

**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/86574657551?pwd=bC94bWNIYmVxUEpLU01pNEpha25PUT09> or by calling 1 (877) 853-5247 (Toll Free) and entering Webinar ID: 865 7465 7551 and entering passcode: 897705 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, June 16, 2022  
TIME: 5:30 PM  
PLACE: Washburn City Hall

#### **AGENDA:**

- Call to Order/Roll Call
- Approval of Minutes of May 19, 2022
- Public Hearing, Discussion & Recommendation on Ordinance Amendment #22-004 to Amend the Zoning Code for Various Density Provisions for Multi-Family Structures in the Dimensional Standards Appendix
- Discussion & Action on Application for Wall Front of Building, Superior Wellness & Scarlet Fire Glassworks, 123 W. Bayfield Street, C-3 District – Lori Anderson, Petitioner
- Continued Discussion and Action on Comprehensive Plan Re-Write Project –Review of Land Use Map
- Adjourn

May 19, 2022

CITY OF WASHBURN PLAN COMMISSION MEETING

5:30PM Washburn City Hall & Remote Video Conferencing

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

ABSENT:

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

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

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

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

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

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

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

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

**Discussion & Action on Downtown Design – Architectural Review for Addition to Garage 306 W. Bayfield Street, C-3 District – Callae Hyde, Petitioner – Malcheski moved to approve, second by Ketchum-Fish to approve the addition to garage at 306 W. Bayfield Street.** Standard were reviewed 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. **Existing asphalt shingle siding will be removed. Entire garage will be wood, with metal roof.** 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 is not the primary structure, building is in rear yard, but roof rake will be hidden.** 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 like those used on the principal building. **The materials used shall be wood, similar to main structure.** 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. **Garage will be 10' tall.** 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. **This requirement has been 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. **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. **No change to roof.** 6) **Awnings.** The size, color, placement, and design of an awning should complement 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 wood.** Motion carried 7-0.

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

Special meeting scheduled for July 13, 2022 @5:30pm to work on the Comprehensive Plan.

Meeting adjourned at 7:35PM.

Respectfully Submitted,  
Tammy DeMars  
City Treasurer/Deputy Clerk

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

Public Hearing will be held at the Plan Commission Meeting, Thursday, June 16, 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) Appendix B related to Dimensional Standards in the R-6 District related to multi-family dwellings.

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 May27 and June 3, 2022 – Daily Press

**CITY OF WASHBURN**  
**Ordinance No. 22-004**

An ordinance adopted by the Common Council for the City of Washburn at its regular meeting of July 11, 2022 for the purpose of amending the City's Zoning Code (Chapter 13 of the Municipal Code).

*1. Revise Appendix B as indicated in Exhibit 1, which is attached.*

*2. 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:

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	NA	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. <i>for each dwelling unit</i>	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:

1. 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.
2. If the lot width for a 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.
3. If a parcel abuts a more restrictive zoning district, the setback shall be the average of the minimum setbacks for the two districts.
4. 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.

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: 150 sq. ft.; One bedroom: 300 sq. ft.; each additional bedroom add 150 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

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 [1,2]	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
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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.



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



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

To: Honorable Mayor and Plan Commission Members

From: Tammy DeMars, Deputy Zoning Administrator

Re: Sign Permit 123 W. Bayfield Street

Date: May 25, 2022

Lori Anderson is applying for a permit to place 60" x 48" wood wall sign for Superior Wellness and Scarlet Fire Glassworks, located at 123 W. Bayfield Street. Both logos are combined on one sign. This sign meets all the sign requirements outlined in Article 18.

Since these are new signs, and in the C3 District, architectural review is required. We have no specific architectural standards for signs.

I have no concerns with this application.

City of



# SIGN PERMIT APPLICATION

Date Received \_\_\_\_\_

**No sign shall be erected, relocated, remodeled, enlarged or repaired until this Permit Application has been approved by the Zoning Administrator.**

The erection, relocation, remodeling, enlargement, and repair of signs must conform to the provisions of the City of Washburn Zoning Code. Certain signs are exempt from the provisions of the Sign Ordinance. See Article 18-15, Signs Not Requiring a Permit, if you think a sign might be exempt.

### PROJECT INFORMATION

Applicant's Name and Mailing Address Lori Anderson

77600 Big Rock Rd, Washburn, WI 54891 Phone # 715-815-0802

Site Address 123 W. Bayfield St., Washburn, WI 54891 Parcel # 33243

Subdivision Orig Townsite of Washburn Block No. 48 Lot(s) 26-28

Property Owner Name, Address & Phone # (if different from applicant) N/A

Written Permission: Yes  No  (Please attach to application.)

Description of Project Signage for business to be placed at building location, centered above front door, see attached

Estimated Cost \$300.00

In the space provided on the back, please describe the overall dimensions of the sign and indicate unique characteristics of the sign. A photo, drawing, or sketch may be provided here. Be sure to include dimensions in the drawing as well as the location of the sign on, or in relation to the building. If more space is needed, please attach another sheet.

**I am familiar with the Washburn Sign Ordinance and the regulations contained therein. I understand that if this permit request is granted, I am responsible to see that the sign is in conformance with the requirements of the Sign Ordinance and that such sign conforms to the standards set in this application.**

**I agree to comply with all applicable codes, statues 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 Lori Anderson Date 5/16/22

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

Sign Type Outdoor coated wooden sign # Signs 1 # Faces 1

Lighting Type none Sign Dimensions 60" x 48" Total Sq Ft 20

Location of Sign Front of building, centered above door Height to Top of Sign from Ground \_\_\_\_\_

**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.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**Fees:** Section 13-1-106 The minimum fee for a sign permit shall not be less than \$15.00 for any sign or for an amount based on the sign area as follows: On-premise signs visible from a public right-of-way shall be calculated on the basis of \$2.00 per square foot in addition to the base fee of \$15.00. The calculation of the area of a ground sign or projection sign shall be the gross area of one face of the sign. The area of the sign shall be the gross area as calculated in this article.

**PERMIT DENIAL:**

Your request for a sign permit is denied. The reasons for the denial are specified below. If you wish to appeal this finding, please contact the Zoning Administrator at City Hall.

PERMIT DENIED BY \_\_\_\_\_

DATE DENIED \_\_\_\_\_

REASONS FOR DENIAL \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PERMIT APPROVAL:**

The sign(s) described in this application meet the provisions of the Sign Ordinance as described in this application.

PERMIT ISSUED BY \_\_\_\_\_

DATE ISSUED \_\_\_\_\_

PERMIT # \_\_\_\_\_

Sign:

Dimensions: 60" x 48"

Outdoor rated sign, weather resistant

Wood with an additional laminate protective coating

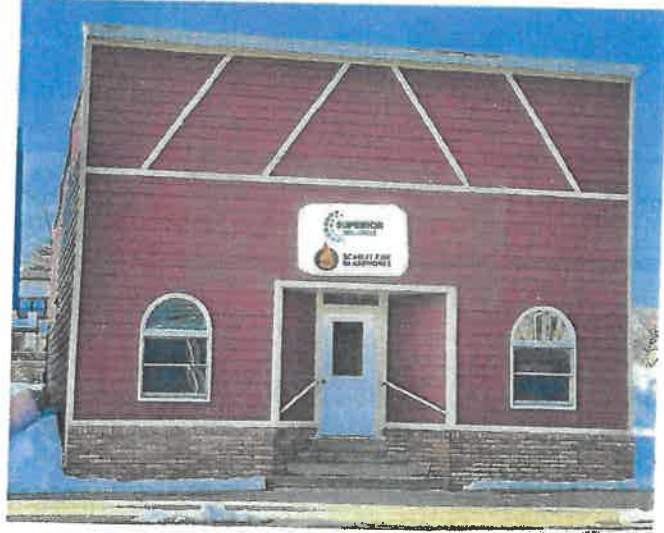
Screw mounted in each corner of the sign, mounted flush to the building

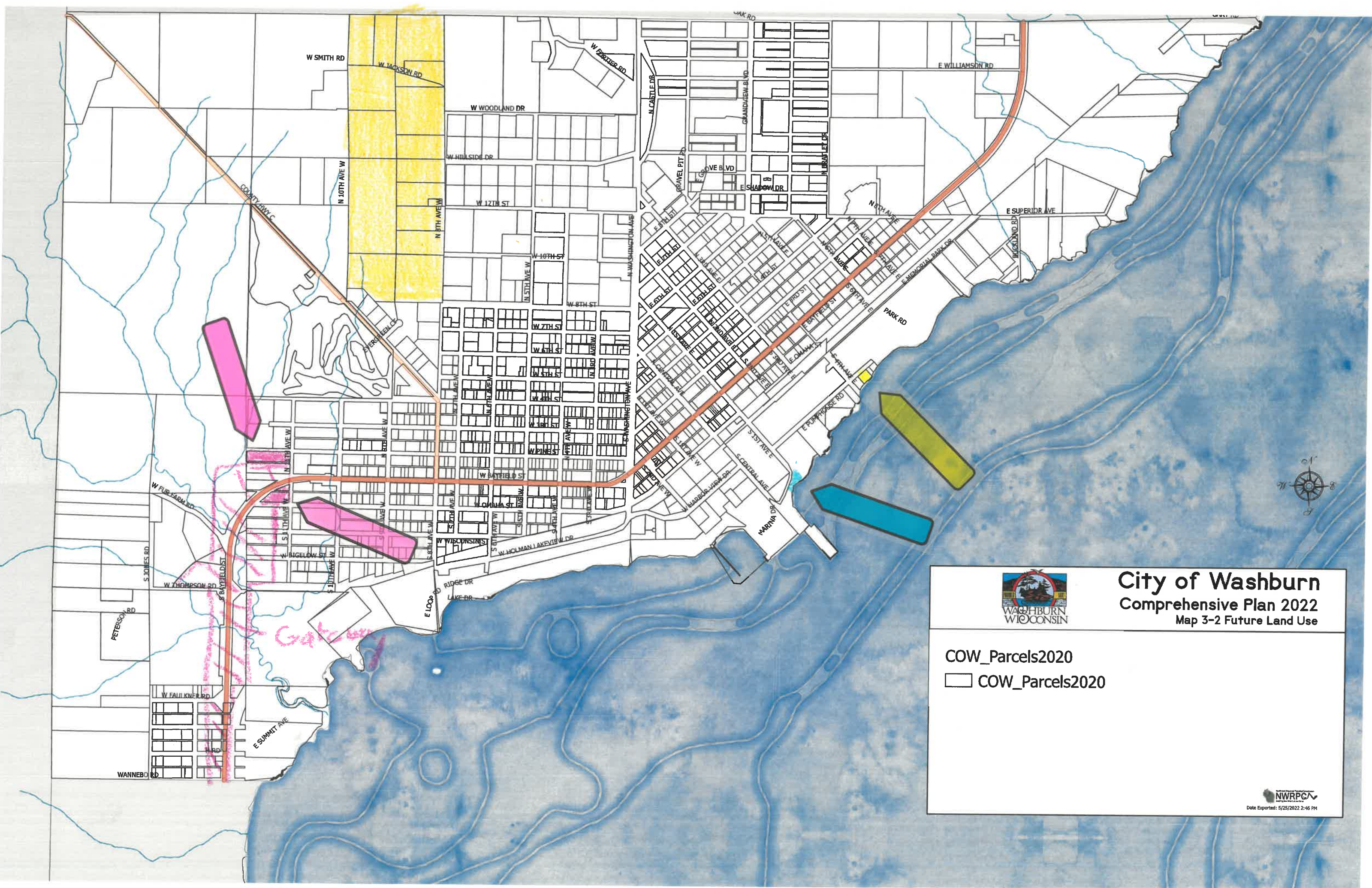
1" rounded sign corners

Sign:



Location of Sign:



















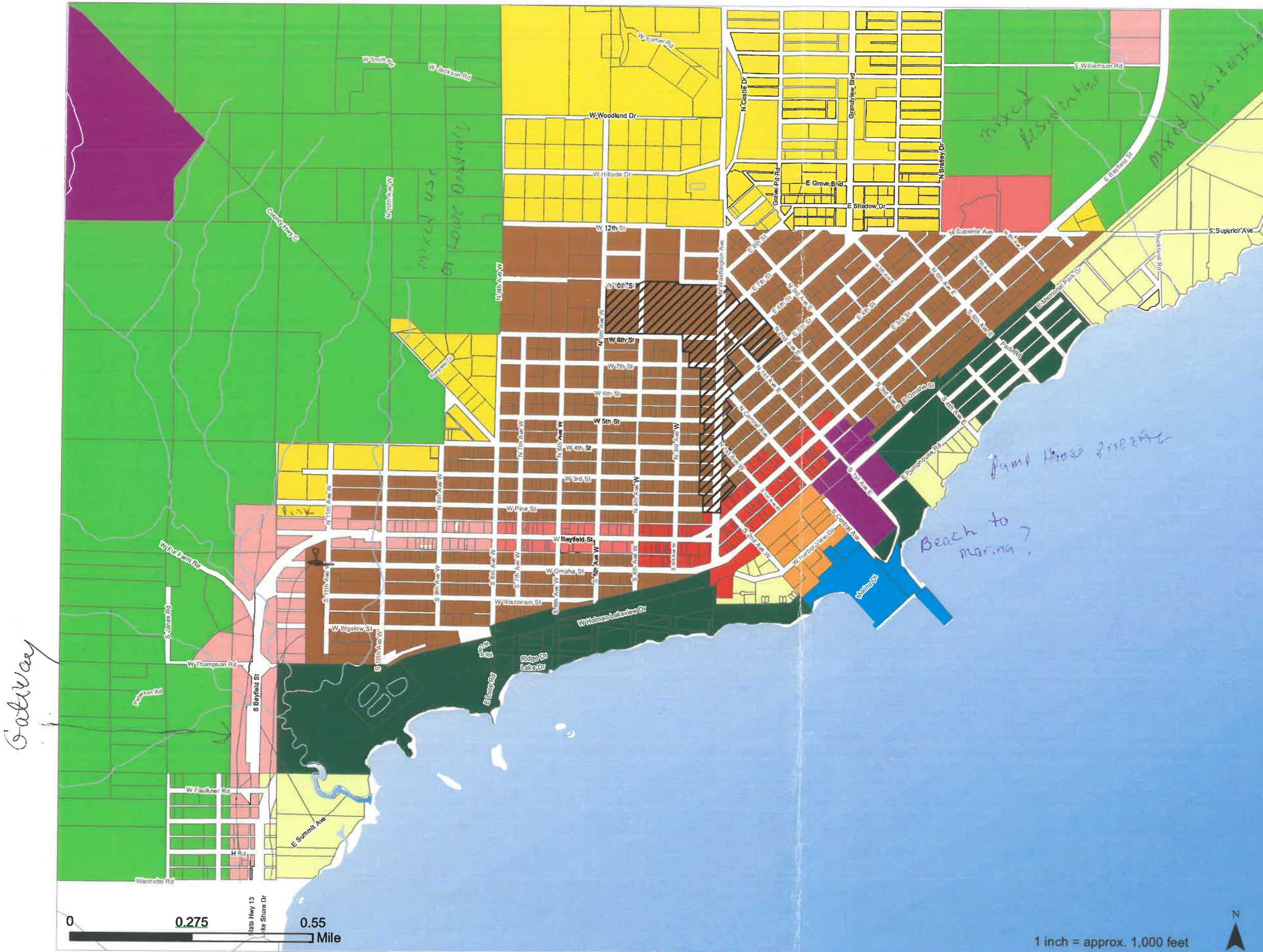
**City of Washburn**  
**Comprehensive Plan 2022**  
 Map 3-2 Future Land Use

- COW\_Parcels2020
- COW\_Parcels2020

**Comprehensive Plan  
Land Use Map  
Approved April 13, 2020**

**Figure 3-3  
Land Use Plan**

<b>Residential</b>	
	Rural Residential / Agriculture
	Low Density Residential <i>- Dauldon</i>
	Moderate Density Residential
	Waterfront Residential <i>- Yellow</i>
<b>Commercial</b>	
	Residential / Cottage Commercial
	Highway Commercial / Residential
	Downtown Core
	Planned Waterfront Special Development <i>WF mixed use</i>
<b>Industrial</b>	
	Industrial
<b>Special Purpose</b>	
	Waterfront Open Space <i>- Turquoise Blue</i>
	Marina
	Washington Avenue Overlay District
<b>Map Features</b>	
	Navigable Stream
	Property Boundary Line



0 0.275 0.55 Mile

1 inch = approx. 1,000 feet

