

July 20, 2023

CITY OF WASHBURN PLAN COMMISSION MEETING

5:40PM Washburn City Hall

COMMISSION MEMBERS: Felix Kalinowski, Leo Ketchum- Fish, Michael Malcheski, Mary Motiff (Zoom), Matt Simoneau, Nicolas Suminski

ABSENT: Dave Anderson

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

Meeting called to order at 5:30 pm by Motiff, attendance as recorded above.

Approval of Minutes – June 15, 2023 Minutes – Motion by Suminski to approve the minutes of June 15, 2023, second by Malcheski. Motion carried 6-0.

Discussion & Action on Request for Special Exception to Enlarge a Non-Conforming Structure, 410 E. 6th St., R-6 District – Marcia Kerry Cook-Lovlien, Petitioner – Petitioner present. Ms. Cook- Lovlien would like to add a 12’ x 26’ addition off the rear of her home. This property is in R-6 Zoning District. The house is approximately 5’ from the front lot line and the current code has a 20’ front yard setback. All other setback requirements have been met. Per Article 21-4 Nonconforming structures (b) Enlargement. “A non-conforming structure that is used by a conforming use may be enlarged provided the Plan Commission authorizes such enlargement pursuant to the requirements in Article 7”. Ketchum-Fish moves to approve the special exception for a 12’ x 26’ addition to the rear of the house located at 410 E. 6th St., seconded by Malcheski. Review of Article 7 the Plan Commission considered the following factors: 1) The size of the property in comparison to other properties in the area. **The Commission finds that the property is residential property and is of comparable size to other residential properties in the area.** 2) The extent to which the issuance of the special exception permit would be in keeping with the overall intent of this chapter. **The Commission finds that this exception has been approved in the past, and it will not make the setback violation any worse.** 3) Whether there are any unique circumstances and the nature of those circumstances that warrant the issuance of the special exception. **The Commission finds that house is already existing, and the addition is going to be added to the rear of the home so it will not make the setback violation any greater.** 4) The nature and extent of anticipated impacts to the natural environment that could potentially occur if a special exception was granted. **The Commission finds that there would be no known negative impacts to the natural environment.** 5) The nature and extent of anticipated positive and negative effects on properties in the area. **The Commission finds that there are no known negative effects. Once the project is completed it should be an improvement.** 6) Actions the applicant will undertake to mitigate the negative effects, if any, of the proposed special exception. **None, as there are no known negative effects.** 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. Original motion carried 6 to 0.**

Discussion & Action on Plan of Operation, Lakewinds Music, LLC, 409 W. Bayfield Street, C-2 District James Shafstall, Petitioner – Mr. Shafstall is currently operating American Family Insurance in this building, his plan is to move the insurance business to the back of the building and use the front for his new business, Lakewinds Music, LLC, selling, renting and repairing musical instruments along with giving individual and group music lessons. . Malcheski moves to approve the Plan of Operation for Lakewinds Music, LLC at 409 W. Bayfield St., second by Suminski. The Plan Commission then reviewed the applicable standards as follows: 1)The nature of the land use with regard to the number of employees, nature, and extent of truck shipments to and from the site, hours of operation, use of hazardous substances, and other operational characteristics – **The Plan Commission determines that there are no known issues. There are no known hazardous substances or other uncommon operational characteristics.** 2)The nature and extent of anticipated positive and negative effects on properties in the area – **No known negative effects. Positive effect is additional business in town.** 3) Actions the applicant will undertake to mitigate the negative effects, if any, of the proposed land use – **No known negative effects.** 4) Any other factor that relates to the purposes of this chapter set forth in s. 1-5 or as allowed by state law – **None.** 5) List of Conditions Imposed: **None.** Original Motion carried 6 to 0.

Discussion & Action on Façade Loan Draw, 10 W. Bayfield Street, Chequamegon Bait LLC dba Firehouse Bar – Kelsey Lindsey – Ms. Lindsey in attendance. Her request is for \$29,539.45, the full amount of her approved façade loan. Invoices for the front façade, tuckpointing, and brick repair have been provided. Simoneau moves to approve the payment of \$29,539.45, second by Malcheski. Motion carried 6 to 0.

Discussion & Recommendation on Petition by Irene Blakely, 803 Third Avenue East., Washburn WI 54891, to vacate the unopened 9th Street East from Washington Avenue to 3rd Avenue East – Ms. Blakely is in attendance. She is requesting this vacate to give her enough space to be able to divide her property so that a new residential structure could possibly be constructed. The road is very shorty and the vacate would not land-lock any property. Malcheski moves to recommend the approval to vacate the unopened 9th Street East from Washington Avenue to 3rd Avenue to 3rd Avenue East, seconded by Kalinowski. Motion carried 6 to 0.

Motiff adjourns the meeting at 5:46pm.

Respectfully Submitted,
Tammy DeMars
City Treasurer/Deputy Clerk