

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/82124030727> or by calling 1 (877) 788-0099 (Toll Free) and entering Webinar ID: 821 2403 0727 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 18, 2020
TIME: 5:30 P.M
PLACE: Washburn City Hall

AGENDA:

- Call to Order
- Roll Call
- Approval of Minutes – May 21, 2020
- Public Hearing
 - Discussion and Recommendation on Ordinance No. 20-006 to Amend the City's Zoning Code to Update the City's Regulation of Yard Sheds Chapter 13, Article 8, Section 554 and Appendix B
- Discussion & Action on Site Plan Review for Installation of Additional Solar Panels, 504 w. 3rd Street, Joseph LeBouton & Ariadna Chediak-Petitioners
- Final Review and Recommendation of Municipal Land Sale
- Adjourn

May 21, 2020

CITY OF WASHBURN PLAN COMMISSION MEETING

5:30pm Washburn City Hall & Remote Video Conferencing

COMMISSION MEMBERS: Mary Motiff, Dave Anderson, John Gray, Leo Ketchum-Fish, John Baregi, Adeline Swiston

ABSENT: Vacancy

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

Meeting called to order at 5:30PM by Motiff attendance as recorded. Motiff and Baregi attending VIA Zoom.

Approval of Minutes – February 20, 2020 - Moved by Gray to approve the minutes of February 20, 2020 as presented, second by Ketchum-Fish. Motion carried with Swiston abstaining.

Election of Vice Chairperson – Baregi nominates Ketchum-Fish, second by Swiston. With no further nominations, Gray moves to close nominations, second by Anderson. Motion carried unanimously. Ketchum-Fish accepts nomination.

Discussion & Action on Site Plan Review for Installation of Solar Panels, Gail Bodin 431 W. Bayfield Street - Next Energy Solution, Inc, Petitioner – DeMars reports site plan has been reviewed and meets all the requirements outlined in section 7-75 and Section 8-549. Motion by Gray to approve the site plan for installation of solar panels at 431 W. Bayfield Street, second by Swiston. Motion carried unanimously

Discussion & Action on Downtown Design Review for Hawkes Building at 100 W. Bayfield Street-John Sopiwnik, Petitioner – Sopiwnik in attendance. Moved by Swiston to open floor, second by Baregi. Motion carried unanimously. Sopiwnik, address the Commission, thanks Kluver for expediting this to the Plan Commission. This roof change he is requesting is for aesthetics and function, the roof rake in the front is to help keep the water off the building and protection coming in and out of the building. The roof pitch would be 4/12, section 14-7 (5) of the Zoning Code only states Flat or gently sloping roofs which are not visible from the street grade shall generally be used, so it's not specific to what may be considered "gently sloping". General consensus was the 4/12 pitch wouldn't be an issue. Moved by Ketchum-Fish to approve the roof design, second by Gray. Discussion held on if architectural review was or was not needed, since this is the Downtown Design District. Kluver doesn't believe it does because it's not new construction and the use is not being changed, after further debate it was decided to do the architectural review. Section 8-182(3) of the zoning code requires a building rake elevation that faces Bayfield Street the roof line must be hidden behind the façade facing Bayfield Street. Ketchum-Fish motions to approve the roof structure with the rake hidden behind the façade, second by Swiston. Motion carried unanimously.

Discussion & Action on Façade Loan Application-John Sopiwnik, 100 W. Bayfield Street, Petitioner – Mr. Sopiwnik is requesting \$15,754.95 for exterior windows, front door, and refresh the sills, trim and Hawkes sign. This request is more than the standard threshold of \$10,000.00, but the Plan Commission can approve loans higher than that if they believe the project would improve the project would improve the architectural value of the building. Kluver has reviewed the documents and it meets the technical requirements of the program and the utility payments are up to date as is the required payment on taxes. Moved by Baregi to approve the loan in the amount requested of \$15,754.95 and authorize the Administrator and City Attorney to prepare and execute the loan documents, second by Gray. Motion carried unanimously.

Moved by Baregi to close floor, second by Ketchum-Fish. Motion carried unanimously.

Annual Review and Recommendation on Municipal Land Sale List – The Plan Commission reviewed the list of current properties for sale. Moved by Anderson to recommend adding property number 19 to the land sale list, 2nd by Swiston. Discussion on development for the property. Anderson amends previous motion to recommend adding property number 19 with the recommendation it be sold for new development, amendment accepted by Swiston. Motion carried unanimously.

Adjourn – Motiff adjourns the meeting at 6:58pm

Respectfully Submitted,
Tammy L. DeMars
Treasurer/Deputy Clerk

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To: Plan Commission Members

From: Scott J. Kluver, Administrator

Re: Ordinance Amendment

Date: June 11, 2020

Enclosed you will find a draft zoning code ordinance that clarifies and updates the number and area for sheds. This ordinance comes to you from a recent discussion the Plan Commission had on this topic. Please review to make sure this is what you would like to see for sheds in all of the listed districts.

After the public hearing, if the Plan Commission recommends approval of this ordinance, it will be forwarded to the Council for approval.

I recommend that the ordinance be approved. Please let me know if you have any questions related to this matter.

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

Public Hearing will be held at the regularly scheduled Plan Commission Meeting, Thursday, June 18, 2020, 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 to update the City's regulation of yard sheds.

Further details on the proposed amendment may be obtained in the Administration Office at the Washburn City Hall, Mondays 7:30AM - 4:30PM, and Tuesday – Friday 10:00AM - 4:30 PM.

Scott J. Kluver
Zoning Administrator

Block Ad May 30 and June 6, 2020 – Daily Press

**CITY OF WASHBURN
Ordinance No. 20-006**

An ordinance adopted by the Common Council for the City of Washburn at its regular meeting of July 13, 2020, for the purpose of amending the City's Zoning Code to update the City's regulation of yard sheds. Additions are in *red italics*, deletions are in ~~strikeout~~.

1. Amend Chapter 13, Article 8 and Appendix B as follows:

Article 8, Section 554:

8-554 Yard Shed

~~No more than one yard shed shall be placed on a parcel of land.~~ *Up to two (2) yard sheds are allowed per parcel of land.*

Appendix B:

Zoning District	***	Maximum shed area [5]	Maximum number of accessory buildings [6]
Rural Residential (R-1)	***	240 sq. ft. <i>Aggregate total of 500 sq. ft. plus an additional 250 sq. ft. of shed space for every full acre over 4 acres per parcel.</i>	2 garages attached or detached, plus ± 2 <i>± 2</i> yard sheds and 1 minor shed.
Single-Family Residential (R-2)	***	240 sq. ft. <i>Aggregate total of 500 sq. ft. plus an additional 250 sq. ft. of shed space for every full acre over 4 acres per parcel.</i>	1 attached or detached garage, plus ± 2 <i>± 2</i> yard sheds and 1 minor shed.
Mixed Residential (R-6)	***	240 sq. ft. <i>Aggregate total of 500 sq. ft. plus an additional 250 sq. ft. of shed space for every full acre over 4 acres per parcel.</i>	1 attached or detached garage, plus ± 2 <i>± 2</i> yard sheds and 1 minor shed.
Waterfront Residential (R-7)	***	240 sq. ft. <i>Aggregate total of 500 sq. ft. plus an additional 250 sq. ft. of shed space for every full acre over 4 acres per parcel.</i>	1 attached or detached garage, plus ± 2 <i>± 2</i> yard sheds and 1 minor shed.
Cottage Commercial (C-1)	***	240 sq. ft. <i>Aggregate total of 500 sq. ft. plus an additional 250 sq. ft. of shed space for every full acre over 4 acres per parcel.</i>	1 attached or detached garage, plus ± 2 <i>± 2</i> yard sheds and 1 minor shed.

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: _____

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Date: June 11, 2020
To: Honorable Mayor and Plan Commission Members
From: Tammy DeMars, Deputy Zoning Administrator
RE: LeBouton/Chediack Solar Project

Mr. LeBouton is requesting an extension to his existing solar array, adding an additional 16' to the array for a total of 48'. This will give him a 6' side yard setback which falls well within the 3' minimum.

This application requires a Site Plan and Zoning Permit. The Site Plan decision document for this application is outlined in 7-75 of the Zoning Code and Section 8-549 outlines the requirements for Solar Energy Systems Free-Standing. Copies of these are included in your packet for review along with Mr. LeBouton's responses to section 8-549 and Section 7-75.

In my opinion they meet all the requirements outlined in 7-75 of the Zoning Code and Section 8-549 and would recommend approval based on.

CONSTRUCTION PERMIT APPLICATION

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

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

Owner Joseph LeBoutan & Ariadna Chediack E-Mail _____
 Construction Contractor Next Energy Solutions Inc. Phone 262-298-6991
 Address 461 Hwy 63, Shell Lake, WI 54871 License # _____
 Excavation Contractor SAME Phone: _____
 Address _____ License # _____

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

PROJECT INFORMATION

Site Address 504 W 3rd St. Pin # 04-291-2-48-04-05-2 00-312-12806
 RE Tax ID # 33045 Zoning District R6 Lot Area Lots 6-7-8, ~150x150'
 Description of work Add 10 panels to existing 20-panel solar array.
Add one post, and beams to support new panels
 Estimated Project Cost \$7000

<p>NEW CONSTRUCTION</p> <p>Building Height <u>~14 ft.</u> <input type="checkbox"/> Accessory <input type="checkbox"/> Other _____ <input type="checkbox"/> 1-story <input type="checkbox"/> 2-story <input type="checkbox"/> Basement</p>	<p>Area Involved <u>SOLAR PANELS</u></p> <p>Basement _____ sq ft Living Area _____ sq ft Garage _____ sq ft Total <u>480</u> sq ft</p>	<p>Water & Sewer:</p> <p>Water <input type="checkbox"/> Municipal or <input type="checkbox"/> Private Well Sewer <input type="checkbox"/> Municipal or <input type="checkbox"/> Septic Permit Numbers <u>N/A</u></p>
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Additional permits that may not be covered by this application: Driveways; Sewer, Water, Demolition, Sidewalks

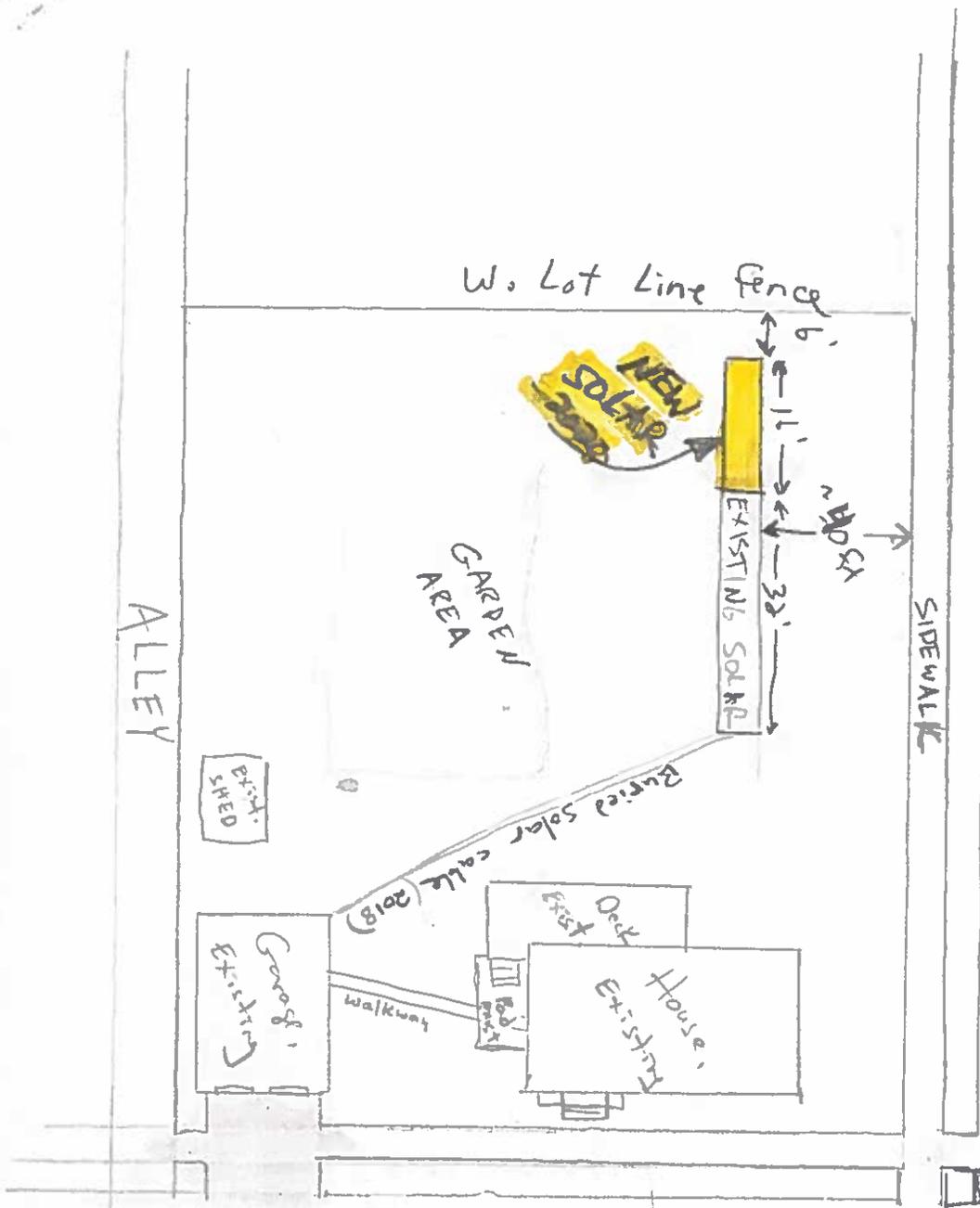
I agree to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the State of Wisconsin or the City of Washburn; and certify that all of the above information is accurate.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

Applicant Signature [Signature] Date 5/13/2020

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

See Attached Condition Letter

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



Not To Scale.

Please ADDITIONAL SOLAR PANELS
ON EXISTING ARRAY

Construction Permit Application
 504 W. 3rd St.
 Joseph LeBouton & Ariadna Chedra
 5/13/2020

2020/05/13

Particulars of additional solar panel permit application for 504 W 3rd St
Joseph LeBouton and Ariadna Chediack, owners/residents.

8-549 Solar energy system, free-standing

(a) Surface area. The surface area of a free-standing solar energy system shall not exceed 5 percent of the lot area.

Lots 6, 7, and 8 total 22500 sq.ft. (150ft x150 ft). The additional ten solar panels will total 30 solar panels, a total of 48ft x 10ft = 480 sq.ft., or 2.1% of the lot area.

(b) Number. There is no limit on the number of free-standing solar energy systems on a parcel of land.

The additional panels will be added to the current structure, resulting in a single system.

(c) Maximum height. A free-standing solar energy system in any position shall not exceed 15 feet in height as measured from the surrounding grade.

The free-standing system is approximately 10 to 13 feet in height, depending on the seasonally adjusted angle. (13 feet tall in the winter when adjusted to a greater angle; 10 feet tall in the summer, when adjusted to a more horizontal angle.)

(d) Setback. A free-standing solar energy system in any position shall not extend into the setback of a front yard, side yard, shore yard, or rear yard as established for the zoning district in which the parcel is located. Pursuant to the procedures and requirements in Article 7, the Plan Commission may approve a special exception to allow a free-standing solar energy system to extend into a setback when no other location on the parcel is acceptable and the encroachment is the least necessary to allow the system to operate.

The additional panels will add 16 feet in length to the current structure in the direction of the west lot line. The new structure will end six feet from the west lot line.

(e) Placement in yards. A free-standing solar energy system located in a residential or commercial zoning district shall only be located in the rear or side yard. Pursuant to the procedures and requirements in Article 7, the Plan Commission may approve a special exception to allow a free-standing solar energy system in the front yard when no other location on the parcel is acceptable and the encroachment is the least necessary to allow the system to operate. A solar panel in a manufacturing zoning district may be located in any yard area.

The solar panel structure is in the side yard as seen from W. 3rd Street.

(f) Certification. A free-standing solar energy system shall be certified by one of the following: Underwriters Laboratories, Inc.; National Renewable Energy Laboratory; Solar Rating and Certification Corporation; or other recognized body as approved by the zoning administrator. The building inspector may approve the use of a homemade panel.

The make and model of this solar panel system is Patriot Mount (www.patriotsolargroup.com), installed by Next Energy Solution of Clam Lake. Next Energy Solution was the bid winner for the Chequamegon Bay Group Solar Buy installation contract in 2018, and installed the original system in November of that year.

(g) Glare. A free-standing solar energy system shall be positioned so as to minimize glare towards vehicular traffic and adjacent properties.

The panels face the alley between W. Pine Street and W 3rd St. A tree line blocks glare to the south and west. The house on the property blocks glare to the east.

(h) Approval by electric utility company. If the solar energy system is designed to produce electricity, the property owner shall submit documentation acceptable to the building inspector indicating that the system meets all applicable regulations and requirements of the affected electric utility company.

Xcel Energy has approved our grid tie system, which has been in production since November of 2018.

(i) Termination of use. If the zoning administrator determines that a free-standing solar energy system has not been operational for a continuous period of 12 months, the administrator shall follow the procedure outlined in Article 7 relating to the termination of an approval.

Not applicable. This is a grid tie system currently producing electricity.

7-75 Basis of decision The Plan Commission in making its recommendation/decision and the Common Council in making its decision shall consider the following factors:

(1) effects of the project on traffic safety and efficiency and pedestrian circulation, both on-site and offsite;

The addition of ten solar panels to the current free-standing solar panel system is located in the side yard. While visible from W. 3rd Street, it is not in pedestrian or traffic area.

(2) effects of the project on the natural environment;

We'd like to think photovoltaics are easier on the atmosphere and water than fossil fuel-based electricity production. We are turning the shaded area under the panels into a flower garden bed.

(3) effects of the project on surrounding properties;

The solar panels are visible from surrounding properties. We've had numerous compliments on the panels, and no bad reviews. The height and location are such that the panels do not cast shade on neighboring parcels.

(4) compliance with the general site design principles enumerated in s. 8-163;

The solar panel design is neat and professional. While attractiveness is subjective, as stated above we have had numerous appreciative comments on the existing structure. The addition will be of the same design.

(5) compliance with the design principles for parking lots enumerated in s. 17-3;

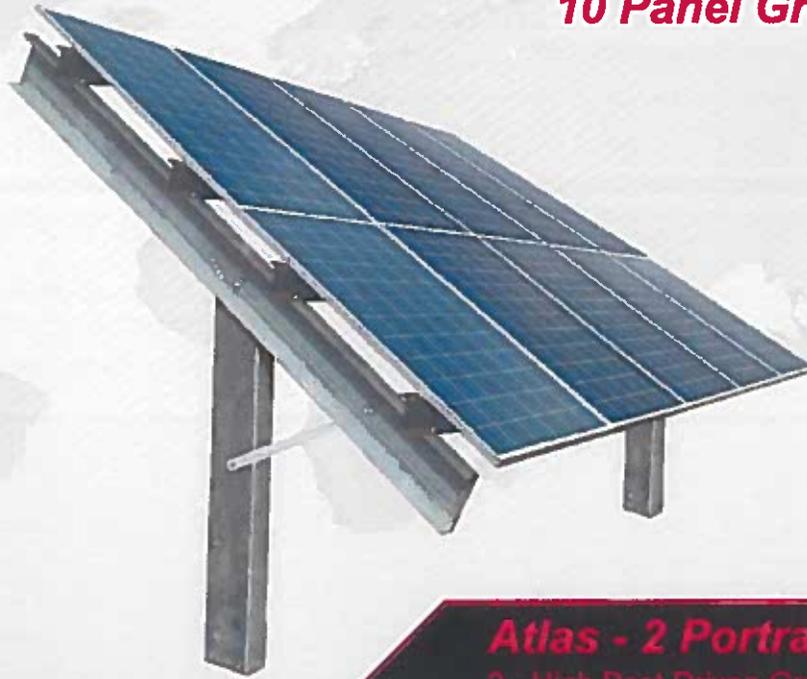
Not applicable.

(6) compliance with other applicable requirements contained in this chapter; and

(7) any other factor that relates to the purposes of this chapter set forth in s. 1-5 or as allowed by state law.

Please let us know if you need further information. We're happy to invest in helping make Washburn an energy independent community.

Atlas 2 High 10 Panel Ground Mount

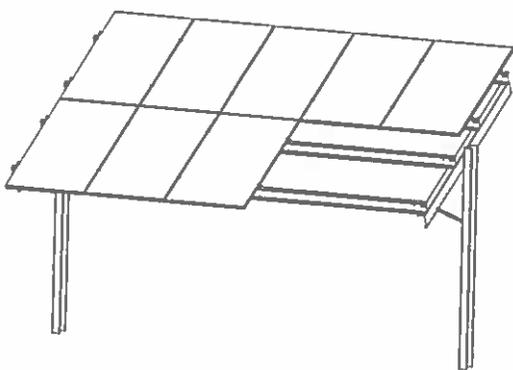


Atlas - 2 Portrait
2 - High Post Driven Ground Mount

Superior Cost Savings

The Atlas is a fixed tilt ground mount solution designed for commercial and utility scale installations, with slide-in panel rails, pre-punched hole locations, UL 467 grounding mid clamps and only three major components. Atlas dramatically lowers overall project installation and racking costs by up to 30%.

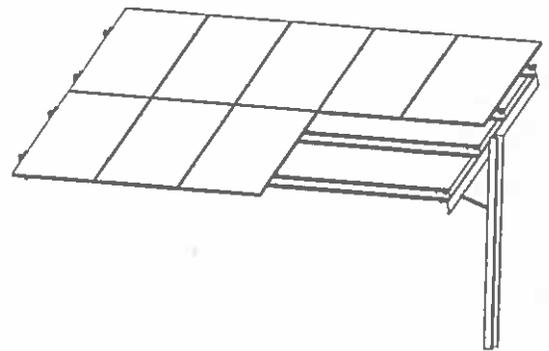
Start Section



Rail Attachment



Add-on Section

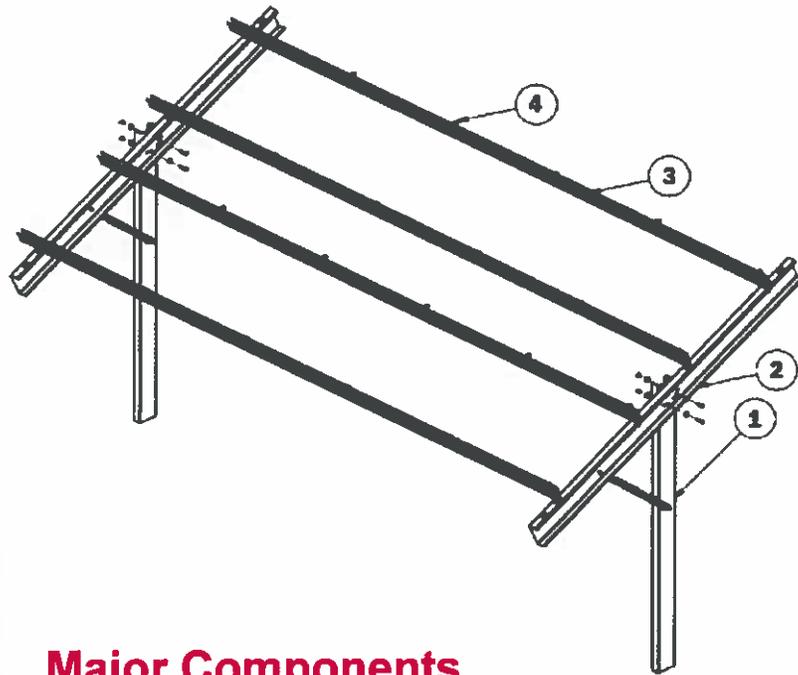


Key Features

- Simple convenient panel installation
- UL 467 grounding mid clamps
- Only 3 main components. No on-site Welding
- Universal hardware for all assembly
- 5° - 40° angles available
- All components are galvanized roll-formed steel
- C-Channel posts are pile driven into ground
- Accommodates terrain up to 5° EW

Atlas - 2

2-High Post Driven Ground Mount



Technical Specifications

Application	Open Field Layout
Foundation	Pile Driven
Module Orientation	Portrait
Module Compatibility	All Major Brands - 60 & 72 Cell Modules
Tilt Angle Available	5° - 40°
Ground Clearance	Standard - 24"
Grade of Terrain	EW = 5°
Wind Load	Up to 100 MPH *
Snow Load	Up to 60 PSF *
Purlin Length	207"
Material Composition	Galvanized Steel G-90 - Post, Truss & Rails
Warranty	20 Years
Manufacturing	Made in USA

Major Components

1 C-Channel Post

Available in multiple lengths for various soils and height clearances. Other Post Options include Helical, I-Beam, and Ground Screw.

2 Stamped Truss

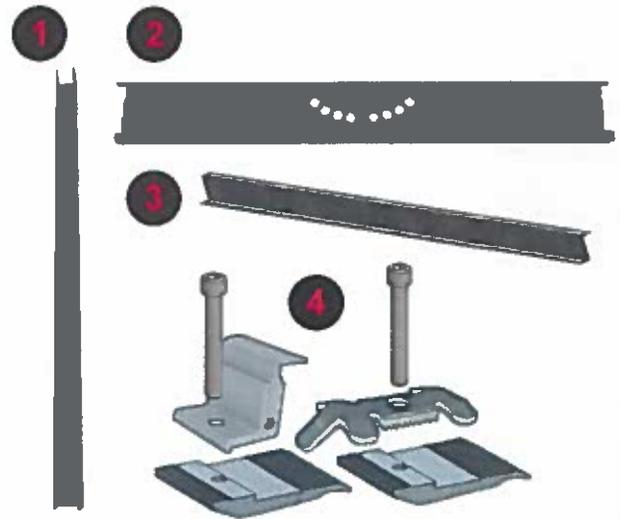
Pre-punched truss design allows for faster connection to post and varying truss angles.

3 Stamped Z-Purlin

Quick assembly with easy adjustment. Swedge add-on rail into preceding rail section without the need for additional assembly hardware or splice bar.

4 Panel Clamps and Grounding

Mid clamps come complete with UL 467 Grounding solution. Clamp design allows for quick and easy assembly.



		START	ADD
1.	C-Channel Post	2 pcs	1 pc
2.	Stamped Truss	2 pcs	1 pc
3.	Stamped Z-Purlin 207", 11 Ga.	4 pcs	4 pcs
4.	Clamps with Grounding	24 pcs	24 pcs

All assembly hardware included.

*Snow loads are ground snow loads estimated at 40 deg.
 *wind loads are estimated at 10 deg.
 *Loading is single factor snow only or wind only.
 *All specifications subject to change without notice.

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To: Plan Commission Members

From: Scott J. Kluver, Administrator

Re: For Sale List Update

Date: June 11, 2020

As of this time, no departments have indicated any concerns with the proposed change to the for-sale list. The committees will not meet until the days just before the Plan Commission meeting.

You will note my memo on the property and the potential difficulty in creating multiple lots due to the topography.

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To: Harbor Commission Members
Park Committee Members
Washburn Housing Authority
Ambulance Director Clark
Fire Chief Petersen
Police Chief Johnson
Interim Public Works Director

From: Scott J. Kluver, ^{SK} Administrator

Re: City's Land Sale List

Date: May 27, 2020

Please note that the Plan Commission has begun the process of reviewing the City's land "for-sale" list. Attached you will find: (1) a map indicating the location of the properties of which the green properties are currently for sale, (2) a copy of the relevant ordinance related to the procedures for reviewing the property list, and (3) maps related to a proposed change to the listing.

At this time, the Plan Commission is soliciting comments on the existing list and the following proposed change:

- Lot #19 – On this unwieldy lot, the proposal is to take the northwest L-shaped portion of this lot which fronts Washington Avenue, Oak Road, and Fortier Rd to create as many residential lots as possible. As zoning would require 1.5 acre lots, two lots could be created; however, topography may only practically allow one lot to be created. The intention is to create a lot that could be sold for residential development.

I ask that each body or individual please review the list with the proposed changes per the criteria outlined in section 3-6-4 (b) of the ordinance at their next regularly scheduled meeting and inform me of the result of the discussion, even if there are no changes, by June 17, 2020. The Plan Commission will be taking this matter up again on June 18, 2020.

Please do not hesitate to contact me if you have any questions on this process.

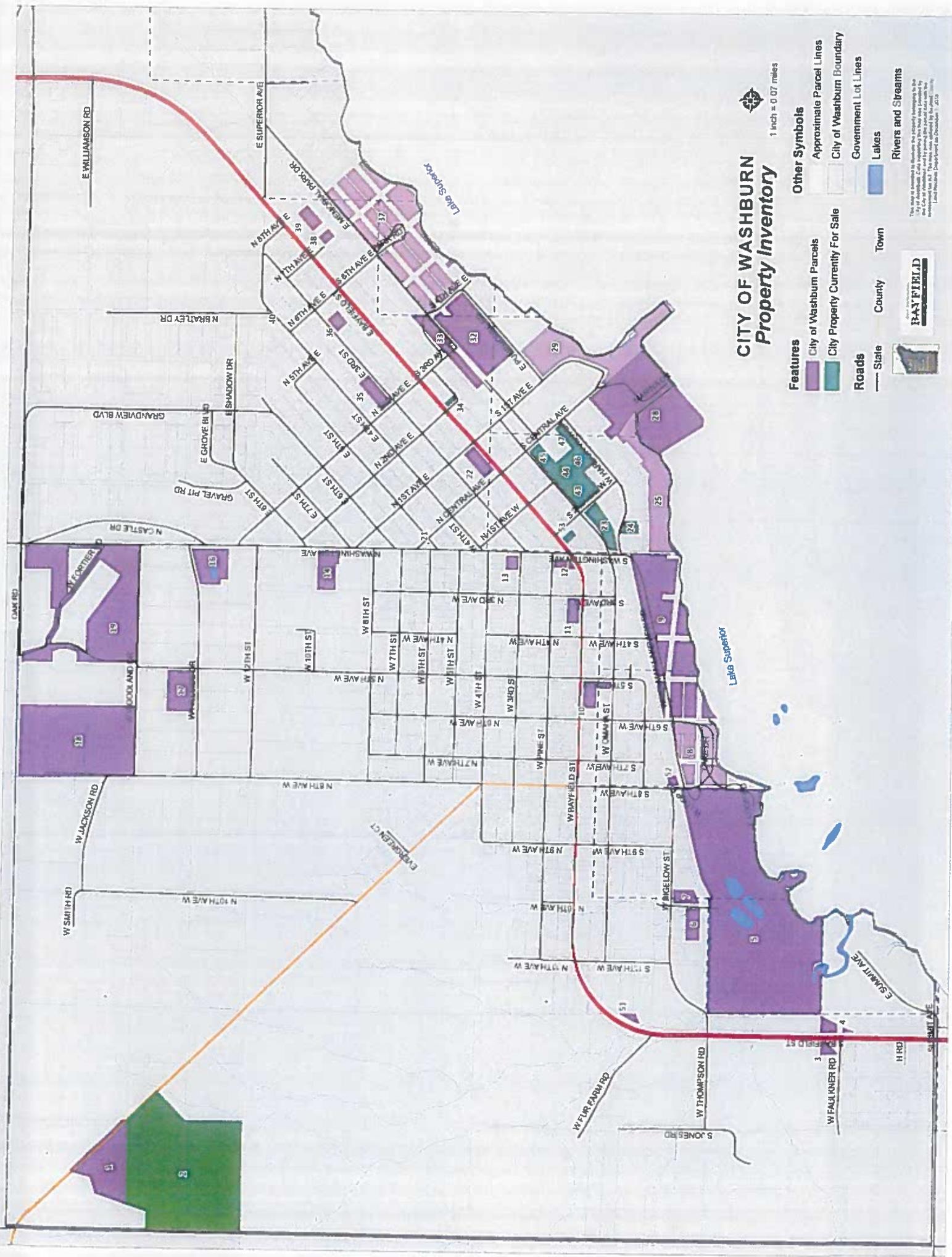
CITY OF WASHBURN Property Inventory

1 inch = 0.07 miles

- Features**
- City of Washburn Parcels
 - City Property Currently For Sale
- Roads**
- State
 - County
 - Town
- Other Symbols**
- Approximate Parcel Lines
 - City of Washburn Boundary
 - Government Lot Lines
 - Lakes
 - Rivers and Streams



This map is intended to illustrate the property belonging to the City of Washburn and is not intended to be used for any other purpose. The City of Washburn is not responsible for any errors or omissions on this map. The information is provided for informational purposes only. Last updated: September 15, 2014.



Title 3 ► Chapter 6

Sale of City-Owned Property

3-6-1	Findings and Purpose
3-6-2	Definitions
3-6-3	Sale of Listed Properties
3-6-4	Creation of List
3-6-5	Changes to the List
3-6-6	Sale of Property Included on List
3-6-7	Requests for Land Donation
3-6-8	Vacation of Streets and Alleys
3-6-9	General Provisions

Sec. 3-6-1 Findings and Purpose.

The Common Council finds that the sale of real property owned by the City of Washburn is in the City's interests when such lands are properly designated as available for sale and when such sales are carried out in a fashion that promotes the common good. The purpose of this Chapter is to establish comprehensive procedures for identifying real property owned by the City that is suitable for sale and for processing such sales.

Sec. 3-6-2 Definitions.

The following definitions shall be applicable in this Chapter:

- (a) **List of Properties Available for Sale.** The list created and maintained pursuant to this Chapter, and approved by the Common Council, and may be referred to as the "list."
- (b) **Real Property.** Land and any permanent improvements thereon, except that it does not include any improvement sold on the condition that it be removed from City-owned land, and it does not include any parcel within any City-designated business, commercial or industrial park or City-owned residential subdivision for which the City has adopted specific lease or sale procedures, but it does include any transfer to or from the City's Redevelopment Authority and any transfer pursuant to the provisions of Sections 66.1331 through 66.1337, Wis. Stats.

Sec. 3-6-5 Changes To The List.

- (a) **Regular Review.** During the second quarter of each calendar year, the Plan Commission shall review the list and recommend any additions, deletions or other changes to the list, using the same factors and procedures as set out in Section 3-6-4. Any such recommendation shall be referred to the Common Council for public hearing as set forth in Section 3-6-4(d) prior to a vote on its approval.
- (b) **Referrals.** The Mayor, Common Council, City Administrator, or the Plan Commission on its own motion may refer any parcel to the Plan Commission for its recommendation as to inclusion on the list or deletion from the list based on the factors as set forth in Section 3-6-4(b). Any such recommendation shall be referred to the Common Council for public hearing as set forth in Section 3-6-4(d) prior to a vote on its approval.
- (c) **Requests.** Any party with an interest in purchasing a parcel of real property that does not appear on the list may request the Plan Commission to recommend inclusion of the parcel on the list, based on the factors as set forth in Section 3-6-4(b). The Plan Commission shall provide notice as provided under Sec. 3-6-4(c) before making any such recommendation. Any such recommendation shall be referred to the Common Council for public hearing as set forth in Section 3-6-4(d) prior to a vote on its approval. Any party making such a request shall be required to deposit with the City Treasurer a sum sufficient to pay for the actual costs of considering the recommendation, including but not limited to copy, postage, publication and appraisal costs.
- (d) **Properties Purchased for Redevelopment.** Any property acquired by the City for the express purpose of redevelopment shall, upon acquisition, be placed on the list. A property is "acquired by the City for the express purpose of redevelopment" if the motion or resolution approving the acquisition expressly states that the property is being acquired for a general or specific redevelopment purpose.

Sec. 3-6-6 Sale of Property Included on List.

- (a) **Negotiation Authority.** The City Administrator is authorized to negotiate the sale of any parcel included on the list, subject to any conditions attached to the parcel's listing, and subject to final approval by the Common Council.
- (b) **Establishment of Fair Market Value.** No property shall be disposed of without an appraisal unless otherwise directed by the Common Council. This provision shall not prevent the Council from entering into a sale of property for terms as determined by the Common Council that may include a sale price of less than fair market value.
- (c) **Sale Documents.** The City Attorney shall prepare all documents related to the property disposition.
- (d) **Property Survey.** A certified survey map may be required for any parcel sold or donated prior to closing.

Sec. 3-6-9 General Provisions.

- (a) **Severability.** If any section, subsection, sentence, clause, phrase, or portion of this Chapter is for any reason held invalid or unconstitutional, such portion shall be deemed a separate, distinct and independent provision and such ruling shall not affect the validity of the remaining portions of this Chapter.
- (b) **Contravening Ordinances and Resolutions Repealed.** All ordinances or resolutions or parts of ordinances or resolutions contravening the provisions of this Chapter are hereby repealed.

