

February 20, 2020  
5:30pm Washburn City Hall

CITY OF WASHBURN PLAN COMMISSION MEETING

COMMISSION MEMBERS: Richard Avol, Dave Anderson, John Gray, Leo Ketchum-Fish, Laura Tulowitzky

ABSENT: John Baregi, Adeline Swiston

MUNICIPAL PERSONNEL: Robert Anderson-DPW/Deputy Zoning Administrator, Tammy DeMars City Treasurer/Deputy Clerk,  
Scott Kluver City Administrator

Meeting called to order at 5:30PM by Avol attendance as recorded.

**Approval of Minutes – November 21, 2019 - Moved by Anderson to approve the minutes of November 21, 2019 as presented, second by Avol. Motion carried with Ketchum-Fish abstaining since he was not present.**

**Discussion and Action on Architectural Review for Mural/Wall Art at Artist Squared Gallery – 631 W. Bayfield St., Country Care Pet Hospital - 939 W. Bayfield St., and North Coast Coffee – 509 W. Bayfield St. Susan Lince Petitioner – Susan Lince in attendance.** Petitioner has applied for a grant that will pay for the majority of the cost, with each building owner doing some type of in-kind donation and/or cash match. The proposed pictures will be printed on vinyl sheeting, framed and mounted to the outside wall as shown in each application. Copies of each design were included in the packet. Moved by Ketchum-Fish to approve all three applications, second by Tulowitzky. Motion carried unanimously.

**Discussion and Action on resolution 20-001 to Amend the Comprehensive Plan Land Use Map to Change Three Parcels from Moderate Density Residential to Highway Commercial/Residential – Dale Kelm, Petitioner –** As discussed previously the issue at hand is some of the newer businesses here do not comply with the land use district for this area as the property is currently zoned R-6 Mixed Residential. The options to correct this are: 1) enforce the zoning code as is, which would force the closure of three of the existing businesses, 2) amend the existing residential district to allow for all of the above uses, 3) amend the zoning map to change the area to a different district where all of the above uses are allowable or 4) create a new zoning district with whatever uses you would want. Of the four options, Administrator Kluver finds option three most desirable, and all of the existing uses could be accommodated if the property were rezoned to C-2 General Commercial. As outlined in his memo dated February, 10, 2020. In order to consider a rezone, we first have to amend the comprehensive plan land use map. Moved by Gray to recommend approval of Resolution 20-001 to Amend the Comprehensive Plan Land Use Map to change the three (3) marked parcels to Highway Commercial/Residential, second by Anderson. Discussion included the concerns Bayfield County had on the potential limitations of the vacant nine-acre parcel, Kluver addressed those concerns and shared the questions along with his responses. Questions 1) thru 3) the Commission agreed with Kluver that they should be left as is, question 4) in regards to ponds was discussed an the consensus was that ponds should be allowed, question 5) on outdoor pools being allowed in the Commercial District, (currently they are only allowed with a residential use) it was decided should be allowable as long as they are in ground in commercial settings and question 6) in regards to allowing Model homes with a conditional use permit should be allowed. Original Motion carried unanimously.

**Discussion on Concept of Potential Amendment to the Zoning Code Related to Accessory Structures –** In the current dimensional standards, we reference a yard shed which is defined and a minor shed which is not defined. The maximum shed area is 240 square feet. Some clarification is needed on what a minor shed is and if the 240 square feet is the combination of the two sheds or is it 240 square feet for each shed. When Kluver contacted our consultant Tim Schwecke, he suggested three different options as outlined in the e-mail to Administrator Kluver dated December 2, 2019: 1) Remove the reference to minor shed in Appendix B and allow one yard shed not exceeding 240 sf only, 2) remove the reference to minor shed in Appendix B and allow 2 yard sheds, aggregate not to exceed 240sf, 3) remove the reverence to minor shed in Appendix B and allow 2 yard sheds, not exceeding 240 sf each. Lengthy discussion held. Moved by Ketchum-Fish to have Kluver start the process that would remove minor shed completely and allow up to 2 Yard Sheds change the code to allow Shed Area = Aggregate 500 sq. ft in all residential and C-1 Districts, plus 250 sq. feet of shed space for every full acre over 4 acres., second by Avol. Motion carried unanimously.

**Adjourn – Avol moves to adjourn @ 6:37pm, second by Ketchum-Fish. Motion carried unanimously.**

Respectfully Submitted,  
Tammy L. DeMars  
Treasure/Deputy Clerk