

CITY OF WASHBURN
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NOTICE OF PLAN COMMISSION MEETING

DATE: Thursday, September 20, 2018
TIME: 5:30 P.M.
PLACE: Washburn City Hall

Administrator

AGENDA:

- Call to Order
- Roll Call
- Approval of Minutes – August 16, 2018
- Public Hearing
 - Discussion and Recommendation on Zoning Code Amendment for the Purpose of Amending the City's Zoning Code to Provide a More Definite Standard to Several Zoning Provisions.
- Discussion and Recommendation on Ordinance 18-006 for the Purpose of Amending the City's Zoning Code to Provide a More Definite Standard to Several Zoning Provisions
- Adjourn

August 16, 2018
5:30pm Washburn City Hall

CITY OF WASHBURN PLAN COMMISSION MEETING

COMMISSION MEMBERS: Dave Anderson, Richard Avol, John Gray, Leo Ketchum-Fish, Jeremy Oswald, Adeline Swiston.

ABSENT: John Baregi

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

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

Approval of Minutes – July 16, 2018 – Moved by Avol to approve minutes as presented, second by Gray. Oswald ask that in the future if someone is late it be noted what time they arrive, as he was only a couple of minutes late. Motion carried unanimously.

Continued Discussion on Site Plan, Architectural Review, and Downtown Design Overlay District Standards of the City's Zoning Code for Potential Ordinance Changes – Ketchum-Fish drafted revisions to some of the items discussed at last months meetings and asked that he be allowed to go over them with the Commission.

Article 8, Section 8-163 (4) Changes on this were agreed to at the last meeting, but since it was back on Ketchum-Fish suggested revisions, Avol would like to see the word "separated" changed to "partitioning" and remove the second sentence entirely. Moved by Ketchum-Fish to recommend changing "separated" to "partitioning" and remove the second sentence entirely as suggested, second by Avol. Motion carried unanimously.

Article 8, Section 8-183 (1) Lengthy discussion on this, some feel Ketchum-Fish revision doesn't simplify it but makes it more difficult. Anderson feels if you simplify the code than anything goes and he doesn't feel that is a good thing. Gray feels to many regulations will stifle new growth. Ketchum-Fish would like to try and make it less confusing by putting it in simpler terms. Kløver states in the interest of time, if we could agree upon something tonight, we could have the attorney put it in ordinance form for the next meeting, we could still adjust if needed at the public hearing. (See Motion below).

Article 8, Sections 8-183 (4) Discussion. Change the first sentence to "Outside of the Industrial Zoning District, any Buildings with a front elevation or any building elevation facing Bayfield Street of more than 750 square feet in area shall be divided into distinct planes of 500 square feet or less." This change would also allow us to strike Section 8-183 (1). Moved by Avol to recommend changing Article 8, Section 8-183(4) first sentence "Outside of the Industrial Zoning District, any Buildings with a front elevation or any building elevation facing Bayfield Street, of more than 750 square feet in area shall be divided into distinct planes of 500 square feet or less." and to remove section 8-183 (1) entirely, second by Oswald. Motion carried unanimously.

Article 8, Section 8-183 (3) – Discussion. Removal of "approved way" and when confirmation if we are talking buildings or Zoning Districts. Moved by Ketchum-Fish to recommend changing section 8-183 (3) first sentence to "All building exteriors, excluding residential buildings and industrial zoning districts, facing a street; excluding alleyway shall have at least 50 percent of the street face constructed with brick, decorative masonry, glass panel, or other appropriate similar finished façade as may be approved by the Plan Commission." and add to the second sentence after 25 feet along the sides of the structure "that do not face a street, excluding and alleyway" or as least 25 percent of that side wall distance, whichever is greater, second by Swiston. Motion carried unanimously.

Article 14, Section 14-8 (3) - Ketchum-Fish moves to suggest changing, A building façade fronting on a public street with a frontage of "150 feet" to "75 feet", second by Anderson. Discussion. Motion carried unanimously.

No action Article 14, Section 14-8 (a).

Anderson moves to open floor, second by Ketchum-Fish. Motion carried.

Karen Novachek, 610 E. 4th Street, has noticed two words being used Fit and Principles. She is wondering if we have a definition of "fit" and wonders what principles we use for our decisions.

Moved by Avol to close floor, second by Swiston. Motion carried.

City Attorney Lindsey, was asked to put in ordinance form the changes discussed tonight and at the July Plan Commission Meeting for a Public Hearing at the September Meeting.

Adjourn - Moved by Oswald to adjourn @ 7:26pm, second by Gray. Motion carried unanimously.

Respectfully Submitted,
Tammy L. DeMars
Treasurer/Deputy Clerk

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

Public Hearing will be held at the regularly scheduled Plan Commission Meeting, Thursday, September 20, 2018, at 5:30 P.M., at City Hall, 119 Washington Avenue, for public comment on the following issue:

Zoning Code Amendment:

For the purpose of amending the City's Zoning Code to provide a more definite standard to several zoning provisions.

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

Scott J. Kluver
Zoning Administrator

Block Ad September 1 and 8, 2018 – Daily Press

CITY OF WASHBURN
Ordinance No. 18-006

An ordinance adopted by the Common Council for the City of Washburn at its regular meeting of September __, 2018, for the purpose of amending the City's Zoning Code to provide a more definite standard to several zoning provisions. Proposed additions are in **red**, proposed deletions are in ~~strikeout~~.

1. Amend Chapter 13, Articles 8, and 17 as:

Article 8, Section 8-66

(e) **Setback averaging for front-yard setback**

In all residential zoning districts, excluding the R-1 Rural Residential district, ~~those areas of the city~~ where the majority of principal buildings along **the same side of a street within 300 feet of the subject property** have less than the required front-yard setback, the setback for any new building or addition to an existing building is determined by averaging the setbacks for buildings within 300 feet **on the same side of the street** that are closer than the established setback.

In all residential zoning districts, excluding the R-1 Rural Residential district, ~~those areas of the city~~ where the majority of principal buildings along **the same side of a street within 300 feet of the subject property** have **significantly greater than fifty-percent (50%)** more than the required front-yard setback, the setback for a new building or an addition to an existing building is determined by averaging the setbacks for those buildings within 300 feet **on the same side of the street that have greater than fifty-percent more than the required front-yard setback.**

Article 8, Section 8-163

(4) A docking or loading area for a commercial, institutional, or industrial building shall be easily accessible to service vehicles, ~~separated~~ **partitioned** from the on-site parking area, and designed to serve multiple establishments and tenants, when possible. ~~Such docking or loading area shall not be readily visible from a public street, an on-site customer parking area, or an abutting property in a commercial or residential district or a planned development district that allows residential uses. Screening from view~~ **Partitioning** may be accomplished by (a) integrating such area into the overall design of the building (e.g., inside of the building or use of architectural extension of a building wall), (b) using a fence; a berm; landscaping, above what is otherwise required in this chapter; other suitable feature; or (c) any combination thereof.

Article 8, Section 8-183

(1) ~~The scale of a building shall be compatible with the overall massing and the individual parts of adjacent buildings, especially existing and anticipated residential buildings in a residential zoning district or a planned development district that allows residential uses.~~

(2) ~~Windows, doors, and other openings must form a unified composition in proportion to the building elevation.~~

(3) ~~On any new building constructed for business or manufacturing use~~ **Excluding residential buildings and Industrial Zoning Districts**, all building exteriors facing a street, **not including an alleyway**, ~~or approved way~~ shall have **at least** 50 percent of the street face constructed with brick, decorative masonry, glass panel, or other appropriate similar finished façade as may be approved by the Plan Commission. Such brick, masonry, glass or other decorative facing shall extend for a distance of at least 25 feet along the sides of the structure **that do not face a street** or at least 25 percent of ~~the~~ that side wall distance, whichever is greater.

(4) ~~Principal~~ **Outside of Industrial Zoning Districts, the appearance of any** buildings with a front elevation **or any building elevation facing Bayfield Street** of more than 750 square feet in area shall be divided into distinct planes of 500 square feet or less. The following design features can be used to meet this provision (1) canopies or awnings; (2) arcades; (3) porches; (4) vertical wall offsets having a minimum depth of 8 inches and a minimum width of 10 feet; (5) horizontal offsets having a minimum depth of 2 feet; (6) pilasters having a minimum depth of 8 inches, a minimum width of 12 inches, and a minimum height of 80 percent of the wall height; (7) recessed areas for entryways and the like having a minimum depth of 8 inches; and (8) other suitable multidimensional design features.

(7) ~~The appearance of a side or rear of a commercial or institutional building shall be the same as or similar to the front of such building when it is readily visible from a public street or an abutting property in a commercial or residential zoning district or a planned development district that allows commercial and/or residential uses.~~

Article 14, Section 14-7

(2) ~~—**Building mass.** The mass of a building (i.e., relationship between a façade height and width) shall be compatible with existing buildings in the immediate area.~~

(3) **Special requirements for large buildings.** A building façade fronting on a public street with a frontage of ~~150~~ **75** feet or more shall be designed to look like two or more individual building fronts. This may be achieved by using different building materials, façade

articulations, or other design approach that gives the appearance of separate, but attached buildings.

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: _____