

June 21, 2018
5:30pm Washburn City Hall

CITY OF WASHBURN PLAN COMMISSION MEETING

COMMISSION MEMBERS: Dave Anderson, Richard Avol, John Baregi, John Gray, Leo Ketchum-Fish (late), Jeremy Oswald, Adeline Swiston

ABSENT:

MUNICIPAL PERSONNEL: Scott Kluver-City Administrator, Tammy DeMars-City Treasurer/Deputy Clerk, City Attorney Max Lindsey via phone

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

Approval of Minutes – May 17, 2018 – Moved by Baregi to approve minutes as presented, second by Swiston. Motion carried unanimously.

Ketchum-Fish arrives at 5:32pm.

Avol announced that the Architectural Review and Façade Loan Application of Nate Swiston would be moved further down the agenda to allow time for Mr. Swiston to attend the meeting as he is currently on his way back from taking care of some business out of town.

Discussion & Recommendation on Request to Vacate the Entire Alley in Block 23 of the Hillside Addition to the City of Washburn along with the area adjacent to the Vacated North Fourth Avenue East – Jim Bodin Petitioner -Petitioner not present. Kluver gives brief over view of request and has no objection to the request. Moved by Baregi to recommend approval to Vacate the entire Alley in Block 23 along with the area adjacent to the vacated North Fourth Ave. East of the Hillside Addition to the City of Washburn, second by Gray. Motion carried 7 to 0.

Discussion and Action on Architectural Review of Façade Renovations to 122 W. Bayfield Street – Spears, Carlson, & Coleman S.C., Petitioner – Motion by Ketchum-Fish to approve the façade renovations to 122 W. Bayfield St., as they meet all the criteria listed in article 7-18 for approval second by Anderson. Motion carried 7 to 0

Avol introduced newest member of the Commission John Gray. Since we have a new member, he also read statement reminding Commission Members of the role of Plan Commission, referring to Wis. State Statute 19.59 & 946.13 and reminding that decision the members make must be based on predetermined standards found in state statutes, case law or local ordinance, not based on their personal feelings.

Discussion and Action on Revised Site Plan and Architectural Review Plans for Washburn Family Dollar, 406 W. Bayfield Street – Sorenson Development, Inc., Petitioner– Mountain Engineering representative Myron Berry present to answer any questions, along with Anthony Baez of Sorenson Development. Ketchum-Fish moves to decline site plan for the Washburn Family Dollar, based on a number of zoning code inconsistencies with the code as written; significant problems that do not fit and cannot fit with the size of the building. second by Anderson. Ketchum-Fish then handed out three-page summary referencing 8-66 (B), 8-163(4), 8-183 (4) (7), 8-68 (B), 19-2-3, 8-126, 18-10 (a) and 8-183 (1). Lengthy discussion, 8-66 side yard set back does not apply, since this is a corner lot there are two front yards they meet this requirement. 8-163 – Docking area it was suggested that fence could be used to screen from view, this was not acceptable to Ketchum-Fish or Anderson, 8-183 (4) & (7) Berry felt they could work with this by adding the brick around the back side of the building and the section facing the post office is going to be screened with trees, 8-68 (B) was determined not an issue because for building purpose it can be considered as one lot. 8-126 Stormwater control – discussed and is not an issue. 19-2-3 Lighting; petitioner is willing to add the signs to the total lumens and make adjustments necessary. 18-10(A) (2) Petitioner willing to put brick around the base to comply. 8-183 Scale of the building, discussed at length with, Ketchum-Fish questions the use of the T distribution used by Berry, they are flawed and he has someone in the audience that can attest to this. Moved by Ketchum-Fish to open floor, second by Anderson. Motion carried unanimously. Jody Supanich, Mathematics/Statistical Professor at Northland College came forward speaking on T values explaining were she sees fault in the accuracy of the figures provided by Family Dollar. Moved by Oswald to close floor, second by Baregi. Motion carried unanimously. Oswald question Attorney Lindsey if after hearing tonight's meeting if he still feels this would be a undefendable? Lindsey states he feel the size issue is defensible and reminds the Commission that all items, included anything that was on a computer will need to be obtained for the records. After further discussion Ketchum-Fish stated he stands by his motion, there are significant problems that do not fit, and cannot fit with the size of the building the only way this will ever work is if the building is made smaller and the front of the building faces Bayfield Street. Roll call vote on original motion: Yes - Anderson, Ketchum, Oswald, Swiston, No - Gray, Avol, Baregi. Motion passes 4 to 3

Swiston recuses herself from the next agenda item and leaves the table.

Discussion and Action on Architectural Review and Façade Loan Application for 114 W. Bayfield Street (Brownstone Pharmacy) – Nate Swiston, Petitioner – Gray, moves to approve the Façade Loan Application of Nate Swiston for 114 W. Bayfield Street in the amount of Five Thousand One Hundred Fifty-One Dollars (\$5,151.00) and authorizes the City Administrator and City Attorney to draw up papers, and Façade renovations as they meet all the criteria listed in article 7-18 for approval second by Anderson. Discussion. Motion carried 6 to 0

Swiston rejoins the Commission as a voting member.

Review of Formula Business Ordinance/Architectural Standards as Directed by Common Council – Discussion. Anderson, we need to decide what the theme or look of the City should be and then develop standards needed to keep that look, he would like to see an Architectural Review Board that would be able to review these before they come to the Commission. Other members feel the Zoning code is a working document and maybe we should be working on getting the bugs out of it. We need to start in one place and go on from there. Anderson ask if the Mayor would look into Orton Family Foundation out of VT, this is a foundation that helps towns to re-invent them self's and work together. Avol, suggest that anyone of the members could look into getting additional information.

Presentation of 2019 Budget Timeline - Reviewed

Adjourn - Moved by Swiston to adjourn @ 7:45pm, second by Baregi. Motion carried unanimously.

Respectfully Submitted,
Tammy L. DeMars
Treasurer/Deputy Clerk