

February 18, 2021

CITY OF WASHBURN PLAN COMMISSION MEETING

5:30PM Washburn City Hall & Remote Video Conferencing

COMMISSION MEMBERS: Dave Anderson, John Baregi, Mary Motiff, Adeline Swiston, Britt Serrine

ABSENT: Leo Ketchum-Fish, Matt Simoneau

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

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

**Approval of Minutes – February 11, 2021 – Moved by Baregi to approve the minutes of February 11, 2021 second by Anderson. Motion carried 5-0.**

**Public Hearing – Moved by Swiston to open floor, second by Anderson. Motion Carried 5-0**

Brian Fleig, 210 Woodland Drive, Washburn, WI explained he would like to put a second garage on his 1.8 Acre property, this is why he is asking for the Zoning amendment. Tony Jennings-Realtor, 315 Turner Rd, Ashland, WI spoke in favor of this change, he has experienced difficulty selling property in the City of Washburn due to the limitations on garages. He also feels it should be allowed in all zoning districts if it's a large enough piece of property. Mick Malcheski, also spoke in favor of the Zoning amendment.

Linda Barnes, 5 W 3<sup>rd</sup> Street, Washburn, WI, voiced her concerns with the proposed Tourist Rooming House at 1 W. 3<sup>rd</sup> Street. She would like to be able to speak once the discussion starts on the issue. Her home is about 10 paces from the vacation rental, concerned as she has heard conflicting details. Al Eitsert, 1 W. 3<sup>rd</sup> St., Washburn, stated the vacation rental he is requesting will be for up to 12 people, it will be on the higher end rent scale to ensure quality renters. He will not allow rowdy, party type clients. He has a local agent who will watch over the place, there will be rules in place including no dogs and a 10pm quiet time. He and his family will also use it as a vacation home.

Motion by Anderson to close the floor, second by Swiston. Motion carried 5-0.

**Discussion & Recommendation on Zoning Ordinance Amendment to Allow Up to Two Garages in the R-2 District – Brian and Josie Fleig, Petitioner – Petitioners present. Moved by Baregi to recommend approval on Zoning Ordinance 21-003 Amendment to allow up to two garages attached or detached, plus 2 yard sheds in the R-2 District, 2<sup>nd</sup> by Swiston. Motion carried 5-0.**

**Discussion & Recommendation on Conditional Use Permit Request for a Tourist Rooming House at 1 W. 3<sup>rd</sup> Street – Mand Properties LLC, Petitioner – Moved to open floor by Anderson, second by Swiston. Motion carried 5-0.** Linda Barnes, she expressed concerns on the number of people allowed, parking, the owner living 5 hours away, noise, amount of time it will be rented for, the ambiance of the neighborhood, property values and the number of tourist rooming houses being allowed in the City. Mr. Eitsert, stated he has Dana Huber as his agent and she is five minutes away she has experience with the tourist rooming and has never had any issues, the rent he is charging is on the high end to help keep the renters of a higher quality, there is 4 spots for parking so that meets the requirement of the code, there is a fence between this house and Mr. Barnes residence. He will not be renting individual rooms but the entire house with a maximum of 12 people. Motion to close floor by Anderson, second by Swiston. Motion carried 5-0. Baregi moved to approve the conditional use application with no further restrictions, second by Swiston. Anderson suggests adding a condition that would allow the maximum of four cars at any given time. Majority of the group not wanting to add additional restrictions, that would be difficult to enforce. Vote on original motion to approve with no additional conditions, Yes-Baregi, Motiff, Swiston, Serrine and No-Anderson. The Commission reviewed section 7-55 basis of decision 1) the size of the parcel is adequate, 2) use is compatible with the surrounding properties 3) location is ok, 4) there no issue on the effects of traffic and pedestrian, 5) use is suitable 6) no environmental effects 7) no negative effects on surrounding properties 8) no effects of the proposed use on the normal and orderly development and improvement of the surrounding property or zoning district,

9) no other concerns found. Motiff ask if after review of the above factors if any of the Commission Members would like to change their vote, all stood with their original vote. Motion carried 5-1.

**Discussion & Recommendation on Conditional Use Permit Request for Seasonal Residential Use of a Portion of Structure in the C-2 District at 406 W. Bayfield St.-Susan Lince and John Hopkins, Petitioners** – Petitioners present via Zoom. Kløver explains that since this property is in the C-2 district and the property has been used as a residence it was grandfathered in, but once it is no longer used as a residence it would need a conditional use permit to turn back into a residence. What this permit would do is allow the petitioners to use a portion of the house for 6 months of the year as a residence and the other 6 months as commercial without having to obtain a conditional use permit each time. Motion by Sirrine to recommend approval of the conditional use permit request for seasonal residential use of a portion on the structure at 406 W. Bayfield St., second by Anderson. The Commission then reviewed section 7-55 basis of decision 1) the size of the parcel is adequate, 2) use is compatible with the surrounding properties 3) location is ok, 4) plenty of parking so there no issue on the effects of traffic and pedestrian, 5) use is suitable 6) no environmental effects 7) no negative effects on surrounding properties 8) no effects of the proposed use on the normal and orderly development and improvement of the surrounding property or zoning district, 9) no other concerns. Vote on original motion to recommend approval, carried 5-0.

**Discussion and Action on Special exception Request to Enlarge a Non-Conforming Structure, 410 End Ave. East – Erin and Tony Jennings Petitioner** - Mr. Jennings called and asked that this be postponed until the March Meeting.

**Follow-Up Discussion with Jason Laumann of NWRPC on Comprehensive Plan Revision Interactive Issues Exercise**– Mr. Laumann was unable to attend

**Adjourn** – Moved by Baregi to adjourn, 2<sup>nd</sup> by Swiston. Motion carried unanimously. Motiff adjourns the meeting at 7:22pm

Respectfully Submitted,  
Tammy L. DeMars  
Treasurer/Deputy Clerk