

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



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

**NOTICE OF FINANCE COMMITTEE MEETING** Monday, July 9, 2018 City Hall 4:30PM

- Committee Review-Monthly Expenditures

**NOTICE OF CITY COUNCIL MEETING**

Monday, July 9, 2018 Washburn City Hall 5:30 PM

The Council may elect to go into closed session pursuant to Wisconsin State Statute §19.85(1)(e) for the purpose of potentially selling public property, for which competitive and bargaining reasons require a closed session, following which the Council may reconvene in open session to take any action that may be necessary on the closed session items.

**AGENDA**

- Call to Order/Roll Call
- Pledge of Allegiance
- Approval of Minutes – City Council Meeting – June 11, 2018; Board of Review June 5, 2018
- Approval of Monthly Expenditures via Roll Call Vote
- Public Comment
- Mayoral Announcements, Proclamations, Appointments
  - Appointment to Personnel/Finance Committee
- Discussion & Action on Draft Certified Survey Map for Reconfiguration of Atherton Properties in Vicinity of N. 3<sup>rd</sup> Avenue E. and E. 8<sup>th</sup> Street – Heather Atherton, Petitioner **TAB 1**
- Discussion & Action on Ordinance 18-003 for the Establishment of a Park Committee; Scope of Authority and Structure for Said Committee; Mayoral Appointments for Said Committee **TAB 2**
- Discussion & Action on Maintenance Items at West End Park **TAB 3**
- Discussion and Action on Acceptance of Bid and Award of Contract to Fahrner Asphalt Sealers for Polymer Scrub Seal Project on 8<sup>th</sup> Avenue West, Hillside Drive, and Woodland Drive **TAB 4**
- Discussion & Action on Offer by Pearl Beach Construction, Inc. to Purchase City Lot #48 for the Construction of an Office and Contractors Yard at that Location – Karl Dornburg, Petitioner **TAB 5**
- Discussion & Action on Offer by American Hotel Association, LLC to Purchase City Lots #47 and #48 for the Construction of Residential Duplexes at that Location – John Carlson, Representing Petitioner **TAB 6**
- Alcohol Licensing Matters **TAB 7**
  - New Bartender License Applications - #19-15
  - Bartender License Renewals - #20 -15 through #20-34
- Closed Session Items
  - Negotiation on Offer by Pearl Beach Construction, Inc. to Purchase City Lot # 48 for the Construction of an Office and Contractors Yard at that Location
  - Negotiation on Offer by American Hotel Association, LLC to Purchase City Lots#47 and #48 for the Construction of Residential Duplexes at that Location
- Adjourn

## **JUNE 5, 2018 CITY OF WASHBURN BOARD OF REVIEW PROCEEDINGS**

5:30 PM – 7:30 PM, City Hall

Present Board Members: Mayor Richard Avol, Aaron Austin, Linda Barnes, John Gary, Jennifer Maziasz, Mary McGrath, Jeremy P. Oswald, Karen Spears-Novachek, City Clerk Scott J. Kluver

Others Present: Kitt Koski, Assessor – Bow-Mar Appraisal; Max Lindsey, Attorney

Via Telephone: Erik Preston, J.W. Chatam & Associates

**Call to Order – Roll Call** - Meeting called to order by Avol at 5:32 PM with roll call attendance revealed nine of the nine-member Board present, quorum recognized.

**Election of Chair and Vice-Chair** - Motion by Oswald, seconded by Spears Novachek, to cast unanimous ballot for Avol as Chair and McGrath for Vice-Chair. Motion Carried 9-0. Avol assumed the Chair.

**Verify Training Requirements/Confidentiality Ordinance** - Noted for the record, certification of at least one Board Member; proper Public Notice; Confidentiality Ordinance in place. Certified Board Members being Mayor Avol; Council Members: Austin, Gary, Maziasz, Oswald; Spears-Novachek, and Clerk Kluver and Deputy Clerk Stoltman.

**Adoption of Policy Regarding Procedure for Sworn Telephone Testimony and Sworn Written Testimony** – Oswald moved, and Barnes seconded, to adopt the sample policy provided for Sworn Telephone Testimony and Sworn Written Testimony. Motion carried 9-0.

**Adoption of Policy Regarding the Procedure for Waiver of Board of Review Hearing Requests** – Spears Novachek moved, and McGrath seconded, to adopt the sample policy provided for Procedure for Waiver of Board of Review Hearing Requests. Motion carried 9-0.

**Examine Assessment Roll and Correct Errors** – Kitt Koski introduced himself. He reported on the Assessment Rolls for real and personal property and the current values and changes. Assessment ratios were discussed, and the ratio criteria are being met. Changes to the commercial fair market values were discussed and how that could be a concern for commercial property owners. The fair market values were adjusted by the Department of Revenue as part of the assessment ratio compliance, but it did not affect the tax rate. Errors to the assessment roll have been completed. Koski reported there were several property owners that attended the Board of Review.

**Formal Board of Review Session for Purpose of Hearing Objection to Annual Assessment** – Noted for the record there was one filing(s) of Formal Objection along with a telephone and written testimony request. Maziasz moved and Spears-Novachek seconded to approve the telephone testimony request from Supermarket Developers Inc. with J.W. Chatam & Associates as the agent. Reason being that it was an out of state request and the distance to travel and coordinate the meeting was justified. Motion carried 9-0. A hearing was conducted with Mr. Eric Preston of J.W, Chatam & Associates, agent for Supermarket Developers Inc. Several rounds of questions/answers were conducted to fully explore the issues and arguments involved. The hearing was closed, and the Board proceeded discuss the Findings of Fact, Determinations and Decision. It was moved

by Spears-Novachek and seconded by Avol to uphold the Assessor's valuation because the valuation is correct; the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirement and which are outlined in the Wisconsin Property Assessment Manual; the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirement and which are outlined in the Wisconsin Property Assessment Manual; the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor; and that the valuation is reasonable in light of all of the relevant evidence. Motion carried unanimously on a roll-call vote of all nine members of the Board present.

With no further case filings; Board adjourned on motion of Avol, seconded by Oswald, and unanimously carried by the nine (9) Members in attendance at 8:00 p.m. Board of Review adjourned. Official recording of session on file.

Scott J. Kluver  
City Clerk

**June 11, 2018**

**CITY OF WASHBURN COMMON COUNCIL MEETING**

5:30PM Washburn City Hall

Present: City Council Members:

Jeremy Oswald, John Gary, Aaron Austin, Karen Spears Novachek, Linda Barnes, Mary McGrath

Municipal Personnel:

Mayor Richard Avol, City Administrator Scott J. Kluver, Assistant City Administrator Dan Stoltman, City Attorney Max Lindsey

Excused Absence:

Jennifer Maziasz

**Call to Order** - Meeting called to order at 5:30PM by Mayor Avol. Roll call attendance depicted six (6) of seven (7) members of the Common Council in attendance. Quorum of the Council recognized.

**Approval of Minutes** – City Council Meetings of May 14, 2018– A motion was made by Novachek to approve the May 14, 2018– minutes, second by Barnes. Motion carried unanimously.

**Approval of Expenditures**- A motion was made by McGrath to approve the monthly expenditures, second by Novachek. Motion carried unanimously via roll call vote.

**Public Comment** – Thomas Neimes, 605 West 4<sup>th</sup> Street, spoke in favor of having a Family Dollar in the city, and spoke on the history of business in the city. Karl Dornburg spoke and updated the Council on the plans of Pearl Beach Construction in making an offer to purchase city land.

**Mayoral Announcements, Proclamations, Appointments**- Potential appointments to Plan Commission and Zoning Board of Appeals. The Mayor stated that the city had one applicant for the Zoning Board of Appeals opening, and one applicant for the Plan Commission opening. A motion was made by McGrath to appoint Michael Wright to the Zoning Board of Appeals, second Novachek. Motion carried unanimously. A motion was made by McGrath to appoint John Gray to the Plan Commission, second by Barnes. Motion carried unanimously.

**Presentation and Discussion on Housing Authority Activities – Tamara Deragon, Presenter** – Ms. Deragon gave an overview of activities by the Housing Authority such as current projects. Oswald asked if there is a need for more housing. Ms. Deragon stated that spaces are available throughout the county but are full in Washburn, and that Washburn typically has the longest waiting list. She stated that there may be a need for more housing in Washburn. No motion was made.

**Discussion & Action on Request to Apply for the Energy Innovation Grant Program and the Renewable Energy Competitive Incentive Program grants for a Potential Solar Energy System at the Wastewater Treatment Plant** – Bill Bailey of Chequamegon Bay Renewables gave an overview. Mr. Bailey discussed a possible solar grant for the city waste water treatment plant. Mr. Bailey discussed the grant programs and would like the Council to consider applying for them. Mr. Bailey stated that the next steps for the city is to read the information provided, to confirm the city's willingness to move forward with the outside investor process, review and sign off on any grants that come in. Mr. Bailey stated that Madison Solar Consulting would prepare all the grant applications for the city, but the city would review them. Mr. Bailey stated that the grant dollars awarded would be the city's contribution the cost of the project and would be co-owned by the outside investors. It was also stated that if the city would consider contributing more dollars to the development costs of the project, such as site preparation, the chances of the receiving the grant increases. Kluver stated that Council is being asked to vote on perusing the grant, and if the PSC changes the rules regarding solar grants for waste water treatment plants, to go for that grant as well. A motion was made by Oswald to allow Mr. Bailey to proceed with applying for the grants for the city waste water treatment plant on the city's behalf, second by Barnes. Motion carried unanimously.

**Public Hearing, Discussion, & Action on Resolution #18-004 to Vacate 9<sup>th</sup> Street East Adjacent to Lots 9 Through 18 of Block 23 and Lots 1 through 9 of Block 21 in the Hillside Addition to the City of Washburn along with the area adjacent to the Vacated North Fourth Avenue East – Heather Atherton, Petitioner** – A motion was made by Novachek to open the public hearing, second by McGrath. Motion carried unanimously. Kathleen Russell was in attendance representing Ms. Atherton. A discussion took place on the city's proposal to Ms. Atherton and Ms. Atherton's original request. Kluver stated that the city's proposal is to eliminate a small section of city land that would be left by the original request, and would prefer is all be vacated. Ms. Russell stated that the extra vacated land would exceed Ms. Atherton's pocket book and inclination and would prefer to stay with the original request. A motion was made by McGrath to accept

the original vacation request of lots 9-16 of block 23 and lots 2 through 9 of block 21, second by Barnes. Motion carried unanimously.

**Discussion & Referral to Plan Commission 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** – No discussion took place. A motion was made by McGrath to refer to Plan Commission the 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, second by Novachek. Motion carried unanimously.

**Discussion & Action on Plan Commission Recommendation to Approve a Conditional Use Permit to Operate a Tourist Rooming House at 9 West 4<sup>th</sup> Street - Kim Rawson, Petitioner** – Barnes asked what the total number of guests would be at one time. It was stated that the entire house would be rented out per group of no more than four individuals. A motion was made by McGrath to approve a Conditional Use Permit to Operate a Tourist Rooming House at 9 West 4<sup>th</sup> Street - Kim Rawson, Petitioner, second by Austin. Motion carried unanimously.

**Discussion & Action on Plan Commission Recommendation to Approve Ordinance 18-002 Amending the Zoning Code to Create a Definition for a “Community Childbearing Center” and to Approve the Districts of Allowable and Conditional Use, Secondary Reviews, and Parking Requirements – Erin Tenney, Petitioner** – A motion was made by Oswald to approve Ordinance 18-002 Amending the Zoning Code to Create a Definition for a “Community Childbearing Center” and to Approve the Districts of Allowable and Conditional Use, Secondary Reviews, and Parking Requirements, second by Barnes. Kluver stated that this would be a brand new definition in the zoning code to accommodate the request by Ms. Tenney. It was stated that conditional use permits will be needed for Ms. Tenney to reach her ultimate goal, and adding this definition to the zoning code is the first step. A discussion took place the secondary review standards and which if any the Council would like to apply. McGrath state that she would like to see site plan review because of the off street parking that would be needed. Kluver agreed. It was stated to keep secondary reviews in place. Motion carried unanimously.

**Discussion & Action on Draft Certified Survey Map for City Land Adjacent to Marina/Condos/Lake Superior** – Kluver gave an overview. It was stated that upon selling city land to Harbor View a small section of city land was landlocked, and the new survey map reconnects that landlocked piece to other city property. A motion was made by Novackek to approve the draft certified survey map for city land adjacent to Marina/Condos/Lake Superior, second by Gary. Motion carried unanimously.

**Discussion & Action on Request to Amend the Walking Trail Maintenance Plan to Allow More Frequent Mowing for the Native Plant Garden – Karen Kozie, Petitioner** – Ms. Kozie gave an overview. She stated that she would like the area cut a few times during the summer so to keep the invasive species from taking over the native plant garden. A motion was made by Novachek to amend the walking trail maintenance plan to allow mowing once per month during the summer for the native plant garden, second by McGrath. Motion carried unanimously.

**Discussion & Action on Concept Plan for Athletic Fields** – An overview was given. It was stated that this concept was brought to Council in order to see if Council was open enough to the idea for staff to get more information. It was stated by Council to allow staff to proceed gather more information on the concept of the field and more information on how often the current field are used. No motion was made.

**Close Public Hearing** – A motion was made by Oswald to close the public hearing, second by Novachek. Motion carried unanimously.

**Discussion and Action on Resolution #18-005 Approving the 2017 Compliance Maintenance Annual Report for the Sewer Utility** – A motion was made by McGrath to approve Resolution #18-005 the 2017 Compliance Maintenance Annual Report for the Sewer Utility, second by Barnes. Novachek stated that even though utility revenues continue to be down, the report indicates the water quality going back into the lake is very good thanks to the utility staff. The motion carried unanimously.

**Discussion & Action on Social Media User Policy** – A discussion took place. It was stated that a policy such as this is not uncommon, and the policy would be placed on each social media platform. It was stated that the policy is not intended to block users free speech, or when speaking badly about the city. The policy is to inform users of the purpose of the content

and would only be enforced if users engage in such things as threatening to other users, using foul language, posting inappropriate content or links. A motion was made by McGrath to approve the Social Media User Policy as presented, second by Austin. Motion carried unanimously.

**Discussion & Action on Resolution #18-006 Combining Wards for Partisan Primary and General Fall Elections –** No discussion took place. A motion was made by Barnes to approve Resolution #18-006 Combining Wards for Partisan Primary and General Fall Elections, second by McGrath. Motion carried unanimously.

#### **Alcohol Licensing Matters**

Approval of Alcohol and Beer Garden License Renewal Applications – A motion was made by Barnes to approve all alcohol and beer garden license renewal applications with the exception of Patsy's, second by Novachek. Motion carried unambimously. A motion was made by Oswald to approve the alcohol and beer garden license renewal application for Patsy's contingent on the payment of their property taxes in full, second by Gary. Motion carried unanimously.

New Bartender License Applications - #19-56 and 57 – A motion was made by Barnes to approve new bartender license applications - #19-56 and 57, second by Novachek. Motion carried unanimously.

Renewal of Bartender License Applications - #20 – 08 through 20 – A motion was made by Barnes to approve renewal of bartender license applications - #20 – 08 through 20, second by Novachek. Motion carried unanimously.

**Adjourn –** A motion was made by McGrath to adjourn at 6:59pm, second by Novachek. Motion carried unanimously.

Dan Stoltman  
Assistant City Administrator

#### **FINANCE COMMITTEE MEETING 4:30PM**

Committee Member Karen Novackek and Mary McGrath reviewed monthly expenditure vouchers.

**1**

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**Washburn, WI 54891**



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

To: Honorable Mayor and City Council Members  
From: Scott J. Kluver, Administrator  
Re: Proposed Certified Survey Map of Atherton Properties  
Date: January 31, 2018

Enclosed you will find a copy of a preliminary Certified Survey Map (CSM) for the Atherton properties in the vicinity of N. 3<sup>rd</sup> Avenue East and E. 8<sup>th</sup> Street. Lot 1 is zoned R-6, Lot 2 is divided between R-6 and R-2, and Lot 3 is R-2.

Lot 1 was conforming and remains conforming to lot standards for R-6. Lot 2 is conforming to R-6, but would not meet standards to R-2 for Lot width and street frontage. As it was a pre-existing lot, and the widths and frontage can not be increased without affecting Lot 1, I recommend accepting Lot 2 as proposed. The non-conformity will not be any worse. Lot 3 is conforming to the R-2 standards with the property fronting N. 3<sup>rd</sup> Avenue E.

The lots are of residential use and conform to the Comprehensive Plan. I recommend approval of the proposed Certified Survey Map. I recommend recording the document after the final tax installment has been paid, and after the vacating recording has been finalized.

**CITY OF WASHBURN**

PO BOX 638

WASHBURN, WI 54891

**Receipt Nbr:** 26605

**Date:** 6/25/2018

**Check**

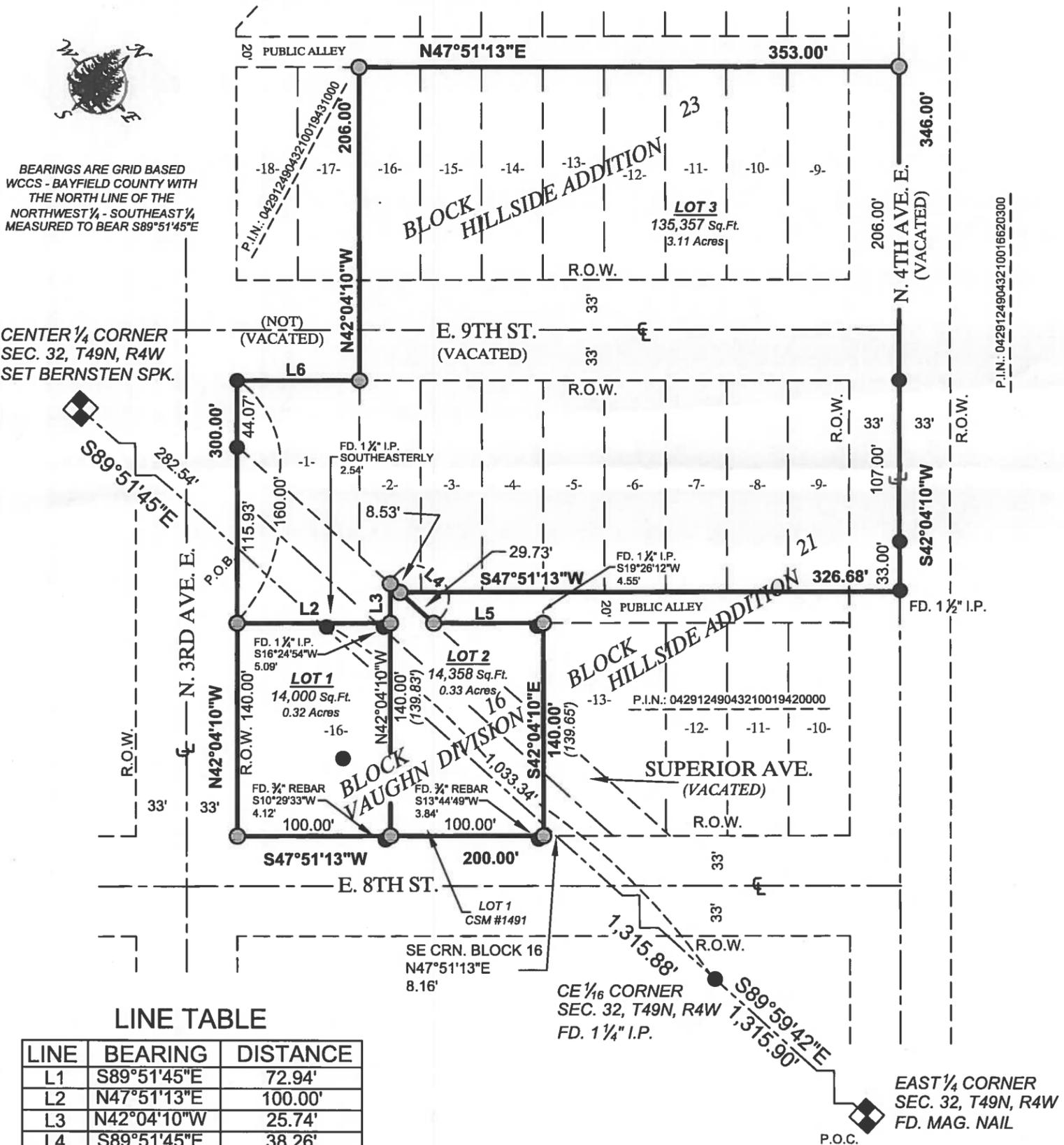
RECEIVED FROM PINE RIDGE LAND SURVEYING

\$25.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	ZONING PERMITS	25.00
	HEATHER ATHERTON CERTIFIED SURVEY MAP	
TOTAL RECEIVED		25.00

# BAYFIELD COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 1 OF CSM #1491 RECORDED IN THE BAYFIELD COUNTY REGISTRY IN VOL. 4 OF CSM'S ON PG'S 51-52 AND PART OF BLOCK 16 OF VAUGHN'S DIVISION ALONG WITH LOT'S 1 - 9, BLOCK 21, AND LOT'S 9 - 16, BLOCK 23 IN HILLSIDE ADDITION, ALONG WITH THAT PORTION OF VACATED E. 9TH ST. BETWEEN BLOCKS 21 & 23 AND THAT PORTION OF VACATED SUPERIOR AVE. BETWEEN VAUGHN'S AND HILLSIDE ADDITION, ALONG WITH THE WEST 1/2 OF VACATED N. 4TH AVE. E. ADJACENT TO LOT 9, BLOCK 21 & LOT 9, BLOCK 23 LOCATED IN THE NW 1/4 - SE 1/4 AND THE SW 1/4 - NE 1/4, SECTION 32, TOWNSHIP 49 NORTH, RANGE 4 WEST ALL IN THE CITY OF WASHBURN, BAYFIELD COUNTY, WI.



BEARINGS ARE GRID BASED  
WCCS - BAYFIELD COUNTY WITH  
THE NORTH LINE OF THE  
NORTHWEST 1/4 - SOUTHEAST 1/4  
MEASURED TO BEAR S89°51'45"E

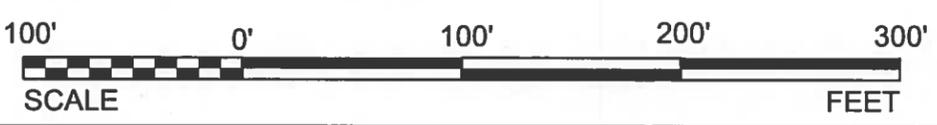
CENTER 1/4 CORNER  
SEC. 32, T49N, R4W  
SET BERNSTEIN SPK.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°51'45"E	72.94'
L2	N47°51'13"E	100.00'
L3	N42°04'10"W	25.74'
L4	S89°51'45"E	38.26'
L5	N47°51'13"E	71.66'
L6	N47°51'13"E	80.00'

LEGEND

- -SET 1 1/4" IRON PIPE WEIGHING 1.68 LBS PER LIN. FOOT
- -FD. 1 1/4" I.P. (UNLESS OTHERWISE NOTED)
- (139.83') -RECORDED AS DIMENSION



**Pine Ridge Land Surveying, LLC.**  
Professional Land Surveying Services  
*Value & Quality in a Timely Manner...*  
**PATRICK A. MCKUEN, PLS**  
29390 Woodland Rd.  
Ashland, Wisconsin  
Phone (715) 682-2969  
Cell (715) 292-5601  
WWW.PINERIDGESURVEYING.COM  
PROJECT NO. ATHERTON18-WASHBURN  
SHEET 1 OF 2 SHEETS

# BAYFIELD COUNTY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 1 OF CSM #1491 RECORDED IN THE BAYFIELD COUNTY REGISTRY IN VOL. 4 OF CSM'S ON PG'S 51-52 AND PART OF BLOCK 16 OF VAUGHN'S DIVISION ALONG WITH LOTS 1 - 9, BLOCK 21, AND LOTS 9 - 16, BLOCK 23 IN HILLSIDE ADDITION, ALONG WITH THAT PORTION OF VACATED E. 9TH ST. BETWEEN BLOCKS 21 & 23 AND THAT PORTION OF VACATED SUPERIOR AVE. BETWEEN VAUGHN'S AND HILLSIDE ADDITION, ALONG WITH THE WEST 1/2 OF VACATED N. 4TH AVE. E. ADJACENT TO LOT 9, BLOCK 21 & LOT 9, BLOCK 23 LOCATED IN THE NW 1/4 - SE 1/4 AND THE SW 1/4 - NE 1/4, SECTION 32, TOWNSHIP 49 NORTH, RANGE 4 WEST ALL IN THE CITY OF WASHBURN, BAYFIELD COUNTY, WI.

### Surveyor's Certificate

I, Patrick A. Mckuen, Professional Land Surveyor S-2992, hereby certify that I have surveyed, divided and mapped; Lot 1 of CSM# 1491 recorded in the Bayfield County Registry in Vol. 4 of CSM's on Pg's 51-52, and part of Block 16 of Vaughn's Division along with Lots 1-9, Block 21 and Lots 9-16, Block 23 in Hillside Addition, along with that portion of vacated E. 9th St. between Blocks 21 & 23 and that portion of vacated Superior Ave. between Vaughn's and Hillside Addition, along with the west 1/2 of vacated N. 4th Ave. E. adjacent to Lot 9, Block 21 & Block 9, Block 23 located in the NW 1/4 - SE 1/4 and the SW 1/4 - NE 1/4, Section 32, Township 49 North, Range 4 West all in the City of Washburn, Bayfield County, WI more particularly described as follows:

Commencing at the East 1/4 corner of said section; Thence N89°59'42"W along the north line of the NE 1/4 - SE 1/4 a distance of 1,315.90 feet; Thence N89°51'45"W along the north line of the NW 1/4 - SE 1/4 a distance of 1,033.34 feet to the east right of way of N. 3rd Ave. E. and the Point of Beginning; Thence N42°04'10"W along said right of way a distance of 110.93 feet to the northeast corner of Lot 1, Block 21; Thence N47°51'13"E along the north line of said Lot 1 a distance of 80.00 feet to the northeast corner of said Lot; Thence N42°04'10"W a distance of 206.00 feet to the northwest corner of Lot 16, Block 23; Thence N47°51'13"E along the south line of the public alley located in Block 23 and continuing along said line to the intersection of said line and the centerline of vacated N. 4th. Ave. E. a distance of 353.00 feet; Thence S42°04'10"E along said centerline a distance of 346.00 feet; Thence S47°51'13"W along the north line of the public alley located in Block 21 a distance of 326.68 feet; Thence S89°51'45"E a distance of 29.73 feet to the south line of the public alley located in Block 21; Thence N47°51'13"E along said south line a distance of 71.66 feet; Thence S42°04'10"E a distance of 140.00 feet to the north right of way of E. 8th St.; Thence S47°51'13"W along said right of way a distance of 200.00 feet to the southwest corner of Block 16 and the east right of way of N. 3rd. Ave. E.; Thence N42°04'10"W along said right of way a distance of 189.07 feet to the north line of the NW 1/4 - SE 1/4 and the Point of Beginning.

That the above described parcel of land contains 163,715 square feet or 3.76 acres.

That I have made this map at the direction of Heather Atherton, Owner of said lands.

That said parcel is subject to any easements, restrictions and right-of-ways of record.

That I have fully complied with the provisions of Section 236.34 of Wisconsin Statutes and with the subdivision regulations of the City of Washburn in surveying, dividing and mapping said parcel. That this map correctly and accurately depicts the exterior boundaries of said parcel and the division thereof made.

dated this \_\_\_\_\_ day of \_\_\_\_\_

Pine Ridge Land Surveying  
Patrick A. Mckuen  
WI PLS S-2992

CITY OF WASHBURN ZONING APPROVAL CERTIFICATE

I, SCOTT KLIVER, CITY OF WASHBURN ZONING DIRECTOR,  
DO HEREBY APPROVE THIS BAYFIELD COUNTY CERTIFIED SURVEY MAP

SIGNED: \_\_\_\_\_

SCOTT KLIVER

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

**Pine Ridge Land Surveying, LLC.**  
Professional Land Surveying Services  
*Value & Quality in a Timely Manner...*  
**PATRICK A. MCKUEN, PLS**  
29390 Woodland Rd.  
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PROJECT NO. ATHERTON-WASHBURN  
SHEET 2 OF 2 SHEETS

**2**

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**715-373-6160**  
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**To:** Honorable City Council Members  
**From:** Richard Avol, Mayor  
**Re:** Park Committee  
**Date:** June 28, 2018

Included here is a proposal for your consideration to establish a Parks Committee. City Council President Mary McGrath and I have worked together to bring this to you. We feel that at this fulfills what is needed now. We are open to see where this goes and re-evaluate it at a future time. We put this together using suggestions from others, past committee functions and our ideas of what we'd like to see.

And to save time I have included the names of the four Washburn Citizens I'd like to see make up this committee. I have had over a dozen people ask to be on this committee and think all could contribute well. I have selected these people who I believe provide a cross-section of our community, and have varying skills and experiences that will serve us well. I am also requesting City Council member Jen Maziasz be the Council representative on this committee. Jen expressed great interest in this and has agreed to step down from the Personnel/Finance Committee. In her place on that committee I am nominating Council member Aaron Austin. I encourage you to approve all of this. A great deal of thought has gone into it.

I look forward to the discussion at the July City Council meeting. If you have questions prior to the meeting, please address them to our City Administrator, as due to open meetings law, I cannot discuss this with all of you.

**CITY OF WASHBURN**  
**Ordinance No. 18-003**

An ordinance adopted by the Common Council for the City of Washburn at its regular meeting of July 9, 2018, for the purpose of amending Title 2, Section 2-4-7 of the Code of Ordinances, to create a Parks Committee.

1. Amend Title 2, Section 2-4-7 to add as follows:

**Sec. 2-4-7 Parks Committee**

(a) **Purpose.** The Parks Committee is created to advise Washburn City Council along with Washburn City Administration and staff with ideas, suggestions and proposals for the improvement, repair, preservation, maintenance, and uses of our City's parks and recreation facilities.

(b) **Duties and Responsibilities.**

- (1) The committee will become educated and familiar with all previous Park's plans and guidelines in an attempt to provide the best and most accurate analysis of what may be needed in Washburn's Parks. This will be accomplished by first studying the "Study of the Studies" which had been done in regards to the Parks. The Committee may make recommendations or provide information to City Council or City Staff regarding West End Park including campground, Memorial Park including campground, Legion Park, Wikdal Park, Jackie's Field, tennis courts, baseball fields, ice skating area and the Walking Trail, and any other parks or recreational facilities that may be hereafter be established within the city.
- (2) The Committee may undertake such agenda items (for example) as guidelines for parks maintenance in regards to cutting, trimming and replanting of foliage. Landscaping overviews along with site use are also possible items of interest. Park use guideline suggestions with thought to park rentals, festivals, visitor use etc. ought also to be considered. Volunteer actions and activities may be investigated. Suggestions for needed equipment or services may also be considered. Playground plans and activities are within the Committee's purview, as is promotion of parks along with conduct of park users. This is by no means intended to be a complete iteration of potential Park's Committee activities.
- (3) The Committee may undertake agenda items without City Council approval, but the Committee has no authority to make independent binding decisions without City Council approval. The Committee may at times be charged by City Council to undertake tasks or studies which the Committee will undertake at their next scheduled meeting.

(c) **Meetings.** The committee will conduct all meetings in accordance with Wisconsin Open Meetings Law stipulations. The Committee shall meet as needed with an assumption of possible monthly meetings. The Committee Chair shall report to the City Administrator and City Mayor if the Committee has not met for 3 (three) consecutive months.

(d) **Composition.**

- (1) The Committee shall consist of up of 5 (five) members of which 4 (four) are citizen members and 1 (one) City Council member. City staff will attend meetings to assist.
- (2) The Mayor will propose committee members as needed to fill vacancies but confirmation will be by majority of City Council vote. Committee members will serve a three-year term with initial members having staggered one, two, and three-year terms so as to promote continuity.
- (3) The appointed City Council member will serve a one-year term and may be reappointed each year at the Annual City Council Re-Organization meeting.
- (4) The Committee shall annually elect a chairperson which may be the City Council representative.
- (5) The Committee will designate a recording Secretary who will take minutes which will accurately and clearly convey the business conducted at the Parks Committee meetings. These minutes will be carefully stored and archived with one copy presented to the City Clerk (digital copies are permitted).

2. Effective Date of Ordinance. This ordinance shall take effect upon passage and publication.

Attest:

\_\_\_\_\_  
Richard Avol  
Mayor

\_\_\_\_\_  
Scott J. Kluver  
City Clerk

Adopted: \_\_\_\_\_

Published: \_\_\_\_\_

## Parks Committee proposal.

**Purpose:** The Parks Committee was created to advise Washburn City Council along with Washburn City Administration and staff with ideas, suggestions and proposals for the improvement, repair, preservation, maintenance, and uses of our City's parks.

The committee will become educated and familiar with all previous Park's plans and guidelines in an attempt to provide the best and most accurate analysis of what may be needed in Washburn's Parks. This will be accomplished by first studying the "Study of the Studies" which had been done in regards to the Parks. The Committee may make recommendations or provide information to City Council or City Staff regarding West End Park including campground, Memorial Park including campground, Legion Park, Wikdal Park, Jackie's Field, tennis courts, baseball fields, ice skating area and the Walking Trail.

The Committee will be made up of 5 (five) members of which 4 (four) are citizen members and 1 (one) City Council member. City staff will attend meetings to assist.

The Committee may undertake agenda items without City Council approval, but the Committee has no authority to make independent binding decisions without City Council approval. The Committee may at times be charged by City Council to undertake tasks or studies which the Committee will do so at their next scheduled meeting.

The Mayor will propose committee members as needed to fill vacancies but confirmation will be by majority of City Council vote. Committee members will serve a three year term with initial members having staggered one, two, and three year terms so as to promote continuity. The appointed City Council member will serve a one year term and may be reappointed each year at the Annual City Council Re-Organization meeting. The committee will conduct all meetings in accordance with Wisconsin Open Meetings Law stipulations. The Committee shall meet as needed with an assumption of possible monthly

meetings. The Committee Chair shall report to the City Administrator and City Mayor if the Committee has not met for 3 (three) consequent months.

The Committee may undertake such agenda items (for example) as guidelines for parks maintenance in regards to cutting, trimming and replanting of foliage. Landscaping overviews along with site use are also possible items of interest. Park use guideline suggestions with thought to park rentals, festivals, visitor use etc. ought also to be considered. Volunteer actions and activities may be investigated. Suggestions for needed equipment or services may also be considered. Playground plans and activities are within the Committee's purview, as is promotion of parks along with conduct of park users. This is by no means intended to be a complete iteration of potential Park's Committee activities.

The Committee shall yearly elect a chairperson which may be the City Council representative. The Committee will designate a recording Secretary who will take minutes which will accurately and clearly convey the business conducted at the Parks Committee meetings. These minutes will be carefully stored and archived with one copy presented to the City Clerk (digital copies are permitted).

CITIZEN PROFILE

APPLICATION FOR CITY OF WASHBURN  
COMMITTEE, BOARD, or COMMISSION SEAT

Please use this form to express your interest in serving on a committee, board, or commission of the City of Washburn. Return to the City Clerk's office at City Hall, 119 Washington Avenue, P.O. Box 638, Washburn, Wisconsin 54891. You may submit any additional material to support your application if you desire. Information on vacancies can be obtained by calling the Clerks office.

Most committee, board or commission appointments are mayoral appointments confirmed by the Council.

Name of City Committee, Board, or

Commission: Washburn Parks Board

Name of

Applicant: Kyleleen Cullen Bartnick

Home

Address: 118 W. 3rd Ave.

Home Phone: 651-269-0131 Business Phone: 715-~~377~~-3398 Email Kyleleen@yahoo.com  
Ext. 1622

Occupation:

Archaeologist

Are you currently serving on a City Committee, board or commission? Yes \_\_\_\_\_ No X

If yes, please list: \_\_\_\_\_

Please describe the background and experience you can bring to work of the board you seek.

10+ years working in retail management will give me a good background in considering customer -or park user's perspective. My 6+ years working for Federal Land Management Agencies (U.S.F.S. & U.S.N.P.S.) have provided me with ample experience in public /outdoor use areas & balancing stakeholder's needs.

Are you able to attend its meetings regularly? Yes X No \_\_\_\_\_

Signature:

Kyleleen Cullen

Date:

6.19.18

CITIZEN PROFILE

APPLICATION FOR CITY OF WASHBURN  
COMMITTEE, BOARD, or COMMISSION SEAT

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Most committee, board or commission appointments are mayoral appointments confirmed by the Council.

Name of City Committee, Board, or Commission: Park

Name of Applicant: Jamie L Cook

Home Address: 419 W 6th Street

Cell Home Phone: 715 209 6880 Business Phone: Same Email jlcook85@yahoo.com

Occupation: Dental Hygienist

Are you currently serving on a City Committee, board or commission? Yes \_\_\_\_\_ No X

If yes, please list: n/a

Please describe the background and experience you can bring to work of the board you seek.

I helped organize the West End Playground Clean-up in July 2016. I have been a part of the Playground Mom's fundraising + installation of New playground at Jackie's field. Active with Youth Baseball. I have lived in Washburn for 12 years with my husband who was born & raised in Washburn.

Are you able to attend its meetings regularly? Yes X No \_\_\_\_\_

Signature: Jamie Cook unsure when meetings are but I will try to make all meetings

Date: 6/19/18

By Friday

CITIZEN PROFILE

APPLICATION FOR CITY OF WASHBURN  
COMMITTEE, BOARD, or COMMISSION SEAT

Please use this form to express your interest in serving on a committee, board, or commission of the City of Washburn. Return to the City Clerk's office at City Hall, 119 Washington Avenue, P.O. Box 638, Washburn, Wisconsin 54891. You may submit any additional material to support your application if you desire. Information on vacancies can be obtained by calling the Clerks office.

Most committee, board or commission appointments are mayoral appointments confirmed by the Council.

Name of City Committee, Board, or  
Commission: Parks and Recreation or lands

Name of  
Applicant: Erika Lang

Home  
Address: 30 Oak Road, Washburn

Home Phone: 541-619-8396 Business Phone: 715-779-5263 Email: ealang77@yahoo.com

Occupation: Conservation Director, Bayfield Regional Conservancy  
(since 2013)

Are you currently serving on a City Committee, board or commission? Yes \_\_\_\_\_ No X

If yes, please list: \_\_\_\_\_

Please describe the background and experience you can bring to work of the board you seek.

\*Masters degree in Natural Resources Management • Over 20 years experience in conservation work focusing on non-profit organizations and working with local, county, state, & federal partners. • Experienced grant writer, securing over \$3 million for landowner outreach, assessments, restoration, and land protection projects. • Proficient as a project manager for various types of activities related to conservation, focusing on collaboration with partners and community buy-in. • Personable, dedicated, focused, out-going individual who cares about our natural resources in our community and connecting residents and visitors to them.  
\*Resume available upon request\*

Are you able to attend its meetings regularly? Yes X No \_\_\_\_\_  
→ Prefer late afternoon or evening due to work schedule

Signature: Erika Lang

Date: 6/21/2018

CITIZEN PROFILE

APPLICATION FOR CITY OF WASHBURN  
COMMITTEE, BOARD, or COMMISSION SEAT

Please use this form to express your interest in serving on a committee, board, or commission of the City of Washburn. Return to the City Clerk's office at City Hall, 119 Washington Avenue, P.O. Box 638, Washburn, Wisconsin 54891. You may submit any additional material to support your application if you desire. Information on vacancies can be obtained by calling the Clerks office.

Most committee, board or commission appointments are mayoral appointments confirmed by the Council.

Name of City Committee, Board, or  
Commission: PARKS

Name of  
Applicant: WENDY C REESE

Home  
Address: 229 EAST 5<sup>TH</sup> STREET

Home Phone: 373-2670 Business Phone: 373-6199 Email vreesee2670@charter.net

Occupation:  
SPECIAL EDUCATION TEACHER

Are you currently serving on a City Committee, board or commission? Yes \_\_\_\_\_ No X

If yes, please list: \_\_\_\_\_

Please describe the background and experience you can bring to work of the board you seek.

AS A REGULAR USER OF THE WALKING TRAIL  
and BEACHES ALONG the TRAIL I WOULD WORK TO IMPROVE  
ACCESS to AND PROMOTE THE NATURAL AREAS, PARKS AND TRAILS  
IN WASHBURN FOR ITS CITIZENS AND VISITORS

Are you able to attend its meetings regularly? Yes X No \_\_\_\_\_

Signature: Wendy C Reese

Date: 06/20/2018

3

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 City Council Members

From: Dan Stoltman, Assistant City Administrator

Re: West End Park Tree and Dock Maintenance

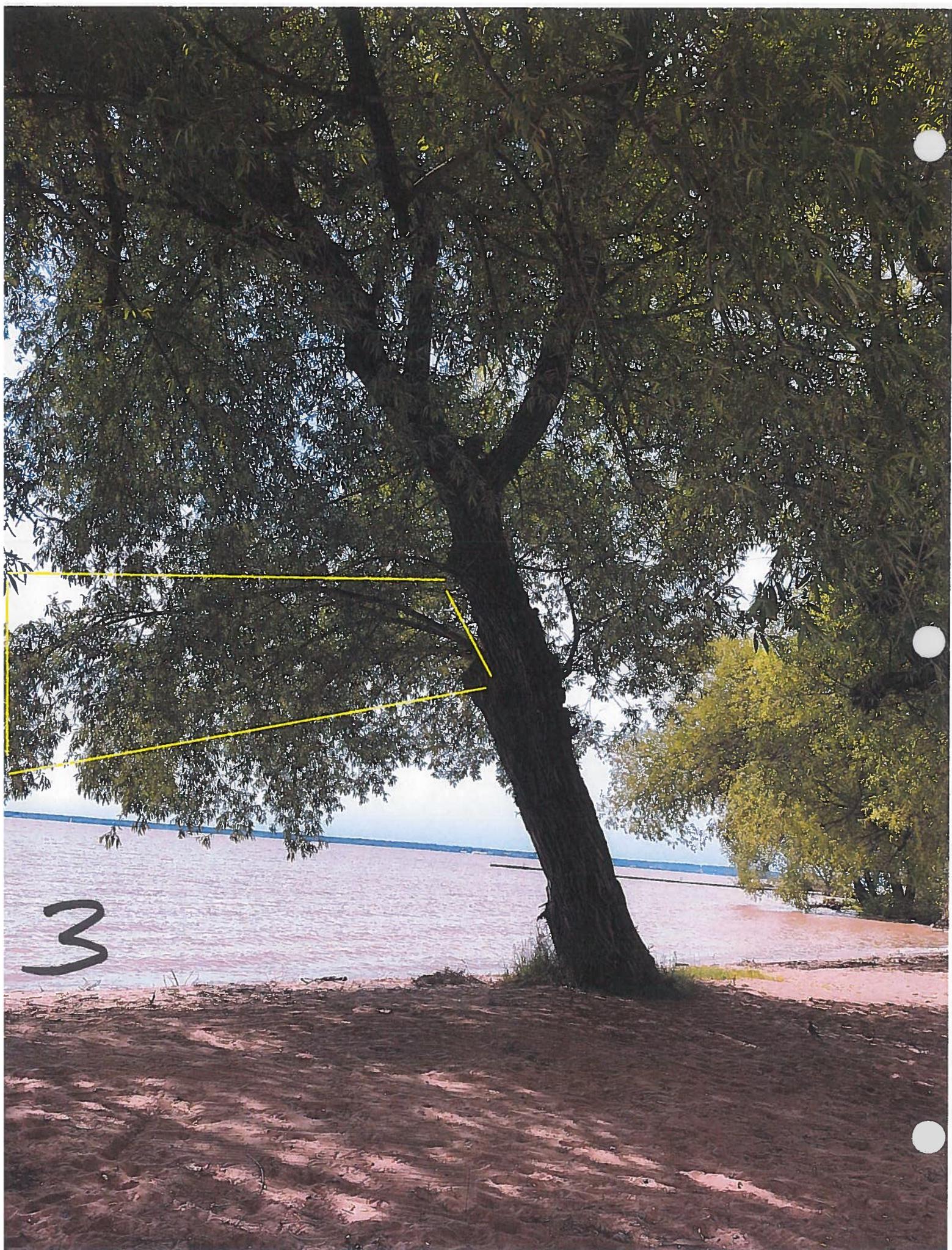
Date: June 26, 2018

I have a few items regarding tree and dock maintenance at West End Park. We have three sections of discussion; the first is tree maintenance on the beach at West End, the second is cutting down an individual tree that appears to be mostly dead at a campsite in West End, and thirdly, fixing the dock/jetty at West End near the pavilion. I have enclosed pictures of each and will do my best to explain them. You may find it better to contact me to discuss it on site prior to the meeting.

1. The first item is a large tree limb (shown in picture #1 & 2), that extends across the entire beach into the water. This was brought to our attention via a private Facebook message from an individual concerned it was leaning more than usual after a storm. I have placed X's to indicate what is proposed to be removed. It is proposed to remove the entire limb as close to the base of the tree as possible. Picture number 3 shows a second tree that also has limbs that hang low and extend across the beach. I have placed X's on the picture to indicate the limbs to be removed. Picture number 4 illustrates the total area of tree limbs that will be removed. I am recommending this action be taken because I believe it to be a hindrance in the use of the beach, and a potential safety issue as individuals are underneath it. This project can be taken care of by city staff.
2. The second item is a tree a camp site #5 that appears to be mostly dead (picture #5). City staff can remove this tree and will not require hiring a tree service. I would recommend we remove the tree.
3. Lastly, the dock/jetty by the pavilion (pictures 6-9). The dock/jetty has been detreating and is overgrown with vegetation. The middle section of the current dock/jetty is under water and or washed away. Public Works had plans to fix this dock/jetty in the early spring of this year. However, this project would require removing vegetation, and because of the cedar tree controversy, the project was placed on hold. I cannot grantee which if any of the vegetation on either side of the dock/jetty will be left. We will do our best to keep what we can, but will be determined in part on the need to have the space for the new dock/jetty, and in part based on we want the dock/jetty and the people using it, to be visible from afar. The project would consist of widening and raising the walk way by placing a layer of rock and gravel, and be bordered by large boulders. Two to three culverts would also be installed to help with water flow. We currently have the rock, gravel, culverts, and boulders needed to complete the project, and all DNR permits have been approved. I would recommend the project be approved.







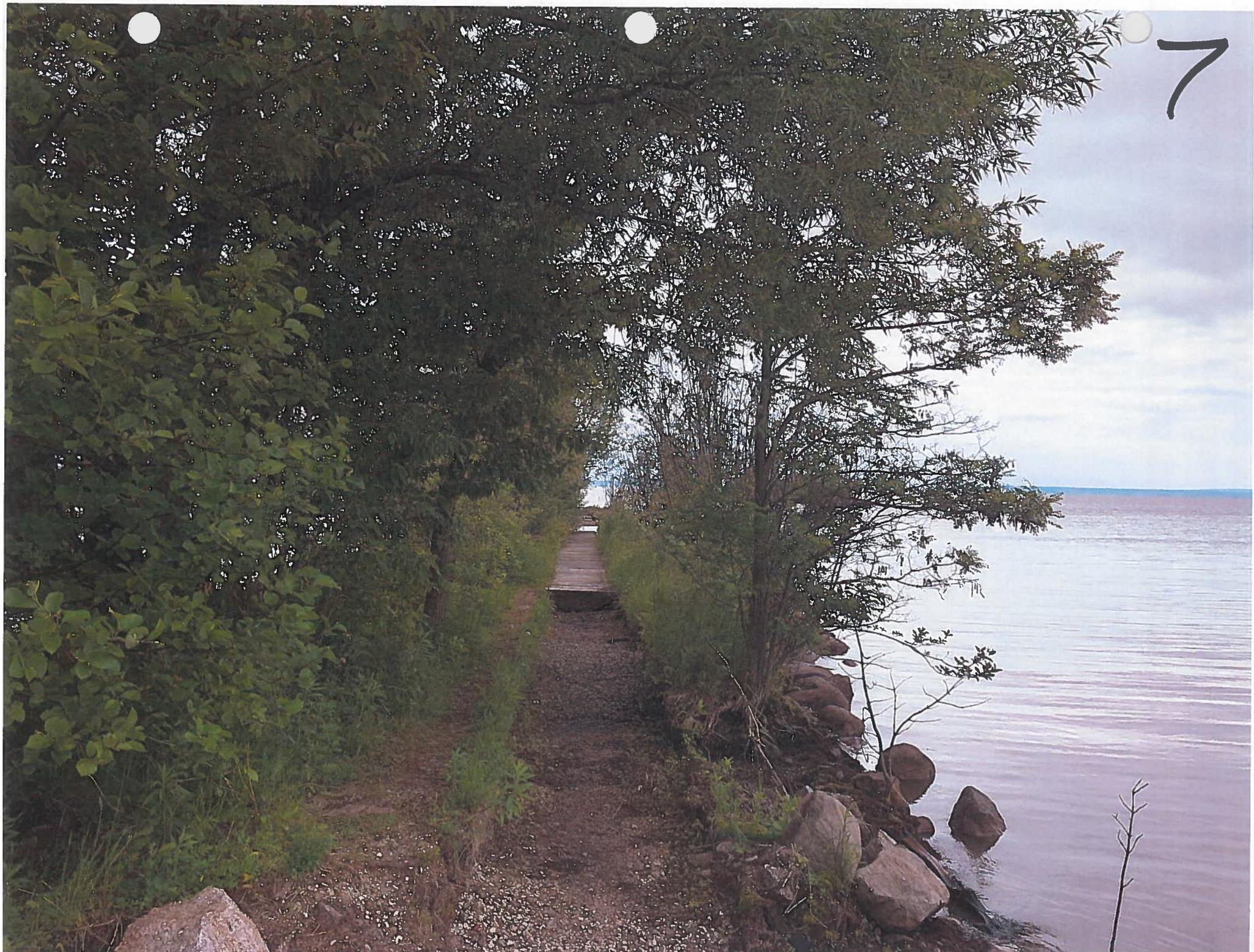
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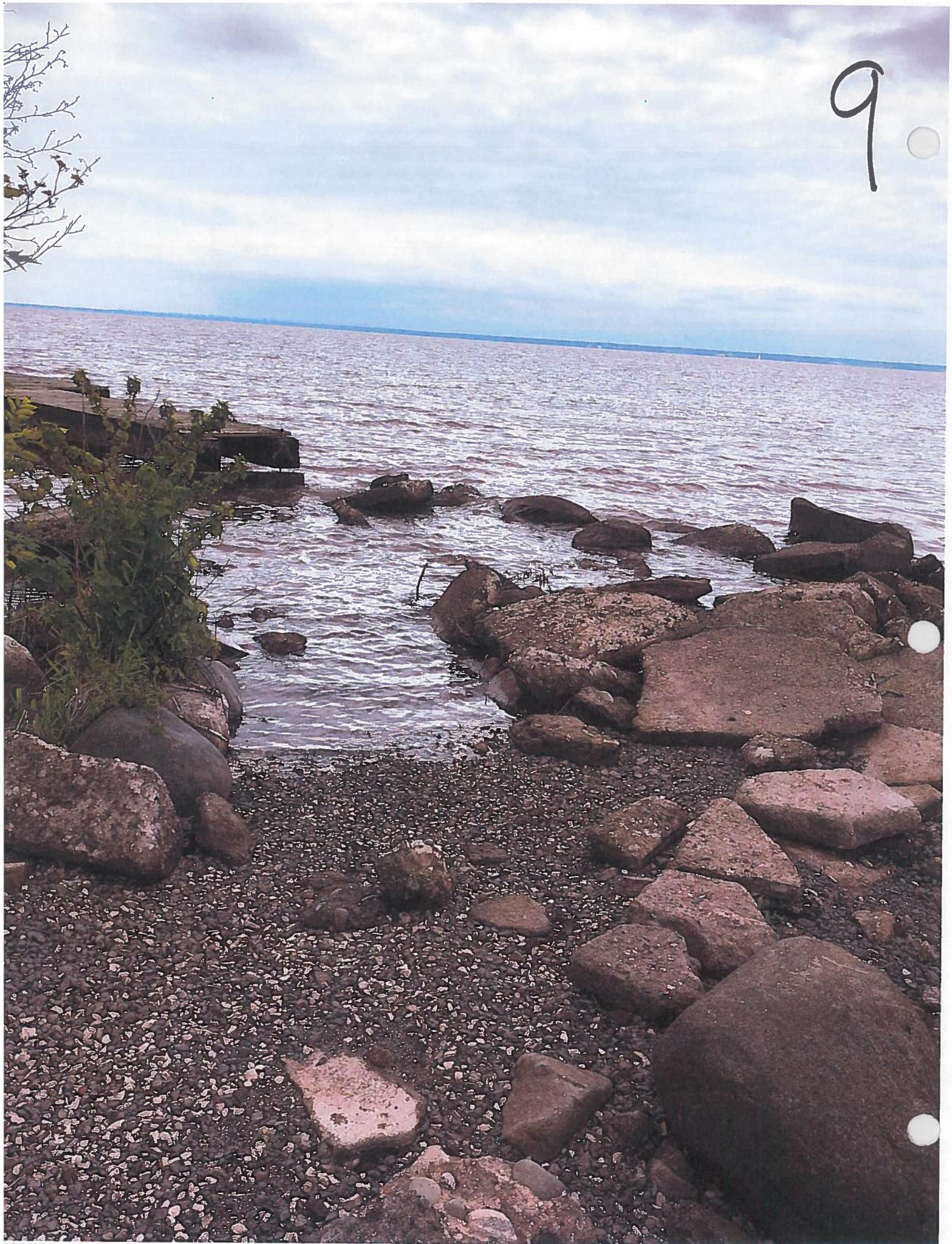


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8



9



4

**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 City Council Members  
From: Dan Stoltman, Assistant City Administrator  
Re: Authorization to Accept Bid and Award of Contract for Polymer Scrub Seal Project  
Date: June 29, 2018

Enclosed you will find the draft contract for the Polymer Scrub Seal Project for 8<sup>th</sup> Avenue West, Woodland Drive, and Hillside Drive. This project is to seal those streets to extend their life.

Bids were due for this project on June 28 at 2:00 p.m., and we received one bid for the project. The bid we received was from Fahrner Asphalt Sealers LLC, and are the contractors we used last year. We requested one base bid for 8<sup>th</sup> Avenue West and alternate bids for three other streets. The bid came in at a total of \$93,515 and our budget for this project is \$95,000. Though we come in under budget, Public Works is recommending we do only three of the four streets, and use portions of the saved dollars for the cost of preparing the roads for the scrub seal. This recommendation from Public Works, and the price breakdown is enclosed. I recommend that authorization be given to accept the lowest bid and enter into a contract as presented with that firm.

Please let me know if you have any questions on this project or this process.

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



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

Date: June 28, 2018

To: Scott Kluver, Administrator

From: Gayla Salmi, Director of Public Works

Re: Scrub Seal Recommendation

2018 Capital Scrub Seal Budget: \$95,000

The Scrub Seal proposals include:

Base Bid Project: 8<sup>th</sup> Avenue West including - Alternate Proposal 1. FOG Seal. \$37,970  
Alternate # 1: Woodland Drive including - Alternate Proposal 1. FOG Seal. \$17,844  
Alternate #2: Hillside Drive including - Alternate Proposal 1. FOG Seal. \$18,808  
Alternate #3: 12<sup>th</sup> Street West including - Alternate Proposal 1. FOG Seal. \$18,893

Total Proposal Cost: \$93,515

My recommendation is to accept the Base Bid 8<sup>th</sup> Avenue West, Alternate # 1 Woodland Drive, and Alternate# 2 Hillside Drive.

Base Bid 8 <sup>th</sup> Avenue West including Alternate Proposal 1. FOG Seal	\$37,970
Alternate #1 Woodland Drive including Alternate Proposal 1. FOG Seal	\$17,844
Alternate #2 Hillside Drive including Alternate Proposal 1. FOG Seal	<u>\$18,808</u>
Total Proposal Cost:	\$74,622

The outstanding Capital funds will be applied to the additional preparation needed to stabilize these roads. Maintenance planned for July, by the street department will replace the culvert at the corner of 8<sup>th</sup> Street W. and 8<sup>th</sup> Avenue W., saw cut sections of 8<sup>th</sup> Avenue West on center, & on shoulder of the 8<sup>th</sup> Avenue West and patch accordingly. Woodland Drive and Hillside Drive will be saw cut/patched, and vegetation removal. Bayfield County Road Commission has agreed to crack fill where applicable on 8<sup>th</sup> Avenue West.

8<sup>th</sup> Avenue West:

	Cost Estimate	(Labor and equipment not included)
Bayfield County crack filling	\$ 1,500	
Cut and patch asphalt sections		
Cold Patch	\$ 3,000	
30" x 40' Culvert	\$ 2,000	
Pan	\$ 500	
Grader cut and gravel shoulder		
Sand & gravel (8 <sup>th</sup> Ave. W.)	\$ 2,000	

Woodland Drive:

Cut and patch asphalt sections		
Cold Patch	\$ 1,000	

Hillside Drive:

Cut and patch asphalt sections		
Cold Patch	\$ 1,000	

Total material cost estimate: \$11,000

Total estimated capital cost for scrub seal and repairs \$85,622

**AGREEMENT  
CITY OF WASHBURN  
AND FAHRNER ASPHALT SEALERS LLC**

**Project: Polymer Scrub Seal  
July, 2018**

THIS AGREEMENT is made and entered into at Washburn, Wisconsin, by and between the City of Washburn, a Wisconsin municipal corporation, 119 Washington Avenue, P.O. Box 638, Washburn, WI 54891, ("City"), and Fahrner Asphalt Sealers LLC, 6615 US HWY 12 W, Eau Claire, WI 54703 ("Contractor").

**1. Work.** The Contractor shall complete the Work called for in the Contract Documents. This Work is generally described as polymer scrub seal and fog seal of 8<sup>th</sup> Avenue West (At Route: Woodland Drive, Toward Route: County HWY C), 8<sup>th</sup> Avenue West (At Route: Bayfield St. Toward Route: Holman Lake Drive), Woodland Drive (At Route: 8<sup>th</sup> Avenue West, Toward Route: Washington Avenue), and Hillside Drive (At Route: 8th Avenue West, Toward Route: Washington Avenue) as described in the bid document.

**2. Time for completion; liquidated damages.** The time for completion and liquidated damages for failure to complete on time are as set forth in the Contract Documents. The parties recognize that the City will suffer financial loss if the work is not completed on time, but that the quantification of such loss may be difficult to ascertain. Therefore, as compensation for such loss, and not as a penalty for the delay, the parties agree to the liquidated damages set out.

**3. Compensation.**

(a) City shall pay Contractor in accordance with the Contract Documents. Payment shall not exceed \$74,622.00. If the bid is based on per-unit costs, payment shall be based upon actual units or quantities delivered and installed. Estimated quantities are not guaranteed.

(b) Progress payments. There shall be no more than one progress payment for this project. The City will withhold a retainage of 10% from any progress payment.

(c) Final payment. Upon request for Final Payment, and determination by the City that the Work has been completed, the City will pay all amounts owing, including retainages from progress payments, less any allowable deductions, including but not limited to liquidated damages.

**4. Contractor's representations.** As inducement to the City to enter into this Agreement, the Contractor represents that it has fully inspected the site, the Contract Documents, and the requirements of the job, and is satisfied that it is familiar with all aspects of the Work as required.

**5. Insurance.** At all times during the performance of this Agreement, the Contractor shall have in place insurance as outlined in the Instructions to Bidders. All such insurance shall be evidenced by a current certificate of insurance naming the City as an additional insured, and providing that no changes or cancellation for the insurance shall be made without first informing the City.

**6. Bonding.** The Contractor shall provide to the City, Performance and Payments Bonds, each in an amount equal to the project cost, executed by a surety acceptable to the City.

**7. Assignment.** This Agreement may not be assigned without the written consent of the other party.

**8. Contract Documents.** This Contract incorporates within it such of the following documents that exist, which collectively are referred to as the Contract Documents:

- (a) This Agreement.
- (b) Instructions to Bidders, and any addenda.
- (c) The Contractor's Proposal or Bid.
- (d) The Contractor's Performance and Payment Bonds.
- (e) The Contractor's Certificates of Insurance.
- (f) General Conditions.
- (g) Special Provisions.
- (h) Insurance schedule included in the Special Provisions.
- (i) Notice to Proceed.
- (j) Any approved Change Orders.

**9. Dispute resolution.** All disputes under this contract that cannot be resolved through voluntary means shall be resolved in Circuit Court for Bayfield County, Wisconsin, applying the law of the State of Wisconsin.

**10. Priority of documents.** If there is any conflict between the specific terms of this Agreement and any of the other Contract Documents, the specific terms of this Agreement shall prevail.

CITY OF WASHBURN

By:

\_\_\_\_\_  
Richard Avol, Mayor

\_\_\_\_\_  
Scott J. Kluver, Clerk

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

CONTRACTOR

Fahrner Asphalt Sealers LLC

\_\_\_\_\_  
By: Kevin Kruckow, Vice President

\_\_\_\_\_  
Date

**5**

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



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

To: Mayor and Common Council Members

From: <sup>SK</sup> Scott J. Kluver, Administrator

Re: Development Proposals for Lot 48 (and 47) from Pearl Beach Construction and American Hotel Association

Date: June 28, 2018

As you are aware, City Administration has been working with Pearl Beach Construction to move forward to reach a binding offer on Lot 48 (property directly behind boat storage buildings) for the potential construction of an office space and contractor yard/building. Pearl Beach Construction has been interested in a location in the vicinity of the marina and commercial (Coal) dock.

During the February 2018 Council meeting, the Council came to a consensus that it wanted to have an agreement on the price of the property, an agreement for the use of the dock, and to have a site plan that would be acceptable to the point it was comfortable enough enter into a binding offer. The first two of these three items have been accomplished, and now the third item, a site plan, has been submitted for your review. Please know that at this point, the site plan has not gone through the formal site plan review process. The prevailing thought has been that a binding offer should be established first to make it worthwhile to go through all of those hoops as the Pearl Beach Proposal would require zoning amendments and likely Comprehensive Plan amendments to move forward. Those processes would formalize the final review procedure for this project. It is safe to say that additional details and adjustments would be needed in a final site plan.

For your review, I have included the statement that the sale price is acceptable to Mr. Dornburg, the receipt for earnest money on the property, and a copy of the agreement for use of the dock. I expect Mr. Dornburg to be present at the meeting to be able to answer questions and provide additional details on his proposed project.

An offer has also been received by the City recently from American Hotel Association, LLC (owners of the Washburn Inn and Harborview amongst other properties) for Lot 48 (the same property that Pearl Beach Construction is interested in) as well as Lot 47. American Hotel Association desires to put up duplexes at that location. No draft site plan has been received at this time for this proposal; however, an offer of \$45,000 has been received for this property and Lot 47 combined. If the Council would be interested in pursuing this offer, I would recommend at the minimum that a draft site plan also be provided before a

binding offer would be agreed to.

Included for your review is the offer that has been provided, along with a recently approved Certified Survey Map of the area. I expect Attorney Carlson, representing American Hotel Association, LLC to be present at the meeting with perhaps one or more of the members of that LLC. This will provide an opportunity for the Council to ask questions on this proposal.

A closed session is provided on the agenda for the Council to negotiate on these offers if it so chooses. Regardless of either offer, I recommend that a timeline for development be established with the provision that the City has the right to purchase the property back for the same price if development has not been started/completed by a specific date.

In my opinion, we have been working with Pearl Beach Construction to take advantage of an opportunity that does not present itself to the City very often and we should continue to do so. This is a business that is fairly new to the area, and would like to establish its permanent home base in Washburn. Besides establishing a structure on Lot 48, there are ancillary benefits of having this business locate in Washburn. There are additional revenue sources with the use of the coal dock, and because this business would require the services of the marina as well. There are also a number of good paying jobs associated with this project. The question that must be answered is can such a facility be constructed and operate at this location and be a benefit to the City, be a good neighbor, and not be a detriment to the neighborhood? Pearl Beach Construction has already conceded to not pursue Lot 47 and is working to construct the most attractive building that it can for its operation.

As for American Hotel Association, LLC, I certainly agree that additional housing is needed in the City. There is no denying that. It is the approach taken by American Hotel Association, LLC and the location of the housing that I disagree with in this situation. While I have no desire to alienate the members of American Hotel Association, LLC., I have not seen a willingness to cooperate or discuss their concerns directly with Mr. Dornburg even though I have offered to make such arrangements. The members of American Hotel Association have been generous to the City, have made donations, and have otherwise been pleasant to work with. Nonetheless, I am concerned that American Hotel Association, LLC has many “irons in the fire” and I have not seen a cohesive plan or strategy come forward with the properties that they have invested in. Finally, I do not believe that with the large area of property available for potential housing, that this is the best location for housing. Consider that the location is directly behind the existing boat storage buildings, there will be increased traffic for commercial use of the dock, and it is within earshot of activities of the working side of the marina/storage buildings.

I would certainly encourage and support American Hotel Association, LLC to develop other portions of available land in the City for housing. In my conversations with them, they will argue that they have made investments in the City based on the existing Comprehensive Plan and zoning. It is true that their plans would not require the various amendments and procedures that the Pearl Beach Construction proposal would. There is no argument that as it stands today, the Comprehensive Plan and zoning code do favor housing in that area. I argue however that the situations have changed in the City. The Comprehensive Plan is over 11 years old, and is in need of updating. It does not account for the fact that the City no longer has industrial land available to sell, and it does not account for the fact that the \$1.3 million grant for the Coal Dock requires the dock be used for commercial purposes for the next 25 years. It is my belief that

consideration of an amendment to the Comprehensive Plan and the zoning code are perfectly warranted given these circumstances.

The Council will need to decide this complex issue and who they will want to work with for that property. I encourage you to ask all the questions that you can. If there is information that I can provide, please let me know. Ideally, all parties could come to an agreement on this issue. At this point, I do not believe that outcome likely.

PROPOSED NEW BUILDING FOR:

# PEARL BEACH CONSTRUCTION

OWNER: KARL DORNBURG

SOUTH CENTRAL AVE  
WASHBURN, WI 54891

PROJECT NUMBER: 18-3239

## GENERAL NOTES

1. THE CONTRACTORS ARE TO KEEP A SET OF STATE APPROVED PLANS AT THE JOB SITE AT ALL TIMES.
2. A PRE-CONSTRUCTION CONFERENCE WILL BE HELD WITH THE CONTRACTORS BEFORE ANY WORK COMMENCES.
3. ALL BUILDING DIMENSIONS MUST BE FIELD VERIFIED.
4. ALL PROPERTY LINES ARE ASSUMED UNLESS A CERTIFIED SURVEY MAP HAS BEEN PROVIDED FOR THE PROPERTY.
5. ANY DISCREPANCIES IN THE PLANS ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
6. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE WISCONSIN BUILDING, PLUMBING, ELECTRICAL, AND HVAC CODE (IBC) CURRENTLY IN EFFECT.
7. THE CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS AT THE JOB SITE.
8. THE CONTRACTOR IS TO HAVE ALL THE UTILITY LINES VERIFIED BY THE RESPECTIVE UTILITY COMPANIES IF APPLICABLE. THE CONTRACTOR SHALL HAVE A LOCATE DONE BY DIGGER'S HOTLINE PRIOR TO BREAKING OF GROUND. PHONE 1-800-242-8511
9. THE CONTRACTOR SHALL BE AWARE OF ALL PRIVATE UTILITIES LOCATIONS SUCH AS WATER, SEWER, AND GAS.
10. ALL EQUIPMENT AND MATERIAL INSTALLATION SHOULD BE IN STRICT ACCORDANCE WITH THE UTILITY COMPANIES INVOLVED AND THE MANUFACTURERS INSTALLATION INSTRUCTIONS.
11. ALL STATE AND LOCAL BUILDING PERMITS WILL BE OBTAINED BY THE OWNER AND MUST BE POSTED AT THE JOB SITE BY THE CONTRACTOR
12. ALL DAMAGE TO EXISTING DRIVEWAYS, ROADWAYS, STREETS, CONCRETE SIDEWALKS, LAWNS, ETC. MUST BE RESTORED TO THE CONDITION THEY WERE BEFORE CONSTRUCTION COMMENCED.
13. PROVIDE A MINIMUM OF 2% DRAINAGE SLOPE AWAY FROM THE ENTIRE PERIMETER OF THE BUILDING FOR THE FIRST 20 FEET, EXCEPT WHERE NOTED.
14. REFER TO ENGINEERED TRUSS DRAWINGS, IF APPLICABLE, FOR PLACEMENT OF TRUSS COMPONENTS. CONTRACTOR IS TO FIELD VERIFY ALL TRUSS DIMENSIONS BEFORE PRODUCTION OF TRUSSES.
15. ALL BUILDING SETBACKS ARE MEASURED FROM THE EAVE LINE OF THE BUILDING.
16. IF APPLICABLE, THE FIRE RATING OF WALLS AND CEILINGS MUST BE MAINTAINED BEHIND ALL INSTALLED FIXTURES (BATH UNITS, VANITIES, CEILING FANS, ELECTRICAL BOXES, EXHAUST FANS, ETC).
17. IF APPLICABLE, AIR CONDITIONING AND HEATING EQUIPMENT SHOULD BE PLACED IN WALLS TO COORDINATE WITH FURNITURE PLACEMENT. VERIFY LOCATION WITH OWNER BEFORE INSTALLATION.



## INDEX TO DRAWINGS

- A-1 TITLE PAGE
- A-2 PROPOSED SITE PLAN
- A-3 PROPOSED ELEVATIONS

PROPOSED NEW BUILDING FOR:  
**PEARL BEACH CONSTRUCTION**  
SOUTH CENTRAL AVE, WASHBURN, WI 54891

**TITLE PAGE**

**DESIGN & ENGINEERING**  
with framework design inc  
803 Lake Shore Drive West, Ashland, WI 54806  
Telephone: (715) 682-0330 - www.csdengineering.com

APPROVED

REVISIONS:

DESIGNED: L.D.

DRAWN: B.L.W.

SCALE: AS NOTED

DATE: JUNE 2018

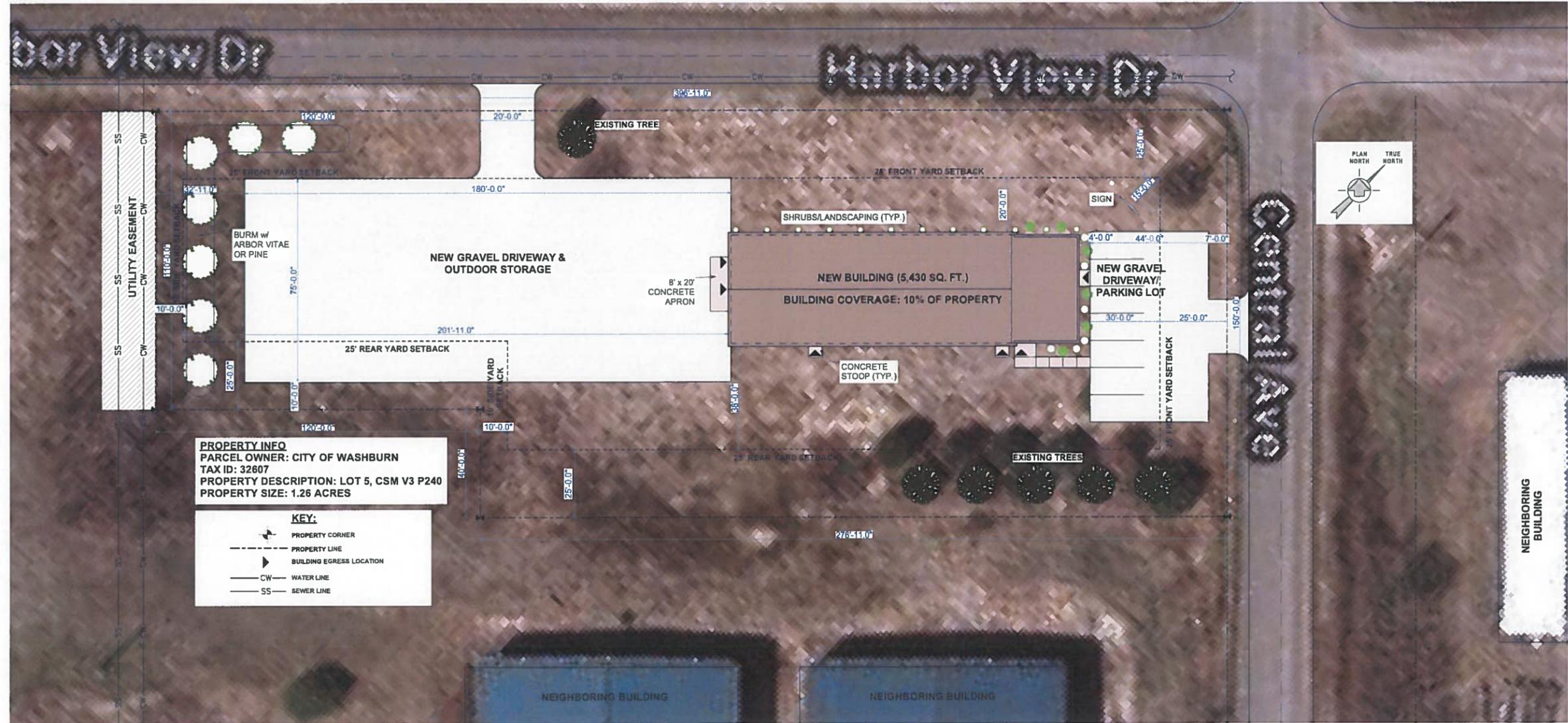
PROJECT NO:  
**18-3239**

SHEET NO:  
**A-1**

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**VIEW FROM STREET CORNER**  
SCALE: 1:100



**PROPERTY INFO**  
 PARCEL OWNER: CITY OF WASHBURN  
 TAX ID: 32607  
 PROPERTY DESCRIPTION: LOT 5, CSM V3 P240  
 PROPERTY SIZE: 1.26 ACRES

**KEY:**  
 -+ - PROPERTY CORNER  
 - - - PROPERTY LINE  
 ► BUILDING EGRESS LOCATION  
 -CW- WATER LINE  
 -SS- SEWER LINE

**SITE PLAN**  
SCALE: 1" = 20'

PROPOSED NEW BUILDING FOR:  
**PEARL BEACH CONSTRUCTION**  
 SOUTH CENTRAL AVE, WASHBURN, WI 54891  
**SITE PLAN**

**DESIGN & ENGINEERING**  
 with framework design inc  
 803 Lake Shore Drive West, Ashland, WI 54806  
 Telephone (715) 682-0330 www.csdengineering.com

APPROVED

REVISIONS

DESIGNED: L.D.  
 DRAWN: B.L.W.  
 SCALE: AS NOTED  
 DATE: JUNE 2018

PROJECT NO:  
**18-3239**

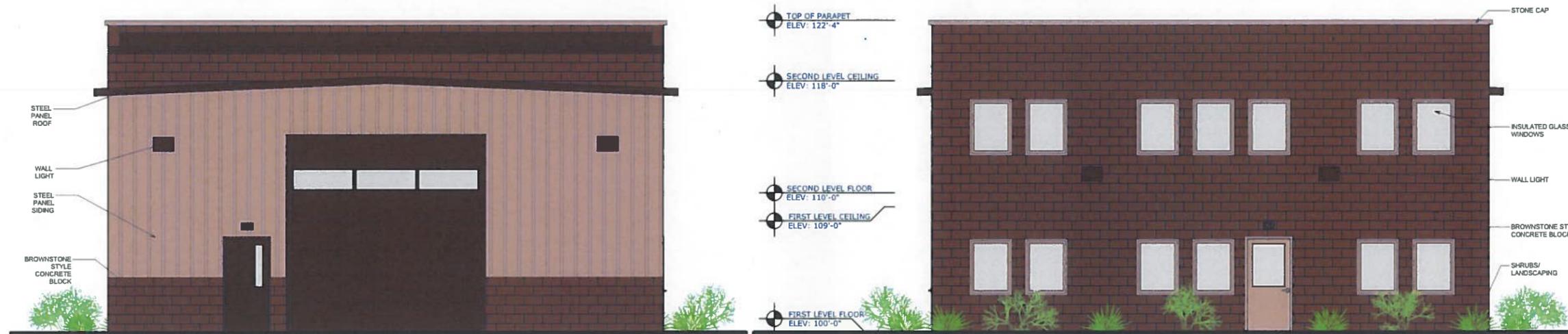
SHEET NO:  
**A-2**

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**NORTH ELEVATION (VIEW FROM WEST HARBOR VIEW DRIVE)**

SCALE: 3/16" = 1'-0"

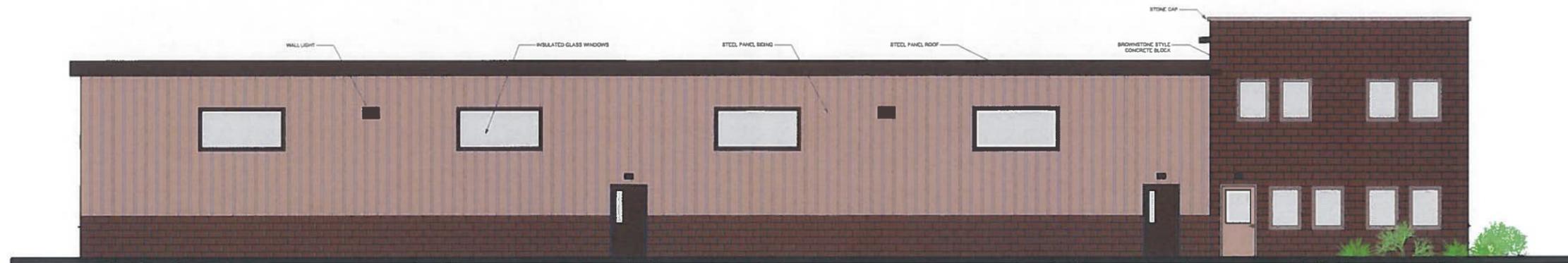


**WEST ELEVATION**

SCALE: 1/4" = 1'-0"

**EAST ELEVATION (VIEW FROM SOUTH CENTRAL AVENUE)**

SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"

PROPOSED NEW BUILDING FOR:  
**PEARL BEACH CONSTRUCTION**  
 SOUTH CENTRAL AVE, WASHBURN, WI 54881

**ELEVATIONS**

**DESIGN & ENGINEERING**  
 with framework design inc  
 803 Lake Shore Drive West, Ashland, WI 54806  
 Telephone (715) 682-0330 www.ccsdesignengineering.com

APPROVED

REVISIONS:

DESIGNED: **L.D.**  
 DRAWN: **B.L.W.**  
 SCALE: **AS NOTED**  
 DATE: **JUNE 2018**

PROJECT NO:  
**18-3239**

SHEET NO:  
**A-3**

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**From:** Pearl Beach Disaster <pbdisaster@hotmail.com>  
**Sent:** Friday, June 22, 2018 11:16 AM  
**To:** City of Washburn Administrator  
**Subject:** Re: Council Meeting Results

Scott,

I accept your counter offer of \$25,000.00 and look forward to moving ahead with the purchase of lot #48 in the city of Washburn. The coal dock lease has been signed and C&S has been hired to complete the site plan and drawings. If you need to prepare a formal formal memo of understanding or offer to purchase please advise. I will be returning to town next Monday and will be available to sign the agreement at your convenience. Thank you in advance.....Karl.

***Karl Dornburg - President***  
***Always Ready Restoration***  
***50551 Chesterfield Road***  
***Chesterfield, MI 48051***  
***586-206-4674 Ph.***  
***866-470-5954 Fax***

---

**From:** City of Washburn Administrator <washburnadmin@cityofwashburn.org>  
**Sent:** Tuesday, February 13, 2018 4:30 PM  
**To:** pbdisaster@hotmail.com  
**Subject:** Council Meeting Results

Karl,

Thank you for the presentation last night. I think that went very well, and it answered a lot of questions that people have. The matter was discussed in closed session, and here is what I can tell you at this point:

1. No formal action was taken last night. Nonetheless, the conversation from the Council members present was positive in that they wish to discuss moving forward. They would like to have the City Attorney and me prepare a formal memo of understanding, or offer to purchase, (which would include contingencies for zoning and site plan approval) to be voted on at the next meeting. In addition, they need to bring our two remaining Council members up to speed.
2. At this point, we are only considering parcel 48, directly behind the boat storage buildings.

3. They want to propose the price of the property as \$25,000. The reason for this is that it is the comparable price of the property that was sold last month, which is right next door, to the individuals who had their attorney write that letter. In addition, it is the comparable price the City sold this property for several years ago, and then purchased it back for lack of action on it.
  
4. They would like you to prepare a site plan , which would be exhibit A, in any offer to purchase. They realize that this is a commitment on your part to begin spending dollars, but wanted me to relay the interest in moving forward. The site plan will need to show not only the basic dimensions of the building, but setbacks, building materials, exterior aesthetics, and screening. Ideally, they would like to consider and approve a site plan before the Council turns over in April. This is why I am telling you this now as opposed to waiting for formal action from them next month. We understand this will take some time.
  
5. They would like a lease for the dock, which would be exhibit B, in any offer to purchase. This would require moving on this front immediately as well.

Ideally, the Council members who were at the meeting would like to have a binding offer to purchase prior to the turnover in April, contingent upon zoning. Once all these details would be worked out, the zoning process could then move forward. Please let me know your thoughts and questions on these items. There are many details to work out, and we plan to better formalize a path forward. The intention of this message is to inform you of the Council's good faith effort to move forward.

Scott J. Kluver, Administrator  
City of Washburn  
P.O. Box 638  
119 Washington Ave.  
Washburn, WI 54891  
Phone – 715-373-6160 Ext. 4  
Fax – 715-373-6148  
<http://www.cityofwashburn.org/>



City of Washburn - Home

[www.cityofwashburn.org](http://www.cityofwashburn.org)

City of Washburn in Wisconsin on the shore of Lake Superior and surrounded by the Chequamegon-Nicolet National Forest.

The City of Washburn is an equal opportunity provider, employer, and lender.

February 12, 2018

CITY OF WASHBURN COMMON COUNCIL MEETING

5:30PM Washburn City Hall

Present: City Council Members:

Richard Avol, Jeremy Oswald, John Gary, Robert Arquette, Karen Spears Novachek

Municipal Personnel:

Mayor Scott A. Griffiths, City Administrator Scott J. Kluver, Assistant City Administrator Dan Stoltman, City Attorney Siegler

Excused Absence:

Jennifer Maziasz, Mary McGrath

**Closed Session: in at 6:59pm out at 8:20pm**

**Negotiation on Offer by Pearl Beach Construction to Purchase City Lots #47 and #48 for the Construction of an Office and Contractors Yard at that Location** – A discussion took place on selling lots 47 & 48 to Pearl Beach Construction. It was stated that Council prefers to only sell lot 48 and the lot should be sold at twenty five thousand dollars, similar to what the city sold the neighboring lot for. It was stated that a site plan and lease agreement for the Coal Dock would need to be approved in order to get a binding offer with Pearl Beach Construction. This would need to be done before a zoning requests would move forward. No motion was made.

**Personnel Matters – Evaluation of the City Administrator** – An annual review of the City Administrator was conducted. No motion was made.

**Adjourn** – A motion was made by Avol to adjourn at 8:20pm, second by Novachek. Motion carried unanimously.

Dan Stoltman  
Assistant City Administrator

**CITY OF WASHBURN**

PO BOX 638

WASHBURN, WI 54891

Receipt Nbr: 26543

Date: 6/13/2018

Check

RECEIVED FROM Pearl Beach Construction Company

\$1,000.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PROPERTY SALES Earnest Money Lot 48	1,000.00

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TOTAL RECEIVED		1,000.00
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Receipt Memo: Earnest Money on Lot 48

**AGREEMENT BY AND BETWEEN THE  
HARBOR COMMISSION  
OF THE  
CITY OF WASHBURN  
AND PEARL BEACH CONSTRUCTION COMPANY, INC.**

---

**THIS NONEXCLUSIVE AGREEMENT** (hereinafter referred to as the "Agreement") by and between the Harbor Commission of the City of Washburn, Bayfield County, Wisconsin (hereafter referred to as the "Commission") and Pearl Beach Construction Company, Inc. of Chesterfield, Michigan (hereafter referred to as the "User") is hereby made effective on June 1, 2018.

**WITNESSETH:**

**WHEREAS**, the Commission has available a Dock at the Port of Washburn for the transloading and storage of bulk materials; and,

**WHEREAS**, this Agreement is intended to provide for certain duties and responsibilities of the Commission and User for use of the Dock.

**NOW THEREFORE**, in consideration of the mutual promises and covenants contained herein, the parties hereby agree as follows:

**ARTICLE 1  
COMMISSION COVENANTS**

The Commission hereby covenants and agrees that it will:

Section 1.1 Use. Give the User free and unrestricted use of all /part of the Dock as described in the Addendum, by User, within the conditions, covenants, requirements, and responsibilities of this Agreement. City allows use of the Dock to the User "as is" and makes no representations as to its suitability or fitness to bear the weight of vehicle traffic and rock storage and movement.

Section 1.2 Access. Give the User vehicle access to the Dock, contingent upon applicable local street, road and highway load limits, however, the Commission and City will have the authority to determine the local roads the User shall be permitted to utilize to access the Dock.

Approved 5/16/18

## ARTICLE II USER COVENANTS

The User hereby covenants and agrees that it will:

Section 2.1 Responsibilities. Abide by the restrictions and responsibilities established by this Agreement.

Section 2.2 Insurance. Shall provide the Commission with a certificate of liability insurance indicating public liability insurance with limits of liability no less than the amount set forth in the Addendum, and naming both the Washburn Harbor Commission and the City of Washburn as additional insureds, and maintain such insurance coverage for the term of the agreement. User agrees that at no time will materials be stored on the Dock prior to the Commission's receipt of the required certificate of insurance.

Section 2.3 Material Removal. It will remove all materials from the Dock at the conclusion of the agreement term. If material remains on the Dock charges will apply as provided in the Addendum. In the event that weight restrictions remain on local and county streets, roads and highways at the conclusion of the agreement term, User shall remove said materials not less than two weeks after the removal of weight restrictions by the Bayfield County Highway Commissioner.

Section 2.4 Lawful Storage. It will not place materials on the Dock in any unlawful, or disreputable manner or in a condition which would be considered hazardous by the Commission. In the event materials are stored in a hazardous manner, the User agrees that it shall take immediate steps, upon notification of the Commission, to eliminate any unlawful, disreputable or hazardous condition.

Section 2.5 Hazardous Materials. It will not store any hazardous or toxic materials on the Dock.. It will not allow any debris or other material to enter the waters of Lake Superior, and will immediately report any such incident to the Commission and the Wisconsin Department of Natural Resources (DNR), will remove any such material, will comply with any orders of the DNR or of any other state or federal agency, and will defend, indemnify, and hold the Commission and the City of Washburn harmless for any fines, forfeitures, damages, costs, and fees associated with any such release.

Section 2.6 Permits. It will comply with all local, state and federal regulations related to the storage, transportation, sale and distribution of said storage materials referred to herein and shall be responsible to obtain all licenses and permits necessary for the storage and transportation of said materials. Any violation by User of any permit or license or violation for failure to obtain said permit or license shall be grounds for termination of this Agreement in accordance with Article III. The User agrees that it alone has responsibility to acquire the necessary licenses and

Approved 5/16/18

permits to carry on its activities on the agreed upon premises of the Commission and that it shall hold the Commission and City harmless in the event said licenses and permits are not obtained by the User.

Section 2.7 Post Agreement Condition. It will, upon removal of stored materials on the Dock, leave the Dock surface and structure in as good or better condition than before the storage took place on said Dock. Further, if the Dock or the storage area is damaged by the User, the User agrees to be responsible for the costs of any repairs incurred by the City to the Dock caused by the User.

Section 2.8 Dock Access. It will follow the local roads designated by the Commission and City for access to the Dock and abide by local load and weight restrictions imposed by the Commission and City for local roads and city streets. The User agrees to be responsible for the costs of any repairs to any street or alley damaged by hauling to or from the dock.

Section 2.9 Nuisance Creation. It will not conduct any operation within the agreed upon area of use or in the course of transporting materials to or from the agreed upon area of use area that will create excessive noise, odors, smoke, dust, vibration, industrial waste, toxic matter or other excessive measurable external nuisances in violation of any municipal ordinance or applicable Wisconsin law or regulation. It will transport materials to and from the dock only during the hours specified by the Commission. It will conduct operations on the Dock only during the hours specified by the Commission. The User shall not allow any materials of any sort to fall onto any street or alley of the City or any property adjacent thereto from any truck on its way to or from the Dock, and if any material does so fall, shall remove it immediately, and if it does not remove it immediately shall be liable for the cost to the City for its removal.

Section 2.10 Reports. It will provide reports on the quantities of materials stored on the agreed upon area of use within 15 calendar days of a request submitted to it by the Commission.

Section 2.11. Third-party hauling. The User shall be responsible for compliance with the provisions of this Article II, whether or not any activities undertaken pursuant to this Agreement are undertaken by the User, or by a subcontractor, vendor, purchaser or other.

### **ARTICLE III PUBLIC INFRASTRUCTURE PROTECTION**

Section 3.1. Prevention of spills; cleanup and repair. The User shall take reasonable precautions to prevent rocks, debris, soil or dust from being dropped or spilled from trucks onto roadways within the City limits and to assure that project-related trucking activities are conducted in such a manner that roadways are maintained in good condition for public use, all by and at the expense

Approved 5/16/18

of the User. If rocks, debris, soil or dust originating from trucks hauling to and from the Dock fall into the roadway within City limits, the User shall remove such material immediately and at its expense. If the material is not removed immediately, the City's Director of Public Works shall contact the User and require that the necessary cleanup work occur. If the User fails to respond to said request by 4:00 p.m. of the day the request is made, the City may perform the work at the User's expense. However, if in the opinion of the City's Director of Public Works or its Police Chief, the material presents a public safety hazard, the City may immediately remove the material at the User's expense. The City's Director of Public Works may also require that any damage to a roadway caused by such materials be either temporarily or permanently repaired, or both, and upon User's failure to do so satisfactorily within the time allowed by the City, the City may undertake the repair at the User's expense. The User shall not be obligated to reimburse the City for routine street sweeping expenses or expenses of cleaning dust, debris or mud not originating from trucks hauling to and from the Dock. The City may enforce all applicable provisions of state and local law, including the provisions of Chapter 348 and Sec. 86.01, Wis. Stats., and any ordinances adopted in conformity therewith.

#### **ARTICLE IV TERM, RENEWAL & TERMINATION**

Section 4.1 Term. The term of this Agreement shall be as set forth in the Addendum.

Section 4.2 Renewal. All outstanding fees due the Commission shall be paid prior to the Renewal of this Agreement.

Section 4.3 Termination for Non Payment. Should the User fail to remit payments as required in this Agreement, or should the User fail to comply with any other term of this Agreement, the Commission may at its option, immediately terminate this Agreement and order any materials stored on the Dock at the time of termination immediately removed at the sole expense of the User.

Section 4.4 Notice to Terminate. It is understood by both parties that termination of this Agreement for any reason other than Non-Payment requires a written "Notice to Terminate" issued by the terminating party a minimum of thirty days in advance of the effective date of termination.

A. If such "Notice of Termination" should be issued by the Commission, a prorated refund of the Agreement payment shall be returned to the User after taking into account any amounts due the Commission.

B. If such "Notice of Termination" should be issued by the User, the Commission shall not be obligated to return any portion of the Agreement fee paid by the User to the Commission.

Approved 5/16/18

**ARTICLE V  
AGREEMENT PAYMENT**

Section 5.1 Fee. The Fee for use of the dock shall be as set forth in the Addendum.

**ARTICLE VI  
TRANSFER RIGHTS**

Section 6.1. Transfer Rights. The User may not assign or transfer this agreement, or any of the rights conveyed herein, without written consent of the Commission.

**ARTICLE VII  
INDEMNITY**

Section 7.1 Indemnification. The User hereby agrees to indemnify and hold the City, its Commissions, Authorities, Boards, Committees, officers agents, and employees harmless from and against any and all liabilities, obligations, claims damages, injuries, penalties, causes of action, judgments, costs and expenses (including, but not limited to, reasonable attorney's fees) imposed upon, incurred by or asserted against the Commission or City during or with respect to the term hereof, arising from the User's use of the Dock or any failure of the User to duly and fully perform or comply with each and all of the terms of this Agreement.

**ARTICLE VIII  
NOTICES**

Section 8.1 For the City: All notices and issues involving the terms of this Agreement and payments required of this Agreement shall be directed, on behalf of the City, to:

Scott J. Kluver  
City Administrator  
City of Washburn  
P.O. Box 638  
Washburn, Wisconsin 54891  
715-373-6160 Extension 4  
Fax: 715-373-6148

The City's contact person for issues involving the use of the commercial (coal) dock shall be the office of Public Works Director:

Approved 5/16/18

Public Works Director  
City of Washburn  
P.O. Box 638  
Washburn, Wisconsin 54891  
715-373-6171  
Fax: 715-373-6148

Section 8.2 For User: All notices to the User shall be directed to:

Karl D. Dornburg  
Pearl Beach Construction Company, Inc.  
50551 Chesterfield Road  
Chesterfield, Michigan 48051  
586-206-4674  
Fax: 866-470.5954  
E-mail: pbdisaster@hotmail.com

## **ARTICLE IX MISCELLANEOUS**

Section 9.1. Addendum. The Addendum to this Agreement is made a part hereof and its terms are fully incorporated in this Agreement as if set out in full.

Section 9.2 Amendments. Neither this Agreement nor any of the terms, covenants, or conditions herein may be modified or amended except by an agreement in writing approved and executed by the Commission and User.

Section 9.3 Severability. If any term, covenant or condition of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable under applicable law, then the remainder of the Agreement shall not be affected.

Section 9.4 Construction. The headings of the paragraphs and subparagraphs of this Agreement are for convenience only and shall in no way affect the construction or effect of any of the terms, covenants, or conditions hereof.

Section 9.5 Interpretation. This Agreement shall be interpreted and applied in accordance with the laws of the State of Wisconsin.

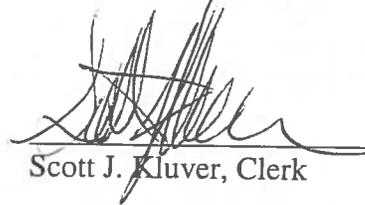
Section 9.6 Binding Effect. This Agreement shall inure to the benefit of, and shall be binding upon the Commission and User and their respective successors and assigns.

Section 9.7. Forum for Resolution of Disputes. Any dispute between the parties that cannot be amicably resolved shall be resolved in the Circuit Court for Bayfield County, Wisconsin.

**IN WITNESS WHEREOF, THE HARBOR COMMISSION OF THE CITY OF WASHBURN** has caused this Agreement to be signed by Carl Broberg, its President and countersigned by Scott J. Kluver, Clerk of the City of Washburn, Wisconsin this 17<sup>th</sup> day of May, 2018.



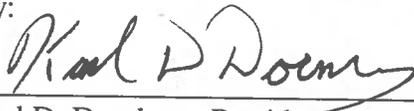
Carl R. Broberg, Commission President



Scott J. Kluver, Clerk

USER:

By:



Karl D. Dornburg, President  
Pearl Beach Construction Company, Inc.

25 MAY 18

Date

**ADDENDUM TO AGREEMENT BY AND BETWEEN THE  
HARBOR COMMISSION OF THE CITY OF WASHBURN  
AND PEARL BEACH COMPANY, INC.**

---

1. Insurance.
  - a. General liability. Limits of liability shall be:  
Commercial General Liability \$1,000,000 for each occurrence/\$3,000,000 general aggregate  
Automobile \$1,000,000  
Umbrella \$1,000,000  
Workman Compensation – As required by State.
  
2. Term. Start date: June 1, 2018  
End date: May 31, 2019  
Special provisions: Term may be extended by mutual agreement. No activities may be conducted on July 3, 4, 27, and 28. No activities may be conducted on Sundays. No activities may be conducted outside the hours of 6:00 a.m. to 8:00 p.m. Monday through Friday, and 6:00 a.m. to 6:00 p.m. on Saturday.
  
3. Fees.
  - a. Fee for term: \$2.50/ton material over dock; and no storage fee for materials through October 31, 2018. After that date, \$2 per ton of material stored until the end of the term.
  - b. Fee for additional time after end of term: \$75/day for materials stored outside the term of this agreement.
  - c. Special provisions: Documentation of tonnage trans-loaded/stored material shall be provided on a monthly basis.
  
4. Portion of dock for use:
  - All.
  - Part. Describe: Approximate 240' x 130' area on west side of dock, or Sections "A and B" on Map Exhibit A.  
  
Set forth any load limits: Shall follow established road limits.
  
5. Dust control: Efforts shall be taken to minimize any dust. Should dust be an issue, watering shall occur.
  
6. Other special provisions: (1) Barricades and/or fencing will be used if necessary. (2) The intent of use is for staging of materials for various projects, not throughout the term of the

Agreement. (3) Storage of materials, equipment and activities shall not impede traffic ingress or egress to other sections of the dock not covered by this agreement.



**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 City Council Members

From: Scott J. Kluver, Administrator *SSK*

Re: Offer to Purchase City Lots 47 and 48 on Property Inventory List by Pearl Beach Construction

Date: February 2, 2018

Enclosed you will find an offer to purchase lots #47 and 48 on the City's property inventory list. A map is enclosed. These lots are directly north of the boat storage buildings near the Marina. This offer is a clean cash offer of \$10,000 for both lots with no surveys or City financing requested for this project.

Mr. Karl Dornburg, the President of Pearl Beach Construction, is planning to attend the February 12<sup>th</sup> Council meeting to introduce himself, provide information on his background and businesses, discuss the type of work that he does, and why he would like to locate his business in Washburn.

In the several conversations that I have had with Mr. Dornburg, I have come to understand that it is his desire to base a marine contractor business in Washburn. He is in the business of repairing/restoring docks, shorelines, seawalls, etc. in marine areas, along with constructing and refurbishing buildings. Recently, Mr. Dornburg has done work for the Apostle Islands National Lakeshore at Little Sand Bay, and has been contracted to do other work in the area for this coming season. He can better explain all of these details.

As far as his proposal, there are pros and cons that the Council and the City need to be aware of. There are several positive financial aspects to the City on this proposal. The offer for the land is consistent with other industrial uses, and nothing further is being asked of the City. This project would add needed tax base to TID 3 which will help to generate positive increment, along with the other development projects underway, which can then be used to make improvements for the residents of the City, namely Thompson's West End Park. The proposed business will also become a customer for the Washburn Marina of which the City has a financial interest. One of the reasons this location is desired is the proximity to both the Marina and the Coal Dock. A lease of the Coal Dock for commercial space will be needed if this business locates to Washburn which will provide the Harbor Commission with additional funds to help pay for the required match of the Coal Dock Project. Please keep in mind that if the City accepts the \$1.3 million grant that was received to rehabilitate the Coal Dock, that dock must be available for commercial use for the next 25 years. This business will also need to hire at least a half dozen people for very good paying jobs. Finally, the location of this business in Washburn will generate additional activity for existing businesses in the City.

The challenge with this proposal is that the proposed land use is currently not allowed under current zoning. I classify the use as a Contractor's Yard which is not allowed in the Mixed Use Waterfront District. Make no mistake, this would be a gritty operation. I have discussed these concerns with Mr. Dornburg and he is willing to work with the City on screening. As the zoning code and map is new, the expectations of this area are fresh in everyone's mind. Consideration needs to be given to the impacts of this proposed operation on the neighboring properties.

Both a Comprehensive Plan change and a zoning change would be required before this project could happen. There are a couple different options that could be considered, but my leading option would be to extend the Industrial zone across the street to encompass these properties and possibly additional property on the eastern third of the Omaha Block. I say this because the City has accepted offers on all of its currently vacant industrial land and has no place to put additional industrial use businesses within the utility service area. Part of this would also be contingent on the desires and intentions of the property owners involved. The City has not accepted the housing proposal received to date on this property, and has been discussing housing on this property for years. Even if the Pearl Beach Construction Project would be approved, there would still be room to have a housing development on the western side of the Omaha Block. Another option would be to extend up the Marina district to encompass the boat storage buildings and the property that is desired to be purchased. A contractor's yard could be allowed outright or as a conditional use in this district.

If the Council were willing to entertain a Comprehensive Plan and zoning change, it would of course have to go through the required application and approval processes which will take several months. Even after that process, if approved, a Conditional Use Permit may be needed, and regardless a site plan approval would for sure be needed.

In my opinion, this project is a tremendous opportunity for the City of Washburn and we need to find a way to make it work. The City has great momentum right now, and projects like these can help the City provide the services the citizens are demanding and the improvements in other locations of the City that are desperately needed. It will provide some good paying jobs to the local area, and it will help to support our business community. The proposed use of the land may not be perfect. We need to be respectful of neighboring properties and seek solutions to make it work.

I recommend that the Council approve a sale of the property contingent upon Comprehensive Plan and zoning changes that allow for the proposed use, and any other permits and approvals that may be required. A closed session is an option for the Council to negotiate any details of this offer. I encourage you and the community to take advantage of this occasion to meet Mr. Dornburg. This is not an opportunity that the City of Washburn gets very often. Clearly lots of discussions need to occur, but I believe strongly that we need to find a way to make it happen.



**Pearl Beach Construction**  
50551 Chesterfield Road  
Chesterfield, MI 48051  
Ph: 586-598-4780  
Fax: 866-470-5954



January 10, 2018

Mr. Scott Kluver  
City Administrator  
City of Washburn  
119 Washington Ave.  
Washburn, WI

Re: Offer to Purchase Parcels #47 and #48

Dear Mr. Kluver,

Respectfully request your consideration of our offer to purchase parcels #47 and #48 as described on the 2015 parcel map addendum located in the city of Washburn. We have acquired a large amount of work in your area and would like to set up a permanent business location in your community. We are a veteran owned company and have already hired a local Washburn resident to work as a welder for our marine construction division.

These parcels would provide direct access to the city marina we use on a regular basis as well as the coal dock. We hope to establish a lease for the 2018 season on the dock and I have recently purchased a second tug and barge to haul stone from the dock to service local residents and government projects.

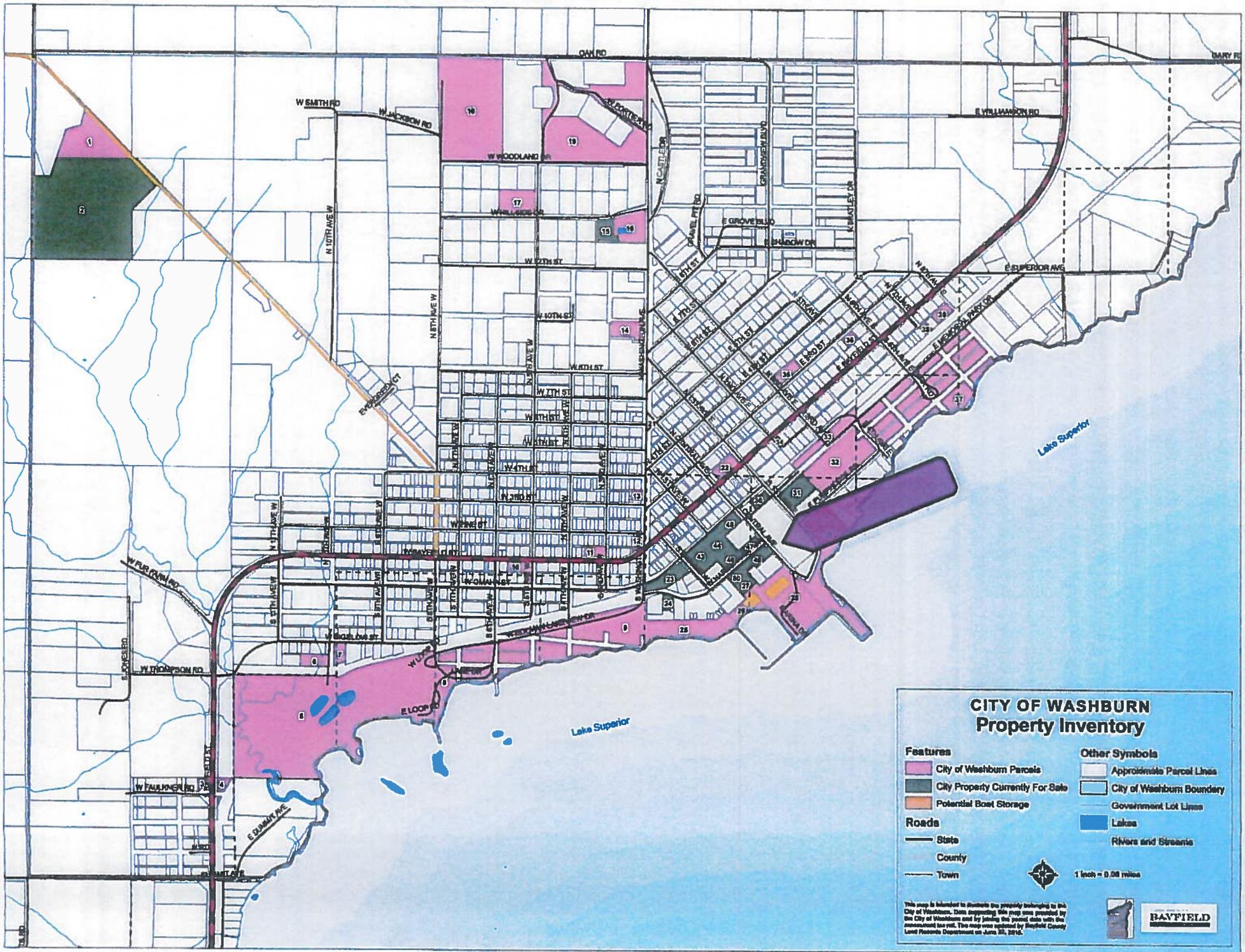
We would like to offer \$5,000 per parcel for a total purchase price of \$10,000. Construction of a permanent structure would be guaranteed by the purchaser within (18) months of closing. Site development would include a warehouse and office as well as yard storage.

We look forward to working in concert with the city of Washburn to expand our business in your community.

Sincerely,

PEARL BEACH CONSTRUCTION COMPANY

  
Karl D. Dornburg  
President



### CITY OF WASHBURN Property Inventory

- |                                  |                           |
|----------------------------------|---------------------------|
| <b>Features</b>                  | <b>Other Symbols</b>      |
| City of Washburn Parcels         | Approximate Parcel Lines  |
| City Property Currently For Sale | City of Washburn Boundary |
| Potential Boat Storage           | Government Lot Lines      |
| Roads                            | Lakes                     |
| State                            | Rivers and Streams        |
| County                           |                           |
| Town                             |                           |

1 inch = 0.58 miles

This map is intended to describe the property belonging to the City of Washburn. Data supporting this map was provided by the City of Washburn and by joining the parcel data with the assessment level. This map was updated by Bayfield County Land Records Department on June 23, 2014.





Prepared for the City of Washburn Harbor Commission  
Washburn, Wisconsin  
March 2010

# Washburn Marina Improvements Plan



JJR



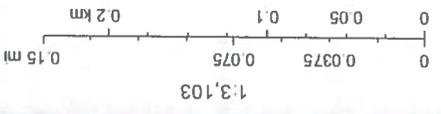


# Bayfield County Web AppBuilder



February 2, 2018

- State Buildings
- All Roads
- CFR
- Municipal Boundary
- County
- Federal
- Private
- State
- Town
- The Lines
- Rivers
- Douglas Co Parcels
- Ashland Co Parcels
- Section Lines
- Approximate Parcel Boundary
- Meander Lines



1:3,103

6

SPEARS CARLSON & COLEMAN S.C.

JOHN R. CARLSON\*  
LINDA I COLEMAN

JACK A. CARLSON  
of Counsel

ROBERT M. SPEARS  
(1913-2000)

ATTORNEYS AT LAW  
122 WEST BAYFIELD STREET  
PO BOX 547

WASHBURN, WISCONSIN 54891  
TELEPHONE: 715-373-2628  
FAX NO.: 715-373-5716

HAYWARD OFFICE  
15886 HWY 63  
HAYWARD, WI  
TELEPHONE:  
715-934-3236

\*ALSO LICENSED IN MINNESOTA

June 1, 2018

City of Washburn  
P.O. Box 638  
Washburn, WI 54891

Re: Offer to Purchase

Greetings:

The purpose of this letter is to extend an offer to purchase by American Hotel Association, LLC Parcels 47 and 48 along Harborview Drive for \$45,000. A map depicting the location of Parcels 47 and 48 is enclosed. The plan for this property is to construct a series of duplexes from Lot 3 of CSM 2024 to Central Avenue.

The drawings of the duplexes can be provided for the committee and council to consider. Generally speaking, they will be single level along the lake side of Harborview Drive and include two living units separated by attached garages. This design is what was recommended in 2017 analysis written by The Windward Group.

As the Plan Commission and City Council are aware, there has been much debate, including two outside studies by Cedar Corp and The Windward Group to determine how the city can best utilize the property that includes Parcels 47 and 48. In addition, the city completed a comprehensive plan. Both of the studies and the comprehensive plan took into consideration comments from the community and other relevant information regarding the economics and the demand for housing in the city.

Specifically, the most recent study preformed by The Windward Group noted the following:

- There is clear desire for the development of new housing in the downtown area.
- As new construction activity (commercial or residential) has been very modest over the past seven years, any new development will benefit from entering a market without any true source of direct competition.
- It is recommended the Omaha Street Property be developed as a mixed-use residential community including 18-24 maintenance free, small lot single family homes. It is also recommended that no commercial development occur until the residential development is completed.

The 2016 report form Cedar Corp asked a number of questions to local realtors. Some of the responses and findings are as follows:

- People are looking for, quality built new homes under \$200,000 that are move-in ready. They are also looking for maintenance free homes with main floor living, at least two baths and an attached garage.
- The existing housing stock is generally comprised of older, outdated homes.
- There is a demand for newer affordable homes and quality rentals. There is a lack of rental in the area, and those that do exist are of lower quality.

The Comprehensive Plan also supports this development with the following comments:

- The Plan envisions mixed-use development south of West Harbor View Drive.
- Promote mixed use development on the south side of West Harbor View Drive, similar to the proposed mixed use on the north side.
- Similar to the Windward Group and Cedar Corp studies, the conceptual sketches in the comprehensive plan show residential development on both parcels 47 and 48.

Both parcel 47 and 48 are needed for this development, otherwise it will not be feasible. The committee and council members should personally view the lay of the land. If parcel 48 is used for purposes that are akin to industrial or similar operations, the view from parcel 47, and most of the other parcels on the undeveloped block, would become obstructed. The city has worked over the years to remove as much industrial activities as possible from the Central Avenue corridor because it hinders the development of the other adjacent property owned by the city. The industrial appearance and the hinderance it causes in the Central Avenue area is noted in the studies and the comprehensive plan.

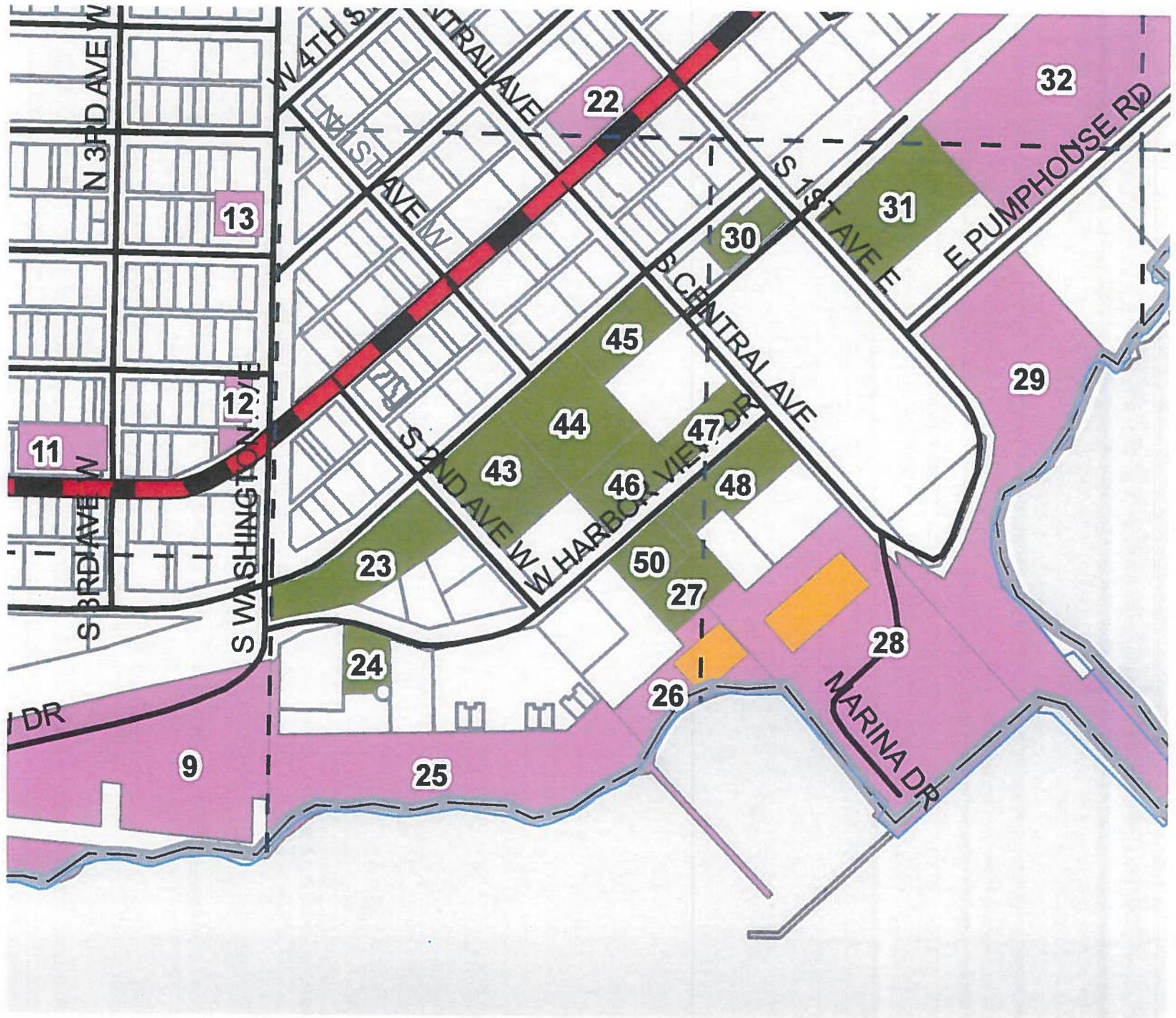
This offer and proposal is in line with the years of studies and planning undertaken by the city. It would also increase the tax base that is a part of a TIF district. For a long time, the city has sought developers for this property. This offer is made by individuals who have a vested long-term interest in the City of Washburn and a proven track record of success.

If you should have any questions, please advise.

Cordially,

*1/5/ John R. Carlson 1/25/8*

John R Carlson





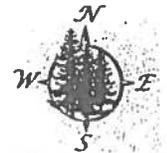
2018R-571404

DENISE TARASEWICZ  
BAYFIELD COUNTY, WI  
REGISTER OF DEEDS  
01/02/2018 12:17PM  
TF EXEMPT 0:  
RECORDING FEE: 30.00  
PAGES: 2

Vol. 12 csm Pg 45-46

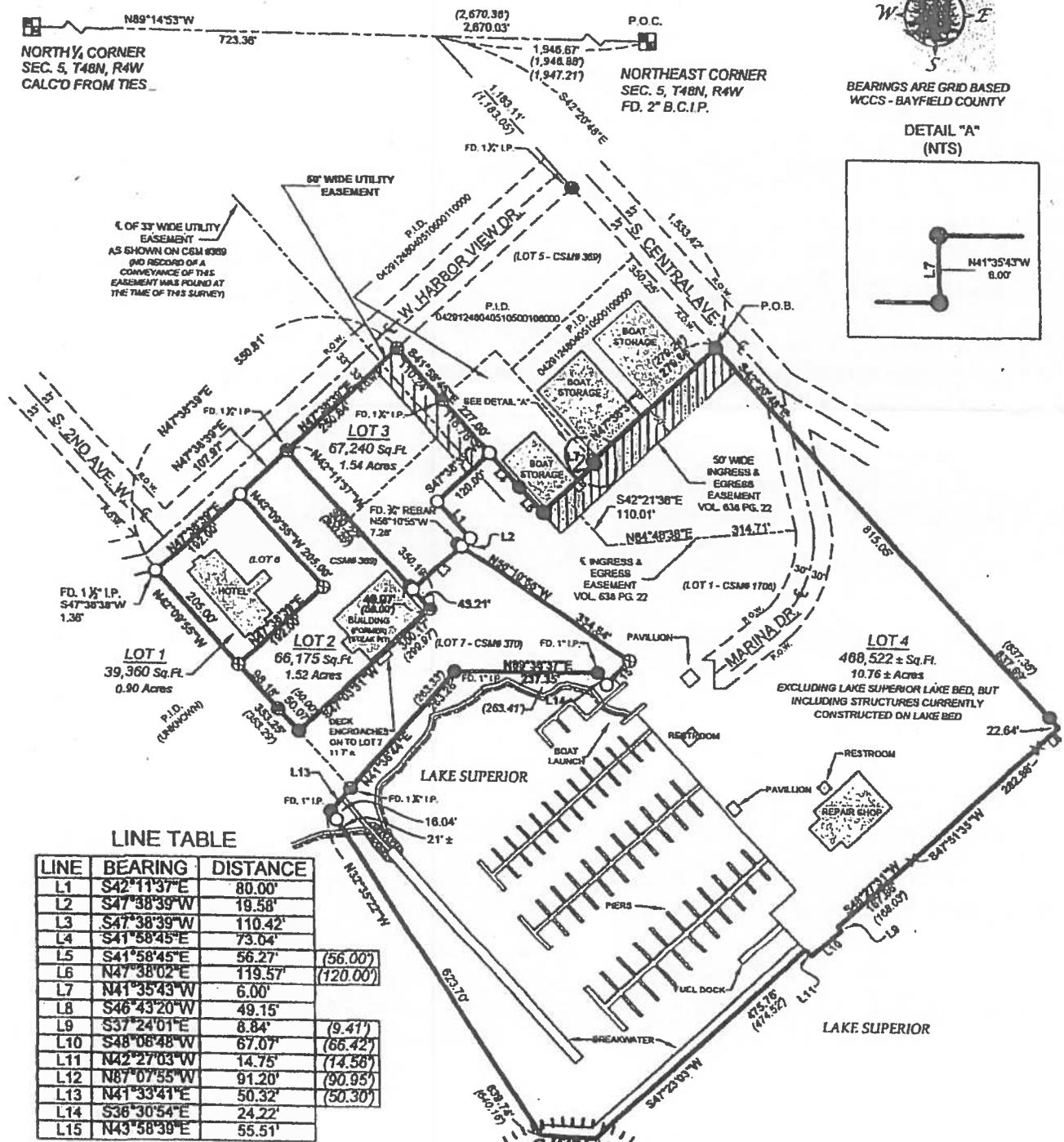
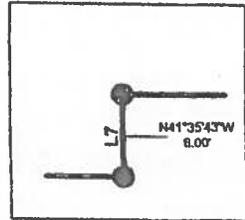
# BAYFIELD COUNTY CERTIFIED SURVEY MAP NO. 2024

A DIVISION OF LOTS 5 & 6 OF CSM # 369 AS RECORDED IN THE BAYFIELD COUNTY REGISTER OF DEEDS AS DOC. # 345568 IN VOL. 3 OF CSM'S ON PG'S 240-242 AND LOT 7 OF CSM # 370 AS RECORDED IN THE BAYFIELD COUNTY REGISTER OF DEEDS AS DOC. #345569 IN VOL. 3 OF CSM'S ON PG'S 243-245 AND LOT 1 OF CSM # 1706 AS RECORDED IN THE BAYFIELD COUNTY REGISTER OF DEEDS AS DOC. 2010R-533604 IN VOL. 10 OF CSM'S ON PG'S 104-108 ALL LOCATED IN GOV'T LOTS 1 & 2, SECTION 5, TOWNSHIP 48 NORTH, RANGE 4 WEST, CITY OF WASHBURN, BAYFIELD COUNTY, WISCONSIN.



BEARINGS ARE GRID BASED  
WCCS - BAYFIELD COUNTY

DETAIL "A"  
(NTS)

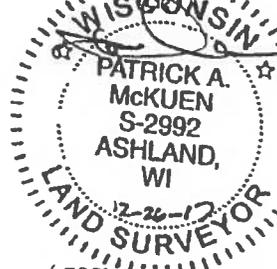


LINE TABLE

LINE	BEARING	DISTANCE
L1	S42°11'37\"E	80.00'
L2	S47°38'39\"W	19.58'
L3	S47°38'39\"W	110.42'
L4	S41°58'45\"E	73.04'
L5	S41°58'45\"E	56.27' (56.00')
L6	N47°38'02\"E	119.57' (120.00')
L7	N41°35'43\"W	6.00'
L8	S46°43'20\"W	49.15'
L9	S37°24'01\"E	8.84' (9.41')
L10	S48°08'48\"W	67.07' (66.42')
L11	N42°27'03\"W	14.75' (14.58')
L12	N87°07'55\"W	91.20' (90.95')
L13	N41°33'41\"E	50.32' (50.30')
L14	S36°30'54\"E	24.22'
L15	N43°58'39\"E	55.51'

### LEGEND

- -SET 1 1/4\" IRON PIPE WEIGHING 1.68 LBS PER LIN. FOOT
- ⊗ -SET MAG. NAIL
- -FD. 3/4\" CAPPED REBAR (UNLESS OTHERWISE NOTED)
- (474.52) -RECORDED AS DIMENSION



Pine Ridge Land Surveying, LLC.

Professional Land Surveying Services  
*Value & Quality in a Timely Manner...*

PATRICK A. MCKUEN, PLS  
29390 Woodland Rd.  
Ashland, Wisconsin

Phone (715) 682-2969  
Cell (715) 292-5601

WWW.PINERIDGESURVEYING.COM  
PROJECT NO. MOBERG17-WASHBURN  
SHEET 1 OF 2 SHEETS

45

7

**CITY OF WASHBURN  
BARTENDER LICENSES  
July 1, 2018 thru June 30, 2020**

Approved 5/14/18 #20-01 thru #20-07	Approved 6/11/18 #20-08 thru #20-14	Provisional Approved 6/7/18 #20-15 expires 8/6/18	Provisional Approved 6/18/18 #20-16 Thru #20-31 6/18/18 expire 8/17/18.		Provisional Approved 6/20/18 #20-32 expires 8/19/18.	Provisional Approved 6/21/18 #20-33 & #20-34 expire 8/20/18.	P I C K E D
LAST NAME	FIRST NAME	MIDDLE NAME	MAIDEN OR PREVIOUS NAME	P A I D	PLACE OF BUSINESS	RENEWAL OR NEW LICENSE	U P
Pending Approval #20-15 thru #20-34 on 7/9/18.							
Kelly	Bridget	Marie			Patsy's Bar	Renewal #20-01	
Yonan	Steven	Michael			Patsy's Bar	Renewal #20-02	
Waite	Maria	Magdalena		X	Roaming	Renewal #20-03	
Dunham	William	Clarence			Midland	Renewal #20-04	
Holman	Eric	Alan		X	Holiday	Renewal #20-05	
Gibb	Joseph	Claus			A Nickel's Worth	Renewal #20-06	
Berg	Patricia	Jeanne		X	Roaming	Renewal #20-07	X
Swiston	Jeffrey	Joseph		X	Roaming	Renewal #20-08	
Doris	Michelle	Elizabeth		X	Roaming	Renewal #20-09	
McCreery	Sara	Elizabeth		X	Roaming	Renewal #20-10	
Kitzmilller	David	Michael			Firehouse Bar	Renewal #20-11	
Wygonik	Rebecca	Ann		X	Roaming	Renewal #20-12	
Krysh	Jeffrey	Peter		X	The Snug	Renewal #20-13	
Ritter	Jason	Earl		X	South Shore Brew	Renewal #20-14	
Kozitaz	Jill	M	Wedge	X	Midland Services	Provisional #20-15 New #20-15	
McGee	Nicholas	Tracy		X	South Shore Brew	Provisional #20-16 New #20-16	
Vitek	Nicholas	Alan		X	Holiday	Provisional #20-17 New #20-17	
Hill	Ann	Marie	Huybrecht		Patsy's	Provisional #20-18 New #20-18	
Ledin, Jr.	James	Marlin		X	Roaming	Provisional #20-19 New #20-19	
Warren	Marion	Lee	Simonson	X	Roaming	Provisional #20-20 New #20-20	
Johnson	Audra	Marie	Jack-Martin		Hanson IGA	Provisional #20-21 New #20-21	
Arnao	Ethan	Errett			Hanson IGA	Provisional #20-22 New #20-22	
Potter	Donna	Marie	Wallner		Hanson IGA	Provisional #20-23 New #20-23	
Sorenson	Linda	Marie	Jergenson		Hanson IGA	Provisional #20-24 New #20-24	
Stegemann	Graham				Hanson IGA	Provisional #20-25 New #20-26	
Kolonko	Donna	Jean	Tarazewicz		Hanson IGA	Provisional #20-26 New #20-26	



**CITY OF WASHBURN  
BARTENDER LICENSES  
July 1, 2017 thru June 30, 2019**

Approved 5/8/17 #19-01 thru #19-17	Provisional Approved 5/8/17 #19-18 expires 7-7-17.	Provisional Approved #19-19 expires 6/16/17.	Approved 6/12/17 #19-18 thru #19-35		Provisional Approved 6/24/17 #19-36 expires 8/23/17.	Approved 7/10/17 #19-36	
Provisional Approved #19-37 expires 8/27/17.	Provisional Approved #19-38/ 7/12/17 expires 9/10/17.	Approved 8/14/17 #19-37 & #19-38	Provisional Approved 9/15/17 #19-39		Provisional Approved 9/20/17 #19-40	Approved 10/9/17 #19-39 & #19-40	
Provisional Approved 9/29/17 #19-41 expires 11/28/17	Provisional Approved 10/23/17 #19-42 expires 12/22/17	Approved 11/13/17 #19-41 & #19-42	No licenses for 12/11/17		Provisional Approved #19-43 12/4/17 expires 2/2/18	Provisional Approved #19-44 12/13/17 expires 2/11/18	
Approved January 8, 2018 #19-43 & #19-44	Provisional Approved #19-45 1/4/18 expires 3/5/18	Provisional Approved #19-46 expires 3/9/18	Approved 2/12/18 #19-45 & #19-46		Provisional Approved 2/9/18 #19-47 expires 4/10/18	Provisional Approved 2/22/18 #19-48 expires 4/23/18	
Approved 3/12/18 #19-47 & #19-48	Provisional Approved #19-49 expires 4/30/18	Provisional Approved #19-50 expires 5/18/19	Provisional Approved #19-51 expires 5/22/18		Provisional Approved #19-52 expires 5/26/18	Approved 4/9/18 #19-49 thru #19-52	
Provisional Approved 4/17/18 #19-53 expires 6/16/18	Provisional Approved 4/23/18 #19-54 expires 6/22/18	Provisional Approved 4/26/18 #19-55 expires 6/25/18	Approved 5/14/18 #19-53 to #19-55		Provisional Approved 5/9/18 #19-56 expires 7/8/18	Provisional Approved 5/25/18 #19-57 expires 7/24/18	
Approved 6/11/18 #19-56 & #19-57	Provisional Approved 5/31/18 #19-58 expires 7/30/18	Pending Approval 7/9/18 #19-58					P I C K E D
<b>LAST NAME</b>	<b>FIRST NAME</b>	<b>MIDDLE NAME</b>	<b>MAIDEN OR PREVIOUS NAME</b>	<b>P A I D</b>	<b>PLACE OF BUSINESS</b>	<b>RENEWAL OR NEW LICENSE</b>	<b>U P</b>
MacArthur	Wendy	Marie	Sorenson	X	Washburn IGA	Renewal #19-01	X
Terry	Paige	Alexis	Parks	X	Washburn IGA	Renewal #19-02	X
Ainsworth	Terri	Lea		X	Washburn IGA	Renewal #19-03	X
Larson	Kristy	Anne	Roy	X	Washburn IGA	Renewal #19-04	X
McAuliffe	Shana	Mae		X	Washburn IGA	Renewal #19-05	X
Wilcox	Cameron	Ross		X	Washburn IGA	Renewal #19-06	X
Haughn	Carl	Albert		X	Washburn IGA	Renewal #19-07	X
Defoe	Nicholas	Mark		X	Washburn IGA	Renewal #19-08	X
Johnson	Teresa	Lynn		X	Washburn IGA	Renewal #19-09	X
Vilandre	Roselle	Simone		X	Washburn IGA	Renewal #19-10	X
Johnson	Jamie	Lynne		X	Patsy's	Renewal #19-11	X
Klaar	Jessica	Lee	Goldman	X	Firehouse Bar	Renewal #19-12	X
Heggie	Dianna	Princess	Pliska	X	Holiday	Renewal #19-13	X
Lindsley	Donna	Louise		X	Holiday	Renewal #19-14	X
Stensvad	Lois	Janet		X	Da'lous Bistro	Renewal #19-15	X

Doman	Daniel	Todd		X	The Snug	Renewal #19-16	X
Doman	Kristi	Maria	Lafond	X	The Snug	Renewal #19-17	X
Forman	Jami	Jo		X	LkSupView Golf	Provisional #19-18 New #19-18	X X
Carcoba-Defoe	Irene			X	Patsy's	Provisional #19-19 New #19-19	X X
Sundquist	Roberta	Lee		X	Leino's	Renewal #19-20	X
Lawyer	Rose	Marie		X	Da'lou's Bistro	Renewal #19-21	X
Pierce	Vanessa	Michelle	Capponcelli	X	Leino's	Renewal #19-22	X
Bresette	Amanda	Louise		X	Leino's	Renewal #19-23	X
Brevak	Jane	Elizabeth	Hudson	X	LkSupView Golf	Renewal #19-24	X
Weaver	Mary	Johanna		X	LkSupView Golf	Renewal #19-25	X
Hudson	Dana	Ingrid	Brevak	X	LkSupView Golf	Renewal #19-26	X
May	Sarah	Kristen		X	The Snug	Renewal #19-27	X
Beagan	John	David		X	Stagenorth	Renewal #19-28	X
Vernon	Louise	Annette	Faulkner	X	LkSupView Golf	Renewal #19-29	X
Swanson	Charlene	Karen	Brevak	X	LkSupView Golf	Renewal #19-30	X
Reese	Wendy	Carolyn	Deerly	X	Roaming	Renewal #19-31	X
Eder	Kenneth	George		X	Roaming	Renewal #19-32	X
Verville	Lisa	Marie		X	Roaming	Renewal #19-33	X
Woodworth	Elizabeth	Loring		X	Stagenorth	Renewal #19-34	X
Stadler	Robert	Lee		X	Patsy's	Renewal #19-35	X
Steinkopf	Peter	Joseph		X	Washburn IGA	Provisional #19-36 New #19-36	X X
Defoe	Kelsey	Jaqueline	Defoe	X	Holiday	Provisional #19-37 New #19-37	X X
Merton	Ian	Michael		X	Leino's	Provisional #19-38 New #19-38	X X
Ochsenbauer	James	Edward		X	Holiday	Provisional #19-39 New #19-39	X X
Burton	Magenta	Ivy		X	Washburn IGA	Provisional #19-40 New #19-40	X X
Jack	Millie	Bertha		X	Checkerz Café	Provisional #19-41 New #19-41	X X
Benson	Christopher	John		X	Holiday	Provisional #19-42 New #19-42	X X
Gray	Teresa	Ann	Hausback	X	Roaming	Provisional #19-43 New #19-43	X X
Collins	Dorothy	Anne		X	Holiday	Provisional #19-44 New #19-44	X X
Swanson	Karen	Kay		X	Holiday	Provisional #19-45 New #19-45	X X
Granger	Meta	Rose	Greenwood	X	Washburn IGA	Provisional #19-46 #19-46	X X
Byerhof	Jessica	Ashley		X	Washburn IGA	Provisional #19-47 New #19-47	X X
Currier	Lynn	Marie	Armstrong	X	Washburn IGA	Provisional #19-48 New #19-48	X X
Gurnoe	Ashly	Ann		X	Holiday	Provisional #19-49 New #19-49	X X
Jacobson	Mavis	Jill-Marie	Koski	X	A Nickel's Worth	Provisional #19-50 New #19-50	X X
Olson	Joslyn	Edward		X	Patsy's	Provisional #19-51 New #19-51	X X
Mott	Victoria	Jane	Stariha	X	Holiday	Provisional #19-52 New #19-52	X X

