

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 SPECIAL CITY COUNCIL MEETING

Tuesday, October 20, 2020 Washburn City Hall 5:00 PM

This meeting may have members participating via tele or web conferencing. Public participants can listen to the proceedings by utilizing a computer or smart phone and using the link <https://us02web.zoom.us/j/82633961538> or by calling 1-888-788-0099 (Toll Free) and entering Webinar ID: 826 3396 1538 as opposed to being present for the meeting. The meeting will also be broadcast on Washburn Cable Access Television, and be live streamed on the City of Washburn YouTube Channel. Limited seating will be available at the meeting and guests are asked to keep a six-foot distance from one another.

AGENDA

- Call to Order/Roll Call
- Discussion & Action on Special Exception Request to Place Garage in Front Yard, 1419 CTH C – Mike Worblewski Petitioner
- Adjourn

City of Washburn Common Council

SPECIAL EXCEPTION DECISION

Worblewski Garage

Filing Date: October 9, 2020

Proper notice of hearing provided: Yes

Hearing Date: October 15, 2020

Applicant Name and Address: Michael Wroblewski
1491 CTH C
Washburn, WI 54891
Tax ID 32474

1. **Decision:** The application for Special Exception is **approved**.

2. **Description of the Proposed Project:** The proposed project is to construct a garage in front yard of the property. In accordance with section 8-75, a special exception may be granted for an accessory structure to be placed in front of the principle building.

3. **Reasons for the Decision:** The Common Council must consider the following factors:
 - (1) The size of the property in comparison to other properties in the area. **The Council finds that the property in the R-1 District is of adequate size (18 acres) as to not be a hindrance.**
 - (2) The extent to which the issuance of the special exception permit would be in keeping with the overall intent of this chapter. **The Council finds that the issuance of this exception is in the keeping of the overall intent of the chapter for properties in the R-1 District with adequate space. The lot is heavily wooded.**
 - (3) Whether there are any unique circumstances and the nature of those circumstances that warrant the issuance of the special exception. **Except for ravines, no other unique circumstances.**
 - (4) The nature and extent of anticipated impacts to the natural environment that could potentially occur if the special exception was granted. **The Council finds that there would be no impacts to the natural environment by granting this exception.**
 - (5) The nature and extent of anticipated positive and negative effects on properties in the area. **The Council finds that there would be no negative impacts on other properties, and potentially a positive impact by enhancing the value of the existing property.**
 - (6) Actions the applicant will undertake to mitigate the negative effects, if any, of the proposed special exception. **No negative effects anticipated.**
 - (7) A factor specifically listed under a section of this chapter authorizing the issuance of a special exception. **No factors other than listed.**
 - (8) Any other factor that relates to the purposes of this chapter set forth in s. 1-5 or as allowed by state law. **N/A**

City of Washburn Common Council

4. List of Conditions Imposed: No conditions were imposed.
5. If one or more conditions of approval are imposed, the property owner must sign this decision document and return it to the Zoning Administrator for his signature and as acceptance of the conditions of this decision.
6. This decision may be appealed to a court of competent jurisdiction within 30 days of receipt of this decision by filing a written statement of appeal stating the grounds for such appeal.
7. Any person aggrieved by this decision may also appeal this decision and any work done by the Applicant as authorized by this approval is done at the applicant's own risk.

Dated: October 20, 2020

By: _____
Scott J. Kluver, Zoning Administrator
On behalf of the City of Washburn Common
Council

If Conditions Are Imposed:

Dated: _____

By: _____
Property Owner

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 Plan Commission Members

From: Tammy DeMars, Deputy Zoning Administrator

Re: Garage Placement

Date: October 8, 2020

Michael Wroblewski have applied for a permit to construct a 46' x 50' garage. This property is in the R-1 Zoning District, and is located at 1491 County Hwy C. Currently the property has a house with an attached garage on 18 acres, the proposed placement of the garage would be in the front yard.

Article 8, Section 8-75 outlines the placement of accessory buildings on a lot; reads in part, except as allowed in this section a detached accessory building shall be located behind the most recessed portion of the front of the principal building. It also goes on to say that pursuant to the procedures and requirements in Article 7, the Plan Commission may approve a special exception to allow an accessory building in front of the principal building. In making such decision, the Plan Commission shall consider (1) the size of subject property, (2) the character of the area, (3) the size of the accessory building, (4) the extent to which the proposed accessory building is visible from public and private streets and other properties in the area, and (5) other factors related to relevant circumstances.

7-154 Outlines the factors that the Plan Commission should consider when making their decision.

- 1) The size of the property in comparison to other properties in the area – *Property is 18 acres and is in the rural residential and is comparable to other properties*
- 2) The extent to which the issuance of the special exception permit would be in keeping with the overall intent of this chapter; *this request is not unreasonable*
- 3) Whether there are any unique circumstances and the nature of those circumstances that warrant the issuance of the special exception; *None Known*
- 4) The nature and extent of anticipated impacts to the natural environment that could potentially occur if the special exception was granted; *no known impact*
- 5) The nature and extent of anticipated positive and negative effects on properties in the area; *no known negative effects*
- 6) Actions the applicant will undertake to mitigate the negative effects, if any, of the proposed special exception; *no negative effects*
- 7) A factor specifically listed under a section of this chapter authorizing the issuance of a special exception;

Article 8, Section 8-75 and

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

All other dimensional standard for the proposed garage has been meet and I would have no objection to approval of this exception.

CONSTRUCTION PERMIT APPLICATION

Permit Request: Remodeling Windows Doors Roofing Siding Plumbing/HVAC

New Construction Deck Fence Flat Work Electrical Other

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

Owner Michael Wroblewski E-Mail m.wroblewski@hotmail.com
 Construction Contractor Steffenson Carpentry, LLC Phone 715-373-0566
 Address 32460 Star Route Road, Bayfield, WI 54814 License # 900472
 Excavation Contractor Birch Street Excavating & Septic Phone: 715-373-5683
 Address 7755 W. Maple Hill Rd. Washburn, WI 54891 License # 1203

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

PROJECT INFORMATION

Site Address 1491 Cty Hwy C Pin # 04-291-2-49-04-31-2 02-060-10000
 RE Tax ID # 32474 Zoning District R1 Lot Area 18 Acres

Description of work 46' x 50' Garage

Estimated Project Cost \$50,000

<p>NEW CONSTRUCTION</p> <p>Building Height _____</p> <p><input type="checkbox"/> 1-story <input type="checkbox"/> Other _____</p> <p><input type="checkbox"/> 2-story <input type="checkbox"/> Basement _____</p>	<p>Area Involved</p> <p>Basement _____ sq ft</p> <p>Living Area _____ sq ft</p> <p>Garage <u>2300</u> sq ft</p> <p>Total _____ sq ft</p>	<p>Water & Sewer:</p> <p>Water <input type="checkbox"/> Municipal or <input type="checkbox"/> Private Well</p> <p>Sewer <input type="checkbox"/> Municipal or <input type="checkbox"/> Septic</p> <p>Permit Numbers _____</p>
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Additional permits that may not be covered by this application: *Driveways; Sewer; Water; Demolition; Sidewalks*

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



Applicant Signature

10/8/20
Date

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

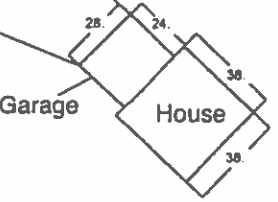
See Attached Condition Letter

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

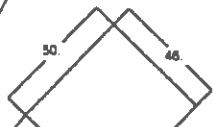
Mike Wroblewski
Plot Plan
1491 County Highway C
Washburn, WI 54891

Lot Line > 100'

Lot Line > 100'



Driveway



New 46' x 50' Garage

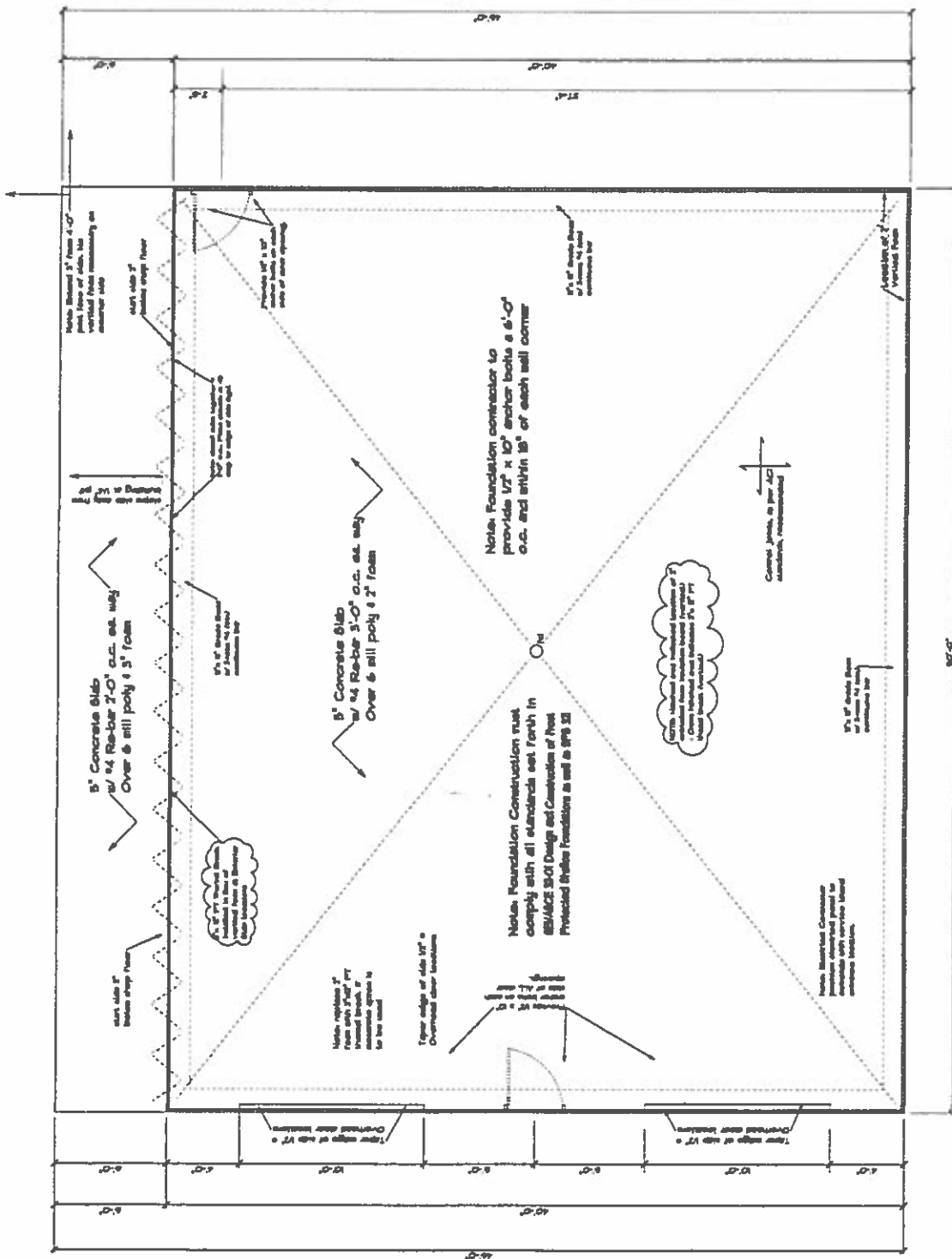
COUNTY HIGHWAY C


Lot Line > 100'

DESIGNED	SUBMITTED
DRAWN	URGE
APPROVED	URGE

Wroblewski Shop
 1491 City Hwy C
 Waukegan, WI 54981

SCALE	1/4" = 1'-0"
DRAWING No.	20-10-141
DATE	10-08-2020
Foundation	



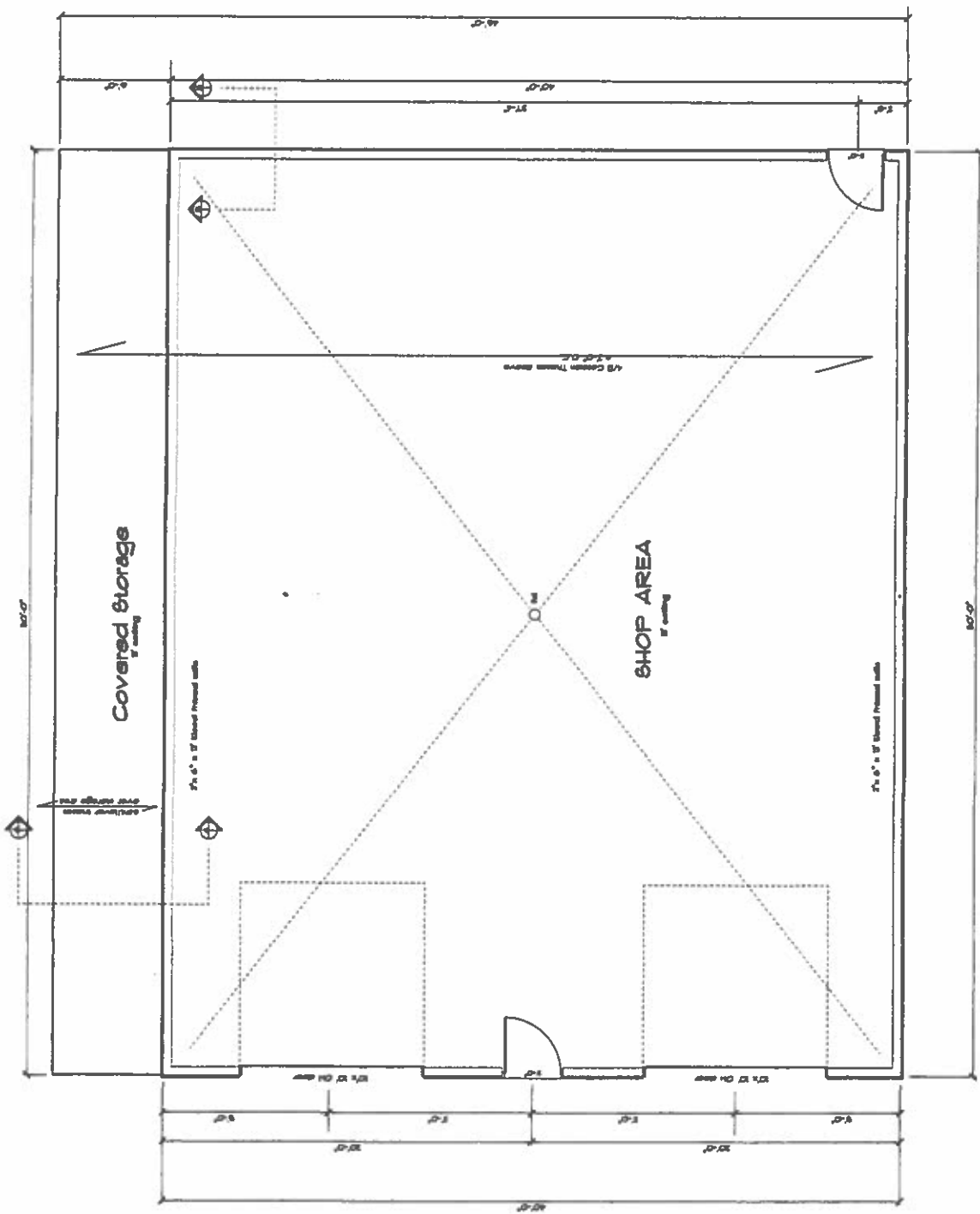

Extreme Measures
 1940 South Hwy 100
 Ashland, WI 54806
 (715) 485-2000
 WWW.ExtremeMeasures.com

DRAWN: **Submitted**
 CHECKED: **WRE**
 APPROVED: **WRE**

Uroblewski Shop
 1491 City Hwy C
 Washburn, WI 54991

SCALE: **1/4" = 1'-0"**
 DRAWING NO.: **20-10-141**
 DATE: **10-08-2020**

Floor Plan



October 8, 2020

Michael Wroblewski
1491 County Highway C
Washburn, WI 54891
(715) 373-0566

To: Honorable Mayor and Plan Commission Members

From: Michael Wroblewski

Re: Garage Placement

I have applied for a permit to construct a 46' x 50' garage. My property, in R-1 Zoning District located at 1491 County Highway C currently has a single house with attached garage and no accessory structures. The proposed placement of the garage would be in the front yard. Because of the property has many ravines running through it, this is the only practical location for the garage on the property.

Article 8, Section 8-75 outlines the placement of accessory buildings on a lot; reads in part, except as allowed in this section a detached accessory building shall be located behind the most recessed portion of the front of the principal building. It also goes on to say that pursuant to the procedures and requirements in Article 7, the Plan Commission may approve a special exception to allow an accessory building in front of the principal building. In making such decision, the Plan Commission shall consider (1) the size of the property, (2) the character of the area, (3) the size of the accessory building, (4) the extent to which the proposed accessory building is visible from public and private streets and other properties in the area, and (5) other factors related to relevant circumstances.

7-154 Outlines the factors that the Plan Commission should consider when making their decision.

- 1) The size of the property in comparison to other properties in the area – Property is 18 acres and in the rural residential and comparable to other properties
- 2) The extent to which the issuance of the special exception permit would be in keeping with the overall intent of this chapter – this request is not unreasonable
- 3) Whether there are any unique circumstances and the nature of those circumstances that warrant the issuance of the special exception – the many ravines that run through the property
- 4) The nature and extent of anticipated impacts to the natural environment that could potentially occur if the special exception was granted – no known impact
- 5) The nature and extent of anticipated positive and negative effects on properties in the area – no known impact
- 6) Actions the applicant will undertake to mitigate the negative effects, if any, of the proposed special exception – no negative effects

- 7) A factor specifically listed under section of this chapter authorizing the issuance of a special exception – Article 8, Section 8-75 and any other factor that relates to the purposes of this chapter set forth in s. 1-5 or as allowed by state law.

All setbacks and other dimensional standards for the proposed garage have been met.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Wroblewski', written in a cursive style.

Michael Wroblewski

CITY OF WASHBURN
PO BOX 638
WASHBURN, WI 54891

Receipt Nbr: 30385
Date: 10/16/2020
Check

RECEIVED FROM Ed's Mechanical LLc \$560.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	ZONING PERMITS Special Council Meeting - Mike Worblewsk	560.00
<hr/> TOTAL RECEIVED		560.00

Receipt Memo: Special Council Meeting