PC, M, CC	2007-Ongoing	
3.1.d	Identify the needs of existing businesses and industries in relation to the needs of the overall community and develop plans and/or tool to help them succeed. This may include developing a plan to enhance the appearance of the downtown area and developing a plan to help existing businesses relocate or expand within the City.	CA, PC, M, CC, CE, ZA	2007-Ongoing	limit nonconform due to changes in code?
3.1.e	Develop a plan and performance standards to allow limited, light industry to develop in the area guided for mixed-use development.	CA, PC, M, CC, ZA	2007-Ongoing	

**Objective 3.2: Use land in a manner that is sensitive to the protection of natural, cultural, and agricultural resources.**

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
3.2.a	Recognize that significant natural, cultural, and agricultural resources (especially coastal resources) in Washburn contribute significantly to the City's high quality of life and to the economy of Washburn.	CA, PC, M, CC, PPPS, ZA	2007-Ongoing	
	Consequently, develop a plan to identify, protect, and enhance these resources.			
3.2.b	Promote infill development and redevelopment on suitable land in the existing urban service area.	CA, PC, M, CC, ZA	2007-Ongoing	Define service area - extent of services
3.2.c	Allow limited, planned development outside the urban service area consistent with the City Ordinances. Encourage cluster development, conservation design, or other techniques that minimize adverse impacts on significant natural, cultural, and agricultural resources.	CA, PC, M, CC, CE, ZA	2007-Ongoing	

Objective 3.3: Use land in a manner that meets human needs fairly and efficiently.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
3.3.a	Provide an opportunity for the public to be involved in land use decisions. Relate land use decisions to the needs and desires of the community.	CA, PC, M, CC, ZA	2007-Ongoing	
3.3.b	Ensure that the City has adequate and appropriate land to meet the City's housing needs, including affordable and temporary housing.	CA, PC, M, CC, HA, ZA	2007-Ongoing	Relate to Housing
3.3.c	Balance the need to guide land for private development with the community's social and cultural needs for public open space, parks, community facilities, and other uses that are important for maintaining and enhancing a high quality of life in Washburn.	CA, PC, M, CC, PPPS, ZA	2007-Ongoing	
3.3.d	Promote compatible land uses that respect the rights of adjacent land uses.	CA, PC, M, CC, ZA	2007-Ongoing	

## WATERFRONT AND COASTAL RESOURCES

Goal: Washburn's waterfront promotes a strong and sustainable economy, protects and enhances natural resources, and provides public access and recreation opportunities to residents and visitors.

Objective 4.1: Use land in the waterfront in a manner that promotes a strong and sustainable economy.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
4.1.a	Enhance the Washburn Marina and provide appropriate use of the commercial dock.	CA, PC, M, CC, HC, ZA	2007-Ongoing	
4.1.b	Promote economic development near the waterfront for a well-planned, mixed-use development that allows people to live, work, and shop in an area that has convenient access to the amenities of the waterfront.	CA, PC, M, CC, CRC, HA, ZA	2007-Ongoing	Revisit
4.1.c	Promote and enhance public access and use of the waterfront.	CA, PC, CC, M, PPPS, ZA	2007-Ongoing	
4.1.d	Promote tourism and enhance downtown businesses by strengthening the connection of the downtown area to the waterfront.	CA, PC, M, CC, PPPS	2007-Ongoing	
4.1.f	Work with Bayfield County to enhance the function of the Highway Department facilities	CA, PC, MM, CC, ZA	2007-2009	

Objective 4.2: Protect and enhance the waterfront's natural resources.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
4.2.a	Implement best management practices to reduce erosion and sedimentation.	CA, PC, M, CC, PPPS, PW, ZA	2007-Ongoing	
4.2.b	Work to control exotic and invasive plant and animal species.	CA, PC, M, CC, PPPS, CE, ZA	2007-Ongoing	
4.2.c	Manage the landscape along the waterfront to protect and enhance the viewshed.	CA, PPPS, PC, M, CC, ZA	2007-Ongoing	

Objective 4.3: Provide public recreation opportunities and public access to the waterfront.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments

4.3.a	Develop and implement a plan for the public open space next to the commercial dock. Explore ways to link the public open space to the Athletic Fields Complex.	CA, CS, PPS, ZA	2008-2010	Parks Commission
4.3.c	Work with various organizations and government agencies to promote waterfront events that meet the needs of residents and that help promote economic development.	CA, PPS, M, CC	2007- Ongoing	
4.3.d	Explore opportunities to provide additional community gathering space and events facilities along the waterfront.	CA, PPS, PC, M, CC	2008-2010	

## TRANSPORTATION

**Goal: Washburn has an integrated, multi-modal transportation system that provides healthy, safe, efficient, environmentally sensitive, and economical movement of people and goods.**

Objective 5.1: Provide a functional, safe, accessible, and economical transportation system that meets the transportation needs of Washburn's residents, businesses, industries, and visitors.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
5.1.a	Integrate transportation and land use planning to help reduce transportation costs associated with conventional automobile-based development. For example, promote mixed-use development that allows residents to live, work, shop, and recreate within walking distance, thereby reducing the need for more roads, automobiles, and associated parking. Also, integrate park and ride opportunities, trails, walks, and the like into land use planning efforts, where appropriate.	CA, PC, BA, M, CC, ZA	2007- Ongoing	
5.1.b	Work with public, semi-public, and private transportation providers to ensure effective transportation services to businesses, residences, institutions, and other key areas in the City.	CA, BA, M, CC	2007- Ongoing	
5.1.c	Provide a functional and safe trail system in the City and to surrounding destinations, that provides a safe, cost, effective alternative to the road system.	CA, PPS	2007- Ongoing	
5.1.d	Ensure continued use of the commercial dock as a means to transport goods to and from Washburn via watercraft.	HC, M, CC	2007- Ongoing	
5.1.e	Work closely with the government agencies and others regarding key issues relating to Highway 13, including the need to provide safe pedestrian crossings.	CA, PW	2007- Ongoing	
5.1.f	Ensure that Washburn's multi-modal transportation system is safe by separating incompatible modes of transportation. For example, separate motorized trails from pedestrian trails. Also, ensure safe crossings where roads and trails intersect.	CA, PW	2007- Ongoing	
5.1.g	Ensure that Washburn's multi-modal-transportation system is consistent with the provisions of the American's with Disabilities Act (ADA).	PC, CA, BA	2007- Ongoing	

Objective 5.2: Provide an aesthetically pleasing transportation system that offers recreation and economic benefits.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
5.2.a	Seek highway beautification grants to provide enhanced entrance signs, informational/directional signs, landscaping, and streetscaping to beautify the Highway 13 corridor.	CA, M, CC	2007-2010	
5.2.b	Consider the unique character of a neighborhood and the environmental conditions of an area when planning, constructing, and maintaining transportation routes and facilities.	CA, M, CC, PW	2007- Ongoing	

5.2.c	Provide strong pedestrian links between the waterfront and the downtown core.	CA, PC, M, CC, PPPS, PW	2007- Ongoing
5.2.d	Address issues and concerns that may arise relating to snowmobiling and ATV use on trails and along the waterfront.	CA, M, CC, PPPS	2007- Ongoing
5.2.e	Expand Washburn's trail system and work with neighboring and overlapping jurisdictions to connect Washburn's trails and bicycle routes to surrounding communities and destinations. Support and promote the regional trail system as a tourist attraction.	PPPS, ZA	2007- Ongoing
5.2.f	Encourage the creation of private businesses that can benefit from Washburn's transportation system (for example, a bicycle rental shop that caters to trail use, an electric rental car business adjacent to the marina or a park and ride, and so on).	BRLC, M, CC, ZA	2007- Ongoing
5.2.g	Study the possibility of creating a public transportation node in Washburn with links to major cities in the Midwest. Coordinate with neighboring and overlapping jurisdictions and the major event providers. Market the sustainable transportation options available to visitors.	PC, CA, BA	2007- Ongoing

**Objective 5.3: Promote sustainable and healthy modes of transportation.**

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
5.3.a	Work towards converting conventional fossil fuel burning City vehicles to cleaner, healthier, and more efficient vehicles that reduce our reliance on fossil fuels and that have minimal adverse affect on the natural environment. Make City government an outstanding example of how to convert to sustainable and healthy modes of transportation.	CA, PW, M, CC	2007- Ongoing	
5.3.b	Promote efforts to reduce the use of single-occupancy, fossil fuel burning vehicles by promoting public transportation, carpooling, and non-motorized modes of transportation.	BA, M, CC	2007- Ongoing	
5.3.c	Promote land use planning that reduces our reliance on motorized modes of transportation and that encourages healthy modes of transportation including walking and bicycling.	PC, M, CC, ZA	2007- Ongoing	
5.3.d	Cooperate with Bay Area Rural Transit (BART) to provide local, regional, and national healthy, sustainable, transportation options.	BA, M, CC	2007- Ongoing	

**UTILITIES AND COMMUNITY FACILITIES**

**Goal 1: Washburn provides cost effective, efficient delivery of community services and infrastructure that meet the needs of the community.**

Objective 6.1: Plan and implement infrastructure extension, development, and maintenance of existing infrastructure in a cost-effective manner that increases property values, enhances livability, improves community attractiveness, and supports community public health.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
6.1.a	Work with property owners to provide public sewer and water service to those areas in the city that can be logically and sequentially served.	PW, CA, PC, M, CC	2007- Ongoing	
6.1.b	Discourage "leap-frog" development that would require premature extension of services to areas that cannot be logically and sequentially served.	PC, M, CC, ZA	2007- Ongoing	

6.1.c	Explore the possibility of burying existing above ground utilities (especially the three-phase power line adjacent to Holman Drive) and requiring new utilities in new developments to be placed underground.	PW, CA, PC, M, CC	2007- Ongoing
6.1.d	Work with telecommunication providers and others to ensure that Washburn has the necessary telecommunication infrastructure to support the needs of current and future businesses, industries, schools, institutions, and homeowners.	PW, CA	2007- Ongoing
6.1.e	Implement measures to retain and detain storm water onsite where feasible.	PW, CA, ZA	2007- Ongoing

Objective 6.2: Promote energy conservation measures and cleaner forms of energy that reduce the City's dependence on imported energy.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
6.2.a	Support the efforts of energy providers, government agencies and programs, and others to inform residents about energy conservation measures.	M, CA	2007- Ongoing	
6.2.b	Implement energy conservation measures in all City community facilities as a means to showcase energy conservation measures and to set a positive example for residential, commercial, and industrial uses.	PW, CA	2007- Ongoing	
6.2.c	Encourage energy providers and others to provide financial incentives for businesses and homeowners to conserve energy.	CA, M	2007- Ongoing	
6.2.d	Work with energy providers, neighboring and overlapping jurisdictions, and others to explore options to provide clean, safe, and sustainable energy production in the Chequamegon Bay area.	CA, M	2007- Ongoing	

Objective 6.3: Ensure that the community continues to be served by adequate waste disposal and recycling facilities.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
6.3.a	Work with waste disposal providers to ensure that waste disposal needs throughout the City are met.	CA	2007- Ongoing	
6.3.b	Promote and encourage residents, businesses, industries, and institutions to reduce, reuse, and recycle products.	CA, M, CC, PW	2007- Ongoing	
6.3.c	Encourage new business and industry endeavors that can recycle and use waste products in Washburn, rather than shipping all waste products out of the City. Communitywide compost site (consider as new strategy)	BRLC, CA, ZA	2007- Ongoing	

Objective 6.4: Ensure that the buildings, equipment, and staff associated with community services and facilities in Washburn are adequate to meet the needs of the community.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
6.4.a	Study the possibility of replacing the existing Public Works building on Highway 13 with a new Public Works building on existing City property adjacent to County Highway C in northwest Washburn. Explore the possibility of developing a joint facility with Bayfield County and/or surrounding towns. Incorporate green building techniques in any new development.	PW, CA, M, CC, CE, ZA	2007- Ongoing	
6.4.b	Evaluate the building and space needs associated with Washburn's community facilities. Develop plans to address concerns.	PW, CA, M, CC, CE	2007- Ongoing	

6.4.c	Plan and budget for City equipment replacement and repair as needed to provide the community with safe and efficient services. Consider energy efficiency and environmental responsibility when upgrading equipment.	PW, CA, CC	2007- Ongoing
6.4.d	Work with neighboring and overlapping jurisdictions to explore the feasibility and efficiency of jointly purchasing and sharing equipment.	CA	2007- Ongoing
6.4.e	Evaluate staffing needs and plan accordingly to ensure the safe and efficient delivery of community services.	CA	2007- Ongoing

**Goal 2: Washburn's community facilities and services contribute to the City's high quality of life.**

Objective 6.5: Provide high quality recreational opportunities and facilities that meet the needs and desires of residents and visitors.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
6.5.a	Protect and enhance public open space along the waterfront.	PPPS	2007- Ongoing	
6.5.b	Develop master plans to enhance Thompson's West End Park and Memorial Park.	PPPS, PC, M, CC, ZA	2007- Ongoing	
6.5.c	Study the feasibility of creating a park on City land southeast of the athletic fields and northeast of the commercial dock.	PPPS, PC, CC, ZA	2007- Ongoing	
6.5.d	Work with the School District, overlapping and neighboring jurisdictions, and others to coordinate and share recreation facilities.	PPPS, CA, M, CC, RD	2007- Ongoing	
6.5.e	Provide a variety of summer and winter recreational activities in the park system.	PPPS, RD	2007- Ongoing	
6.5.f	Maintain the viability of the City's marina and explore ways to expand the marina as per the recommendations of the City's Waterfront Development Plan and the Harbor Commission's Strategic Plan.	HC, CA, PC, M, CC	2007- Ongoing	

Objective 6.6: Provide high quality cultural opportunities and facilities that meet the needs of residents and visitors.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
6.6.a	Ensure that the Washburn Library remains a vital and dynamic community resource.	LB, M, CC	2007- Ongoing	
6.6.b	Encourage and support additional day care centers and activity centers for people of all ages as per the needs of the community.	CA, M, CC	2007- Ongoing	
6.6.c	Promote the use of existing museums and interpretive trails in the downtown and waterfront areas.	CA, M, CC	2007- Ongoing	
6.6.d	Ensure that the Washburn Civic Center continues to be a vital community center. Explore opportunities to enhance the existing center or build a new center, possibly near Thompson's West End Park.	CA, PC, M, CC, PPPS	2007- Ongoing	
6.6.e	Explore opportunities to provide additional gathering spaces for community events like outdoor weddings, outdoor concerts, symposiums, and so on. Consider providing a community shelter/building near the marina and/or Thompson's West End Park.	PPPS, CA, ZA	2007- Ongoing	

Objective 6.7: Encourage citizen involvement and responsibility in community affairs.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
6.7.a	Actively solicit citizen participation in City affairs including committees, community events, public meetings, and the like.	M, CC	2007-Ongoing	
6.7.b	Work with schools and education programs to promote opportunities for youth to be involved in government committees, to attend Planning Commission and City Council meetings, and to participate in mentorship and civic opportunities that develop character and leadership skills.	CA, PC, M, CC	2007-Ongoing	
6.7.c	Offer internships to area students interested in City government.	CA, M, CC	2007-Ongoing	

## NATURAL, CULTURAL, AND AGRICULTURAL RESOURCES

### Goal 1: Washburn protects and enhances its natural, coastal, and agricultural areas.

Objective 7.1: Protect and enhance natural habitats including creeks, wetlands, coastal resources, and forests to provide habitat for plant and animal species and to allow for sensitive use and enjoyment by humans.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
7.1.a	Work with government agencies and other stakeholders to develop a natural resource plan to identify, preserve, restore, and manage natural and coastal resources in the city.	PPPS, PC, M, CC, ZA	2007-Ongoing	
7.1.b	Maintain and enhance the water quality of creeks and drainage corridors within the City to prevent floods and erosion, and to preserve and protect the floodplain.	CA, PC, M, CC, ZA	2007-Ongoing	
7.1.c	Prohibit development (public or private) along Lake Superior that would cause erosion, endanger water quality, or otherwise adversely affect coastal resources.	CA, PC, M, CC, ZA	2007-Ongoing	
7.1.d	Work with government agencies, schools, and others to provide and/or promote educational opportunities regarding the protection and enhancement of coastal areas.	CA, M, ZA	2007-Ongoing	
7.1.e	Coordinate with government agencies and stakeholders to install boat washing facilities at all public launch sites in order to minimize the spread of exotic aquatic species.	HC, CA, CE	2007-Ongoing	
7.1.f	Promote sustainable development and preservation of natural resources in public and private developments.	CA, PC, M, CC, ZA	2007-Ongoing	
7.1.g	Recognize Chequamegon Bay and the waterfront as unique resources and plan for, encourage, and manage development and redevelopment activities in coastal areas to maximize aesthetic, environmental, recreational, and economic values.	HC, PPPS, PC, M, CC, ZA	2007-Ongoing	
7.1.h	Develop and implement performance standards for all development in coastal areas. Address the need to provide public access to Lake Superior and to preserve views of and from Lake Superior.	PC, M, CC, ZA	2008-2009	

Objective 7.2: Support agricultural opportunities in the city.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments



7.2.a	Promote the preservation of productive agricultural land holdings by encouraging best management practices.	CA, PC, M, CC, ZA	2007- Ongoing	
7.2.b	Study the feasibility of developing a City tree nursery as part of an urban forestry program.	PPPS, PC, CA, ZA	2007- Ongoing	
7.2.c	Explore the development of community produce gardens.	PPPS, PC, CA	2007- Ongoing	

**Goal 2: Washburn protects and promotes its historic, archaeological and cultural resources.**

Objective 7.3: Identify and preserve sites and features having unique historical, archaeological, aesthetic, scenic or cultural value.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
7.3.a	Identify, preserve, and protect resources and structures that contribute to Washburn's architectural, historic, and cultural heritage		2007- Ongoing	
7.3.b	Support community events and programs that celebrate the history and culture of Washburn.		2007- Ongoing	
7.3.c	Encourage restoration and adaptive re-use of historic buildings.		2007- Ongoing	
7.3.d	Explore the preservation and/or restoration of the Washburn Civic Center (DuPont Club Building) and the old pumphouse. Consider designating the pumphouse as a building with special significance.		2007- Ongoing	

**HOUSING**

**Goal: Diverse and attractive housing is available in the community to meet the needs of residents.**

Objective 8.1: Encourage the rehabilitation and maintenance of the existing housing stock to provide for the needs of current residents and to accommodate anticipated future population growth.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
8.1.a	Work with public and private agencies and programs to help rehabilitate owner-occupied and rental units.	HA, HPC, CE, ZA	2007- Ongoing	
8.1.b	Identify housing needs and amend the Zoning Ordinance to address those needs.	HA, ZA	2007- Ongoing	
8.1.c	Explore developing and making available a handbook to guide homeowners in rehabilitation of their property.	CA, HPC, CE	2007- Ongoing	
8.1.d	Promote green building/sustainable design concepts (including energy efficient construction) for new housing and housing renovations.	CA, PC, M, CC, CE	2007- Ongoing	
8.1.e	Identify blighted properties that are vacant or for sale; consider acquiring them and improving them, or seek private rehabilitation support.	CA, PC, M, CC, HA, HPC, ZA, CE	2007- Ongoing	
8.1.f	Initiate and/or promote neighborhood cleanup programs. Conduct clean up/pick up days for appliances, furniture, and general neighborhood cleanup.	CA, PW, CE, PHS	2007- Ongoing	
8.1.g	Establish a community assistance program to encourage property maintenance.	CA, M, CC, BRLC, HPC, CE	2007- Ongoing	
8.1.h	Review, amend, and enforce property maintenance ordinances.	CA, PC, M, CC, CE	2007-2009	

Objective 8.2: Encourage the development or redevelopment of housing for all income levels, special needs, stages of life.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
8.2.a	Develop incentives to encourage development of low and moderate-income housing, as well as housing for those with special needs.	CA, PC, M, ZA, CE	2007- Ongoing	
8.2.b	Encourage infill housing in areas currently served by public utilities.	CA, PC, M, ZA, CE	2007- Ongoing	
8.2.c	Encourage the creation of mixed-use developments that include housing, employment, shopping, and recreation opportunities in a compact, pedestrian setting.	CA, PC, M, ZA, CE	2007- Ongoing	
8.2.d	Use and/or promote programs to assist with the development of multi-family rental housing.	CA, PC, M, ZA, CE	2007- Ongoing	
8.2.e	Use and promote programs that provide incentives to support the financing and marketing of a first-time homebuyer program.	CA, PC, M, ZA, CE	2007- Ongoing	
8.2.f	Develop housing linkage programs to construct or make financial contributions towards the development of affordable rental and ownership housing. These programs can include tools such as density bonuses, reduced setbacks, and reduced parking requirements.	CA, PC, M, ZA, CE	2007- Ongoing	
8.2.g	Support public and private programs that help address housing needs in Washburn.	CA, PC, M, ZA, CE	2007- Ongoing	
8.2.h	Encourage the development of transitional housing to meet the community's housing needs.	CA, PC, M, ZA, CE	2007- Ongoing	
8.2.i	Encourage multi-family, rental housing development for all income levels and for those with special needs.	CA, PC, M, ZA, CE	2007- Ongoing	
8.2.j	Ensure that housing addresses the standards set in the American's with Disabilities Act.	CA, PC, M, ZA, CE	2007- Ongoing	
8.2.k	Explore the idea of creating an architectural review board to guide builders toward compatible architectural design.	CA, PC, M, ZA, CE	2008	

**ECONOMIC DEVELOPMENT**

**Goal: Washburn provides adequate jobs, meets the retail and service needs of residents and visitors, provides a strong municipal tax base, and enhances the quality of life.**

Objective 9.1: Retain, encourage and support the expansion of local business and industry.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
9.1.a	Set retention of existing businesses and industries as a top priority of the City's economic development plan.	M, CA, PC	2007- Ongoing	
9.1.b	Develop and implement a program where the Mayor (or the Mayor's representative) meets periodically on an individual basis with businesses and industries to listen to concerns and discuss opportunities for growth.	M, CA, PC	2007- Ongoing	
9.1.c	Work with government agencies and others to promote training opportunities to help businesses and industries prosper. Co-sponsor and/or offer City facilities for employee training programs and help coordinate existing resources to present training seminars.	M, CA, PC	2007- Ongoing	
9.1.d	Promote the downtown business district and enhance the capability of downtown businesses to meet the daily needs of local, regional, and tourist customers.	M, CA, PC	2007- Ongoing	

9.1.e	Use physical design, investments in the public realm, appropriate signage, and coordinated promotions to strengthen the link between the City's downtown business district and the City's waterfront.	M, CA, PC	2007- Ongoing	
9.1.f	Work to implement programs that conserve energy resources and reduce energy costs to businesses, industries, and residences.	M, CA, PC, PW, CE	2007- Ongoing	
9.1.g	Explore participating in the Main Street Program as a way to help revitalize downtown businesses.	M, CA, CC	2008	

Objective 9.2: Welcome industries and businesses that have a synergistic relationship with existing industries, businesses, and institutions, and those that help diversify Washburn's economic base.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
9.2.a	Recognize and promote the arts, recreation, and natural resources as major contributors to Washburn's high quality of life and as major economic forces in the community. Promote the City's high quality of life to help attract new businesses.	M, PC, CA	2007- Ongoing	
9.2.b	Recruit value-added industries and businesses that can take advantage of the City's and the region's amenities and natural resources.	M, PC, CA	2007- Ongoing	
9.2.c	Enhance Washburn's existing "creative economy" by marketing Washburn to artists, writers, and others.	M, PC, CA	2007- Ongoing	
9.2.d	Develop and maintain an inventory of public and private lands and buildings that are suitable for development or redevelopment of businesses and industries and that are consistent with the City's natural and social policies.	PC, CA, ZA	2007- Ongoing	
9.2.e	Identify blighted or potentially contaminated sites. Provide technical, financial, or administrative assistance for brownfields mitigation. Identify resources, promote state and federal programs, and invest in vacant sites to remediate risk and blight in the community.	BRLC, CE, PC, CA, ZA	2007- Ongoing	
9.2.f	Encourage new businesses and industries that can help serve the area's growing population of elderly residents.	M, PC, CA	2007- Ongoing	
9.2.g	Develop new opportunities for the City to stand out as a leader in sustainable business and community development.	M, PC, CA	2007- Ongoing	
9.2.h	Support eco-tourism and other tourism opportunities that are self-supportive revenue generators.	M, PC, CA	2007- Ongoing	
9.2.i	Partner with Chambers of Commerce, neighboring and overlapping jurisdictions, and others to promote tourism.	PC, CA, CAC	2007- Ongoing	
9.2.j	Promote a range of business types to help diversify Washburn's economy and enhance employment opportunities for its residents.	M, PC, CA	2007- Ongoing	
9.2.k	Identify under-utilized local resources and develop programs that create or encourage investment in these resources. Assist businesses to create new markets for products and services.	PC, CA	2007- Ongoing	
9.2.l	Identify under-utilized or under-served local and regional markets and encourage local business development to service these markets.	PC, CA	2007- Ongoing	
9.2.m	Encourage entrepreneurs who are developing new products and new markets to locate in Washburn.	PC, CA, M	2007- Ongoing	

9.2.n	Identify new economically and environmentally sustainable uses for the City's and the region's natural resources.	PC, CA	2007- Ongoing
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Objective 9.3: Support and encourage entrepreneurship.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
9.3.a	Inform those interested in starting a new business about available business counseling programs.	PC, CA	2007- Ongoing	
9.3.b	Support and promote business management education and training programs.	M, PC, CA	2007- Ongoing	
9.3.c	Promote the establishment of and organized business support network for new startup businesses.	M, PC, CA	2007- Ongoing	
9.3.d	Encourage local economic development organizations to study and make available information on Washburn's market potential for new retail, wholesale, service, and manufacturing businesses.	M, PC, CA	2007- Ongoing	
9.3.e	Identify and provide information on available business financing programs.	BRLC, CA, PC	2007- Ongoing	
9.3.f	Support the establishment of entrepreneurship education programs in schools.	M, CA, PC	2007- Ongoing	

**INTERGOVERNMENTAL COOPERATION**

Goal: The City of Washburn and all neighboring and overlapping governmental jurisdictions work proactively and cooperatively to ensure that the Chequamegon Bay region has a strong, sustainable economy; respects natural resources; and meets human needs fairly and efficiently.

Objective 10.1: Provide open communication and good working relationships between the City of Washburn and neighboring and overlapping jurisdictions.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
10.1.a	Lead efforts to organize intergovernmental workshops involving representatives from neighboring and overlapping jurisdictions.	M, CA	2007- Ongoing	
10.1.b	Encourage neighboring and overlapping jurisdictions to review and comment on amendments and updates to Washburn's Comprehensive Plan and other pertinent plans in Washburn. Request that neighboring and overlapping jurisdictions allow the City of Washburn to review planning efforts that may affect the City of Washburn.	M, CA, ZA	2007- Ongoing	
10.1.c	Openly share information that may be beneficial to neighboring and overlapping jurisdictions.	M, CA	2007- Ongoing	
10.1.d	Coordinate education efforts that may be beneficial to neighboring and overlapping jurisdictions.	M, CA	2007- Ongoing	
10.1.e	Collaborate with the Alliance for Sustainability.	M, CA	2007- Ongoing	

Objective 10.2: Partner with neighboring and overlapping jurisdictions to provide efficient, cost-effective, high-quality services, where practical or mutually beneficial.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
10.2.a	Share services and facilities with neighboring and overlapping jurisdictions, where practical or mutually beneficial.	M, CA	2007- Ongoing	

10.2.b	Support regional facilities and services that benefit Washburn and the region.	M, CA, ZA	2007- Ongoing
10.2.c	Work with neighboring and overlapping jurisdictions to coordinate shared purchases of bulk items and special equipment, where practical or mutually beneficial.	M, CA	2007- Ongoing
10.2.d	Work with the Washburn School District and neighboring communities to coordinate efforts to provide quality recreation programs and facilities for area residents.	M, CA, RAC, RD	2007- Ongoing

**Objective 10.3: Work proactively and cooperatively on planning issues that may affect neighboring and overlapping jurisdictions.**

<b>Policy No.</b>	<b>Policy (STRATEGY)</b>	<b>Responsible Entities</b>	<b>Date</b>	<b>Comments</b>
10.3.a	Work with neighboring and overlapping jurisdictions on all land use decisions that may affect the other jurisdictions.	M, CA, PC, ZA	2007- Ongoing	
10.3.b	Work with neighboring and overlapping jurisdictions to ensure that Washburn and the surrounding area have a safe, efficient, well maintained, and connected multi-modal transportation system.	M, CA	2007- Ongoing	
10.3.c	Work with the Bay Area Rural Transit (BART) system and neighboring and overlapping governments to promote the use of the public transportation system. Work to make the public transportation system more energy efficient and cost effective.	BA, M, CA	2007- Ongoing	
10.3.d	Work with neighboring and overlapping jurisdictions to preserve and enhance natural, coastal, cultural, and agricultural resources in the region.	PPPS, M, CA, PC, ZA	2007- Ongoing	
10.3.e	Work with neighboring and overlapping jurisdictions to coordinate development and improvements of utilities and community facilities that meet the needs of area residents.	M, CA, PW	2007- Ongoing	
10.3.f	Work with neighboring and overlapping jurisdictions to ensure that there is a full range of housing to meet the diverse needs of the area.	M, CA, PC, CE	2007- Ongoing	
10.3.g	Work with neighboring and overlapping jurisdictions on economic development issues and planning that will strengthen the economy of the region.	M, CA, PC	2007- Ongoing	
10.3.h	Partner with neighboring and overlapping jurisdictions to establish alternative energy programs that will provide sustainable, efficient, cost effective energy that is practical and mutually beneficial.	M, CA	2007- Ongoing	