

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



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

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/84134383507> or by calling 1 (877) 853-5247 (Toll Free) and entering Webinar ID: 841 3438 3507 as opposed to being present for the meeting. Limited seating will be available at the meeting and guests are asked to keep a six-foot distance from one another.

**NOTICE OF PLAN COMMISSION MEETING – Amended 8:00 a.m. on Wednesday, October 14, 2020**

DATE: Thursday, October 15, 2020

TIME: 5:30P.M

PLACE: Washburn City Hall

**AGENDA:**

- Call to Order/Roll Call
- Approval of Minutes of October 9, 2020 Meeting
- Public Hearing
  - Discussion and Recommendation on Conditional Use Application for a Tourist Rooming House at 200 & 202 West Harbor View Dr. – Bayfield Properties LLC, Petitioner
- Discussion & Action on Special Exception Request to Place Garage in Front Yard, 1491 County Hwy C, Michael Wroblewski, Petitioner.
- Discussion & Action on Architectural Review and Downtown Design Decision Review for Addition to Hansen's IGA for a "Beer Cave" at 226 W. Bayfield Street – Greg Hansen, Petitioner
- Adjourn

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**CITY OF WASHBURN**  
**NOTICE OF PUBLIC HEARING**

A Public Hearing will be held by the Plan Commission on, Thursday, October 15, 2020, at 5:30 P.M. at City Hall, 119 Washington Avenue, for public comment on the following issue:

**Conditional Use Permit Application:**

Request for Tourist Rooming House – Operate a tourist rooming house out of the property located at 200 & 202 West Harbor View Drive – Bayfield Properties LLC, Petitioner

The property is zoned MUW- Mixed Use Waterfront. Residents unable to attend the public hearing may provide written comment to the Zoning Administrator prior to the hearing.

Scott J. Kluver  
Zoning Administrator

**publ.: Class 2 – September 25, and October 2, 2020**  
**Daily Press Box Ad**

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The property is zoned MUW- Mixed Use Waterfront. Residents unable to attend the public hearing may provide written comment to the Zoning Administrator prior to the hearing.

Scott J. Kluver  
Zoning Administrator

As required by ordinance, copy mailed to property owners within 150 feet of the subject property.

**NOTICES MAILED FIRST CLASS MAIL 09/18/2020**

**KENNER & KIMBERLY CHRISTENSEN**  
204 W. HARBOR VIEW DR.  
WASHBURN, WI 54891

**CHERYL A. GRANT**  
206 W. HARBOR VIEW DR.  
WASHBURN, WI 54891

**ZEI FAMILY IRV. TRUST**  
210 W. HARBOR VIEW DR.  
WASHBURN, WI 54891

**JANET GIACHERIO**  
212 HARBOR VIEW DR.  
WASHBURN, WI 54891

**AMERICAN HOTEL ASSOCIATION, LLC**  
2052 – 85<sup>TH</sup> AVE.  
DRESSER, WI 54009

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To: Plan Commission Members  
From: Scott J. Kluver, Administrator *SK*  
Re: Bayfield Properties LLC CUP - Tourist Rooming  
Date: October 7, 2020

Enclosed you will find the application materials from Bayfield Properties LLC for a Tourist Rooming Conditional Use Permit (CUP) for the property located at 200 and 202 West Harbor View Drive. The property is in the MUW, Mixed Use Waterfront, District. Know that the plan is that only one unit will actually be a tourist rooming house, the other will not. It has not been determined which unit will be the tourist rooming house at this time.

Tourist Rooming Houses are conditionally allowable in this district. A copy of the health permit will also be needed for the CUP to be valid. Given the layout of the properties, there is adequate off-street parking for this use as the rule is there needs to be one space for each guest room.

No additional architectural changes or site modifications are planned for this property. Note the criteria in the ordinance by which the Commission should either approve or deny the permit in 7-55 of the enclosed ordinance and the responses provided for that criteria.

Attorney John Carlson will be the agent for the property. Please let me know if you have any questions on this application. I have no objections to this request.

## CITY OF WASHBURN CONDITIONAL USE PERMIT

A Conditional Use Permit is hereby granted, pursuant to Title 13, Chapter 1, Article 7, Division 3 of the City of Washburn Zoning Ordinance to Bayfield Properties, LLC (hereinafter User), in respect to property currently zoned MUW Mixed Use Waterfront District, herein referred to as Subject Property, described as:

**Street Address:** 200 & 202 West Harbor View Drive

**Legal Description:** MARINA TOWNHOUSES OF WASHBURN INC UNIT 101 TOG WITH UND INT IN COMMON ELELMENTS IN DOC 2019R-579489 247301 // AND // MARINA TOWNHOUSES OF WASHBURN INC UNIT 102 TOG WITH UND INT IN COMMON ELEMENTS IN DOC 2020R-584528 2483-2

**Tax ID:** 32794      **PIN:** 04-291-2-48-04-05-2 00-650-10000

This Conditional Use Permit is granted for the purpose of permitting the User, and only the User, to engage in the permitted use set forth immediately below:

1. To operate a tourist rooming house in accordance with Section 13-1-8-294 of the City of Washburn Zoning Code.

This Conditional Use Permit is subject to the following special conditions:

1. This Conditional Use Permit is issued exclusively to the User, does not run with the land for which it is issued, and may not be sold, conveyed, assigned or otherwise transferred to any other person or entity. This permit will be effective once all conditions are complied with as specified in ordinance.
2. Issuance of a Conditional Use Permit does not indicate that the City of Washburn has certified the above referenced dwelling nor has it inspected the building, nor does it ensure that it meets local, state, federal, or professional requirements or standards related to the subject use.
3. All waste container facilities on the Subject Property shall be screened from view (from adjacent streets).
4. User shall construct a sign upon the property; identifying the User's business and the property address. A sign permit is required prior to constructing the sign, and the sign must conform to the City's Sign Ordinance.
5. User shall provide onsite parking for employees and all other visitors to the Subject Property and concrete, bituminous concrete pavement, or gravel shall be required for all driveways and parking

areas in accordance with 13-1-17-5.04 of the City of Washburn Zoning Code. At the time of issuance of this permit, two spaces are required. This provision needs to be complied with before the permit is valid.

6. All conditional uses referred to above may be carried out upon the Subject Property twenty-four (24) hours per day, seven (7) days a week.
7. The Common Council for the City of Washburn may at some future date require regular review and renewal of Conditional Use Permits or otherwise change the Conditional Use Permit Ordinances. The holder of the permit may be subject to permit termination and/or renewal at the discretion of the Common Council or its designee. Holder of the permit may be subject to additional ordinance requirements and expense in that event.
8. Atty. John Carlson shall be listed as the agent for this tourist rooming house.

Statement on the nature of the approval:

In approving this Conditional Use Permit, the Plan Commission confirmed the size of the parcel was not an issue, the use is compatible, the location of the use on the property is not a concern, traffic safety should not be a problem, it is a suitable additional use, there are no negative impacts on the environment known of, concerns with impacts on the neighbors were discussed and guest rules will be posted to help address these concerns, and it would not impede the normal development. The Common Council adopts these findings.

Appeal rights for applicant and other aggrieved persons:

Within 30 days of the decision date, a written appeal, including the reasons for the appeal, must be received by the City Clerk. The appeal process will follow the procedure outlined in 13-1-7-23 of the zoning ordinance.

\_\_\_\_\_  
Bayfield Properties, LLC – Mick Anderson, Member

\_\_\_\_\_  
Date

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2020, the above-named Mick Anderson, to me known to be the person who executed for the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary Public, Bayfield County, Wisconsin

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Mary D. Motiff, Mayor  
City of Washburn

\_\_\_\_\_  
Date

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2020, the above-named Mary D. Motiff, known to be the person who executed for the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary Public, Bayfield County, Wisconsin

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Scott J. Kluver, Zoning Administrator  
City of Washburn

\_\_\_\_\_  
Date

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2020, the above-named Scott J. Kluver, known to be the person who executed for the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary Public, Bayfield County, Wisconsin

My commission expires: \_\_\_\_\_



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### APPLICATION FOR CONDITIONAL USE PERMIT

(Zoning Code 13-7-51 through 62)

Name: BayField Properties, LLC Initial Application  Amendment/Renewal

Physical and Mailing Address of Applicant: 200 & 202 W Harbor View Dr. Washburn, WI

Telephone Number: 715-373-2628 E-mail: john@washburnlawyers.com

Address/Description of Permit Property: 200 & 202 W. Harbor View Dr.

Requested Conditional Use: Tourist Rooming House Zoning District: \_\_\_\_\_

*Applicant shall submit a letter detailing the desired use, along with a scaled site plan of the property if new construction is involved.*

*It is the responsibility of the applicant to provide the name and address (both physical and mailing) of property owners within a 150 foot radius the permit property. Please use attachments for longer lists.*

1. Kenner & Kimberly Christensen, 204 W. Harbor View Dr. Washburn, WI 54891
2. Cheryl A. Grant, 206 W Harbor View Dr. Washburn, WI 54891
3. Zel Family Irrevocable Trust, 210 W Harbor View Dr. Washburn, WI 54891
4. Janet Giacherio, 212 Harbor View Dr. Washburn, WI 54891
5. American Hotel Assn, LLC & Washburn Development Property, LLC  
2052 85th Ave. Dresser, WI 54009

APPLICATION FOR CONDITIONAL USE PERMIT --- Page 2

*I have read municipal code 13-7-52 through 62 as presented to me upon application and understand the process related to the issuance of a Conditional Use Permit. I also understand that I may be required to submit supplemental information as may be required elsewhere in the zoning code for my particular request.*

Application Signature:  Date: 9/11/2020

**Filing Fee:** *A \$150 filing fee is due at the time of submitting the application. A receipt of the fee payment shall be attached to this application form and shall serve as the application submission date.*

**OFFICE USE ONLY**

Date of Review Completed by Zoning Administrator: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Dates of Publication/Mailing: \_\_\_\_\_

Recommendation of Plan Commission: \_\_\_\_\_

Approval by Council: \_\_\_\_\_

**From:** John Carlson <john@washburnlawyers.com>  
**Sent:** Thursday, September 17, 2020 1:51 PM  
**To:** washburnadmin@cityofwashburn.org  
**Subject:** Re: CUP Application - Bayfield Properties LLC

Scott:

1. I will take care of the DATCP requirements prior to rental. The property will not be rented prior to next year, so there is plenty of time. A condition in the CUP will be fine. I can be the agent for the CUP. If you need my home address it is 31350 Maki Road (within 5 miles).

2. 7-55 (a)(1-9)

1. Doesn't apply.

2. No significant change in use (residential)

3. Proximity to similar use. This property is adjacent to the hotel which is very similar.

4. There will not be any effect on the traffic safety and efficiency or pedestrian circulation.

5. Suitability. There does not appear to be any evidence this would not be suitable and Wis. Stat. 66.1014 precludes disallowance of short term rentals by municipalities.

6. There would not be any impact on the natural environment.

7. Effects on the surrounding properties. This fact is very important to the applicant. The applicant has discussed short term rentals with the neighbors and they have consented to it. The applicant will be very cognizant of the impact on neighbors and has a vested personal interest in ensuring there is no nuisance of any kind.

8. Effects on the normal and ordinary development. Pursuant to the city's zoning, this is a conditioned permitted use. Thus, it is a use that was anticipated to occur in this zoning district.

9. Other factors. This will result in additional revenue to the city without there being additional cost to the city.

3. Looks good.

4. I had a check delivered.

Let me know if you need anything further.

John

On 9/17/20, 11:45 AM, "washburnadmin@cityofwashburn.org" <washburnadmin@cityofwashburn.org> wrote:

Hi John,

Today I began to process the CUP application that you dropped off. There are a few things I would like to note:

1. The first attached document lists a few additional requirements for tourist rooming houses in the zoning code. So you are aware, you will need to get a health department permit for your CUP to be valid, so you may wish to begin that process as well. Also, we will need an agent for the property to be listed. The agent must reside within 5 miles of the property.

2. The second attached document from the conditional use section of the code lists the factors that the Plan Commission and Council will consider related to the application. If you could provide a statement that addresses the items in 7-55 (a) (1-9), I will include that as part of the application.

3. I have attached a draft of one of the notices I will be sending out. The notice mailed to the neighbors will basically be the same content. Please review for accuracy.

4. A \$150 fee is due for this application.

Once some of the above items have been addressed, I will draft the CUP document itself.

Scott Kluver  
City of Washburn

-----Original Message-----

From: xerox@cityofwashburn.org <xerox@cityofwashburn.org>

Sent: Thursday, September 17, 2020 8:46 AM

To: Kluver, Scott <washburnadmin@cityofwashburn.org>

Subject: Scanned from the Washburn City Hall

Please open the attached document.

Attachment File Type: pdf, Multi-Page

Please do not reply to this email.

**CITY OF WASHBURN**

PO BOX 638

WASHBURN, WI 54891

Receipt Nbr: 30302

Date: 9/18/2020

Check

RECEIVED FROM SPEARS, CARLSON & COLEMAN, SC

\$150.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	ZONING PERMITS C.U.P APPLICATION BAYFIELD PROPERTIES	150.00
<hr/> TOTAL RECEIVED		150.00

exceed 4 years. In the event the Common Council rescinds an approval, the Common Council shall at that time reclassify undeveloped lands in the district based on the zoning regulations in effect at that time. Developed portions of the planned development district may either be allowed to retain the planned development district designation or reclassified based on the zoning regulations in effect at that time.

**7-38 to 7-50 Reserved**

**DIVISION 3  
CONDITIONAL USE**

Sections	
7-51	Generally
7-52	Applicability
7-53	Initiation
7-54	Review procedure
7-55	Basis of decision
7-56	Imposition of conditions
7-57	Application form and content
7-58	Staff report content
7-59	Content of decision document
7-60	Effect of approval
7-61	Expiration of an approval
7-62	Amendment of an approved conditional use

**7-51 Generally**

Although each zoning district is primarily intended for a predominant type of land use, there are a number of uses that may be appropriate under certain conditions. These are referred to as conditional uses. This division describes the requirements and procedures for reviewing a conditional use, including an amendment of an approved conditional use.

**7-52 Applicability**

Those land uses designated as conditional uses in the land-use matrix (Exhibit 8-1) must comply with the requirements in this division.

**7-53 Initiation**

The owner of the subject property may submit an application for the establishment of a conditional use.

**7-54 Review procedure**

The general steps outlined below shall be used in the review of an application for a conditional use.

- (1) **Pre-submittal meeting.** Before submitting an application, the applicant or the applicant's agent shall meet with the zoning administrator to review (i) applicable regulations and procedures, (ii) applicable sections of the City's comprehensive plan, and (iii) the proposal. Upon request, the zoning administrator may waive the requirement to hold a pre-submittal meeting when he or she determines such meeting is not necessary given the nature of the project and/or the extent to which the applicant understands the City's zoning requirements.
- (2) **Submittal of application materials.** The applicant shall submit a completed application and other required materials to the zoning administrator along with the application fee as may be established by the Common Council.
- (3) **Staff review.** Within 30 calendar days of submittal, the zoning administrator shall either schedule a date for the public hearing with the Plan Commission allowing for proper public notice or make a determination that the application is incomplete and notify the applicant of any deficiencies. If the application is incomplete, the applicant has 3 months to complete the application or forfeit the application fee. The zoning administrator shall take no further steps to process the application until the deficiencies are remedied. The incomplete application shall be retained as a public record.

- (4) **Special notice to Department of Natural Resources.** If the application relates to the floodplain regulations in this chapter, the zoning administrator shall send a copy of the application and public hearing notice to the regional office of the Wisconsin Department of Natural Resources at least 10 calendar days before the date of the public hearing.
- (5) **General notice.** Consistent with Division 2 of Article 6, the zoning administrator shall provide for a class 2 public notice, property owner notice, and meeting agenda notice.
- (6) **Staff report preparation and distribution.** The zoning administrator shall prepare a written staff report as described in this division and provide a copy of it to each member of the Plan Commission, the applicant, and any other interested person upon request.
- (7) **Public hearing.** Allowing for proper notice, the Plan Commission shall conduct a public hearing to review the application consistent with Division 3 of Article 6. Prior to the close of the public hearing, the applicant or the Plan Commission may request a continuance consistent with Division 3 of Article 6. If a continuance is granted, the Plan Commission may direct the zoning administrator to conduct additional research.
- (8) **Staff follow-up.** If the Plan Commission does not render a decision immediately following the public hearing, the Plan Commission may direct the zoning administrator to prepare a preliminary decision document.
- (9) **Recommendation.** After considering all of the information submitted by the applicant, public comments received at the public hearing, and the staff report, the Plan Commission, no more than 40 calendar days after the public hearing, shall make a recommendation to the Common Council based on the decision criteria contained in this division to (i) approve the conditional use, (ii) approve the conditional use with conditions, or (iii) deny the conditional use.
- (10) **Transmittal of recommendation.** If the Plan Commission action is favorable, the zoning administrator shall prepare a draft decision document effectuating its determination. If the Plan Commission action is not favorable, the Plan Commission shall report its determination to the Common Council including its reasons for denial.
- (11) **General notice.** Consistent with Division 2 of Article 6, the zoning administrator shall place the matter on the meeting agenda of the Common Council.
- (12) **Common Council meeting.** Allowing for proper notice, the Common Council shall consider the application at a regular or special meeting.
- (13) **Decision.** After considering all of the information submitted by the applicant, public comments received at the public hearing, the staff report, and the Plan Commission's recommendation, the Common Council shall make a decision based on the decision criteria contained in this division to (i) approve the conditional use, (ii) approve the conditional use with conditions, or (iii) deny the conditional use. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in this chapter or imposed by the city, the city shall grant the conditional use permit. The applicant must demonstrate by substantial evidence that the application and all requirements and conditions established by the city are or shall be satisfied. The decision to approve or deny the permit must be based on substantial evidence.
- (14) **Preparation of final decision document.** Based on the action of the Common Council, the zoning administrator shall prepare a final decision document consistent with this division.
- (15) **Applicant notification.** Within a reasonable time following the Common Council's decision, the zoning administrator shall mail the decision document to the applicant by regular mail.
- (16) **Notification to Department of Natural Resources.** If the application relates to the floodplain regulations in this chapter, the zoning administrator shall mail a copy of the decision document to the regional office of the Wisconsin Department of Natural Resources within 10 calendar days of the date of decision.
- (17) **Acceptance by property owner.** If the application is approved, the property owner shall sign the decision document to acknowledge the terms of the approval and return the same to the zoning administrator within 6 months of the decision. Prior to the expiration of the previously specified time period, the property owner may submit a petition to the City Clerk requesting an extension and the Common Council may, with cause, extend the period within which the decision document must be signed. If the signed decision document is not returned within the initial or extended time period, if any, the decision shall become null and void without any further action by the City. The decision document

# Bayfield County, WI



10/8/2020, 8:18:18 AM

1:1,566

Lake Superior  
 Lakes  
 Tie Lines  
 Meander Lines  
 Ashland Co Parcels  
 Approximate Parcel Boundary  
 Downsize Co Parcels  
 Section Lines

Municipal Boundary  
 Red Cliff Reservation Boundary  
 CFR  
 Private  
 All Roads  
 Federal  
 State

Section Corner Monument Referenced on Survey  
 Building Footprint 2009-2015  
 Changed  
 Demolished  
 Existing

Survey Maps  
 Unrecorded Map  
 Recorded Map

0 0.02 0.04 0.06 0.07 mi  
 0 0.03 0.06 0.12 km

Bayfield County, Bayfield County Land Records

shall only become effective when all required signatures have been obtained and the original signature copy is returned to the zoning administrator.

- (18) **Public record copy.** A duplicate copy of the decision document shall be retained as a public record.
- (19) **Recording of decision document.** If the property owner returns the decision document within the required time period with the required signatures, the zoning administrator shall record the decision document against the subject property in the office of the Bayfield County register of deeds.
- (20) **Administrative steps.** If the conditional use is approved and the zoning administrator has created a map showing conditional uses, the zoning administrator shall add the conditional use to that map.

Amendment(s):

- 1. Ordinance 18-001, adopted April 9, 2018

**7-55 Basis of decision**

(a) **Generally.** When reviewing conditional uses other than nonconforming conditional uses, the Plan Commission in making its recommendation and the Common Council in making its decision shall consider the following factors:

- (1) the size of the parcel on which the proposed use will occur;
- (2) the presence of and compatibility with other uses on the subject property, if any;
- (3) the location of the proposed use on the subject property (e.g., proximity of the proposed use to other existing or potential land uses);
- (4) effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site;
- (5) the suitability of the subject property for the proposed use;
- (6) effects of the proposed use on the natural environment;
- (7) effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances;
- (8) effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district and adjoining districts; and
- (9) any other factor that relates to the purposes of this chapter set forth in s. 1-5 or as allowed by state law.

(b) **Nonconforming conditional uses.** When reviewing nonconforming conditional uses, the Plan Commission in making its recommendation and the Common Council in making its decision shall make the following determinations:

- (1) The nonconforming use will not be adverse to the public health, safety, or welfare.
- (2) The nonconforming use is in keeping with the spirit and intent of this chapter.
- (3) The nonconforming use would not be otherwise detrimental to the area and in particular the surrounding properties.

The Common Council shall grant approval for a nonconforming conditional use only if the council can make an affirmative finding for all of the criteria listed in this subsection.

(c) "Substantial evidence" as used in this Article means facts and information, other than mere personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

Amendment(s):

- 1. Ordinance 18-001, adopted April 9, 2018

**7-56 Imposition of conditions**

(a) **Generally.** The Plan Commission may recommend and the Common Council may impose one or more conditions of approval as may be necessary to grant approval. Such conditions and restrictions may relate to the establishment, location, construction, maintenance, operation of the use, off-site impacts, and any other aspect of the use that impacts the public health, safety, or general welfare. Conditions as to the permit's duration, transfer, or renewal may also be included. All conditions must be reasonable and, to the extent practicable, measurable. Any condition imposed must be related to the purpose of the evidence and be based on substantial evidence.

(b) **Condition may not lessen any requirement.** A condition of approval shall not lessen a development standard or other requirement contained in this chapter.

(c) **Special consideration for solar panels.** In those instances where a solar panel is classified as a conditional use, the reviewing authority may impose one or more conditions of approval, provided the condition satisfies one of the following:

- (1) The condition serves to preserve or protect the public health or safety.
- (2) The condition does not significantly increase the cost of the system or significantly decrease its efficiency.
- (3) The condition allows for an alternative system of comparable cost and efficiency.<sup>6</sup>

(d) **Effect on contracts with another party.** The Common Council shall not condition or withhold approval based upon the property owner entering into a contract or discontinuing, modifying, extending, or renewing any contract, with a third party under which the third party is engaging in a lawful use of the property.<sup>7</sup>

(e) **Special condition for business as property owner.** As a condition of approval of a conditional use, the property owner if it is a business entity, such as a limited liability company or a corporation, shall for the life of the conditional use continuously maintain a registered office and registered agent in the state of Wisconsin as evidenced by registration with the Wisconsin Department of Financial Institutions.

Amendment(s):

1. Ordinance 18-001, adopted April 9, 2018

**7-57 Application form and content**

The application submittal shall include an application form as may be used by the City and a project map prepared at an appropriate scale depicting the information listed in Appendix A.

**7-58 Staff report content**

The staff report shall contain preliminary findings for the decision criteria listed in this division and other information deemed appropriate.

**7-59 Content of decision document**

(a) **Approval.** If the application for a conditional use is approved, the decision document shall include the following:

- (1) a statement that the application is approved,
- (2) a description of the conditional use,
- (3) a description of where the conditional use will occur on the property,
- (4) reasons for the decision based on the criteria listed in this division,
- (5) a list of conditions of approval that must be satisfied prior to the establishment of the conditional use or complied with during the life of the conditional use, or both.

<sup>6</sup> Commentary: See s. 66.0401(1m) Wis Stats

<sup>7</sup> Commentary: See s. 62.23(7)(gm) Wis Stats. The City, for example, could not require an applicant to terminate an existing contract with another party that is engaged in a lawful use of the property.

- (6) a statement indicating that the property owner must sign the decision document and return it to the zoning administrator to acknowledge acceptance of the same,
- (7) a statement that the applicant may appeal the decision to the Zoning Board of Appeals,
- (8) a statement that an aggrieved person, other than the applicant, may appeal the decision and that any work done by the applicant as authorized by the approval is done at the applicant's risk,
- (9) a statement indicating the nature of the approval (i.e., personal to the property owner or runs with the land),
- (10) other information the Common Council or zoning administrator deems appropriate,
- (11) the signature of the zoning administrator on behalf of the Common Council, and
- (12) the date of the decision.

(b) **Denial.** If the application for a conditional use is denied, the decision document shall include the following:

- (1) a statement that the application is denied,
- (2) a description of the project, including acreage and proposed use characteristics,
- (3) reasons for the decision based on the criteria listed in this division,
- (4) a statement indicating that the denial does not limit the applicant's ability to resubmit a revised application for consideration,
- (5) a statement that the decision may be appealed as provided for in this division,
- (6) other information the Common Council or zoning administrator deems appropriate,
- (7) the signature of the zoning administrator on behalf of the Common Council, and
- (8) the date of the decision.

#### **7-60 Effect of approval**

Unless otherwise specified in the conditional use order, approvals are personal to the property owner meaning the approval automatically lapses when the property owner ceases to own the property.

#### **7-61 Expiration of an approval**

(a) **Non-establishment of use.** If the zoning administrator determines that substantial work as authorized by a conditional use approval did not commence within 12 months of the date of approval or if substantial work did commence within 12 months of the date of approval but has not continued in good faith to completion, he or she shall initiate the process to terminate the approval pursuant to Division 18 of this article. Upon written petition and with cause, the zoning administrator may grant a one-time extension not to exceed 6 months provided (i) the permit holder requests the extension prior to the expiration of the approval, (ii) the permit holder clearly demonstrates that circumstances beyond his or her control prevented the start of construction and the continuation of the same, and (iii) the project complies with this chapter in effect at the time the extension is granted.

(b) **Cessation of use.** If the zoning administrator determines that a conditional use has ceased to operate for any reason, whether intentional or otherwise, for more than 12 continuous months, he or she shall initiate the process to terminate the approval pursuant to Division 18 of this article.

#### **7-62 Amendment of an approved conditional use**

Following approval of a conditional use, the Plan Commission shall review all proposed changes to the approval. If in the opinion of the Plan Commission, the proposed change constitutes a minor alteration, the Plan Commission may approve the requested change in writing at a regular or special meeting of the Plan Commission without following the review procedure in this division. If the proposed change constitutes a major alteration, the review procedure in effect at the time of submittal shall be followed.

#### **7-63 to 7-70 Reserved**

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 mwrablewski@hotmail.c  
 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 License # 1203  
54891

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><b>NEW CONSTRUCTION</b></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><b>Area Involved</b></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><b>Water &amp; Sewer:</b></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>
--	---	--

*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.

[Signature]  
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.

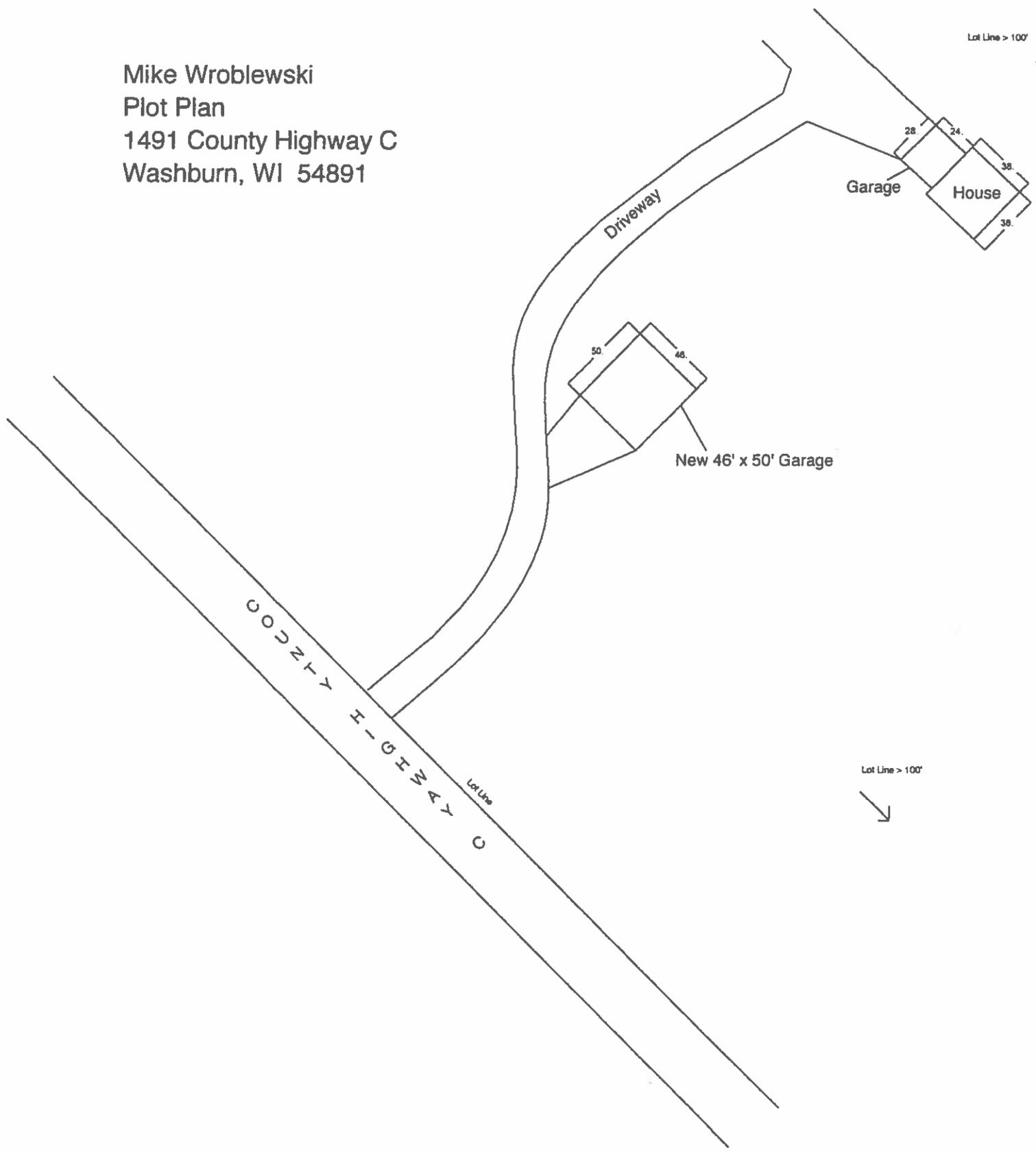
See Attached Condition Letter

<p><b>NOTES</b></p>	<b>FEES (per Title 15 Municipal Code)</b>		<p><b>PERMIT ISSUED BY:</b></p> <p>_____</p> <p><b>DATE ISSUED</b> _____</p> <p><b>PERMIT NO.</b></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><b>TOTAL</b> _____</p>	

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

Lot Line > 100'

Lot Line > 100'



COUNTY HIGHWAY C

Lot Line > 100'



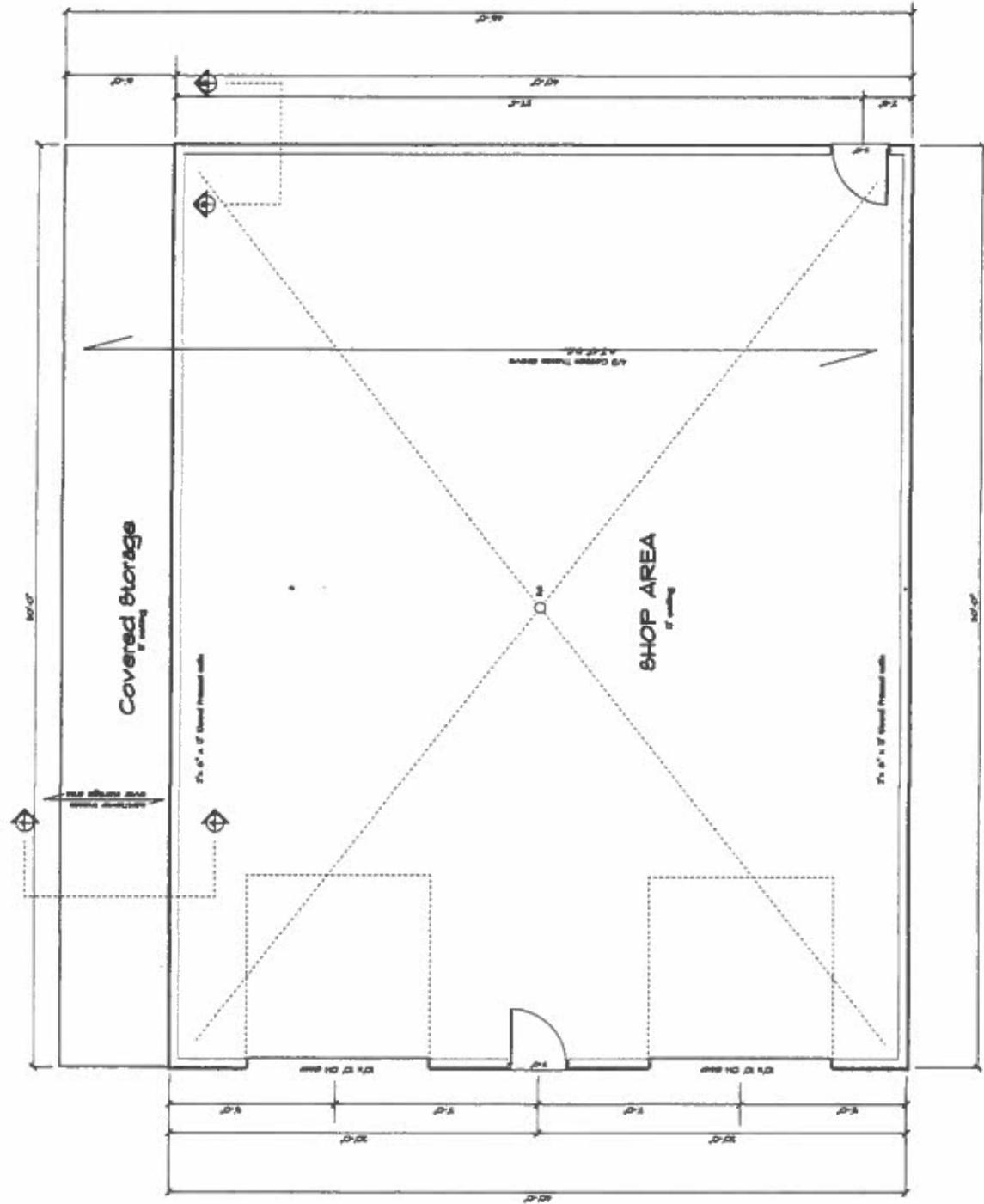

**Extreme Measures**  
 Professional Construction Services  
 1491 City Hwy C  
 Washburn, WI 54891  
 Office: 715-882-9008  
 Mobile: 715-808-2877  
 Website: WWW.ExtremeMeasures.com

DESIGNED: Submittal  
 DRAWN: URSE  
 APPROVED: URSE

**Wroblewski! Shop**  
 1491 City Hwy C  
 Washburn, WI 54891

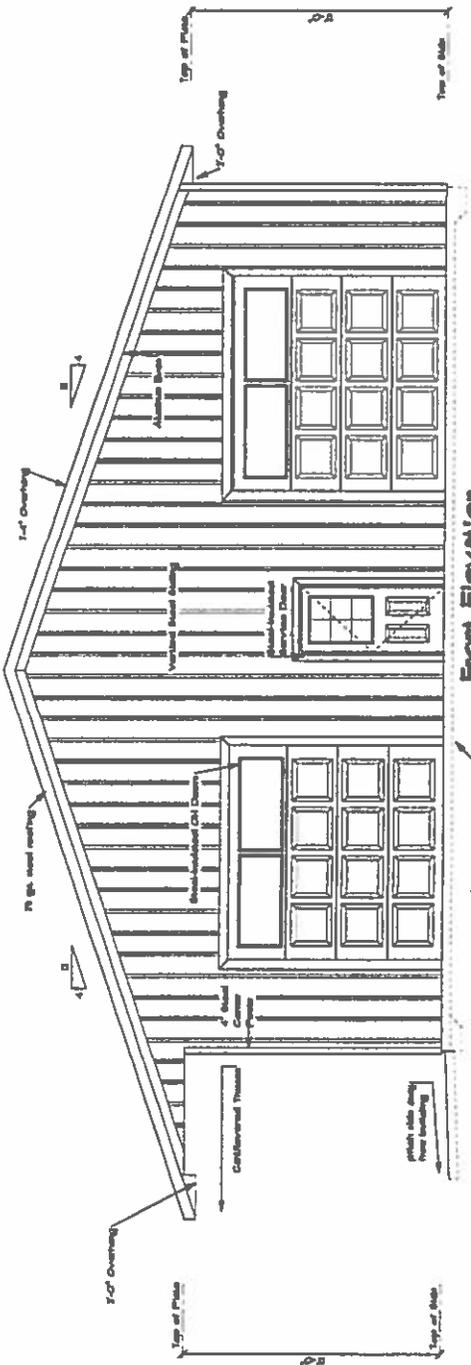
SCALE:  $1/4" = 1'-0"$   
 DRAWING NO.: 20-10-147  
 DATE: 10-08-2020

**Floor Plan**

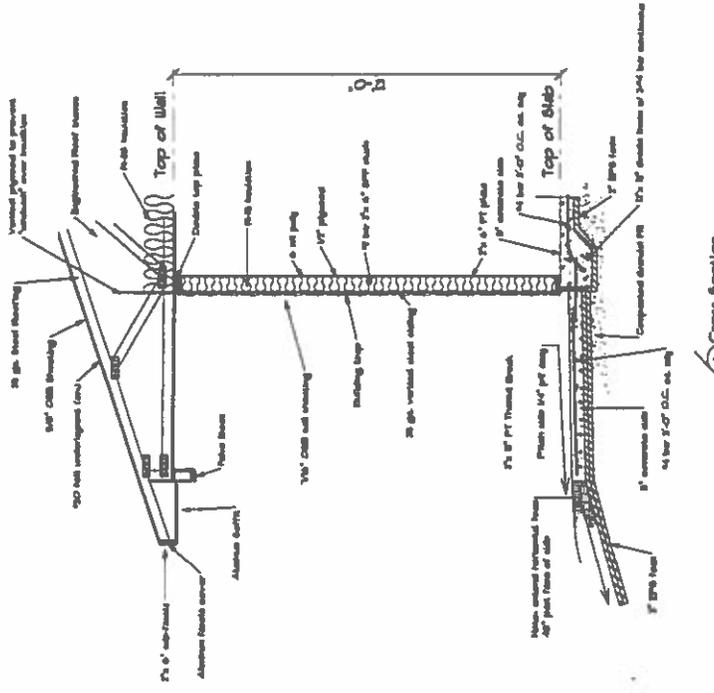


# Wroblewski! Shop

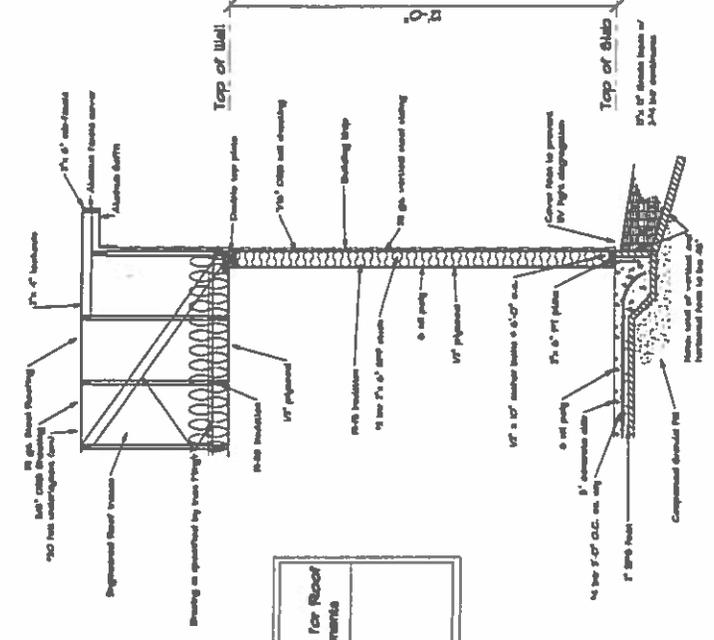
1491 City Hwy C  
 Washburn, WI 54991



**Front Elevation**  
Scale: 1/4" = 1'-0"



**(A) Cross Section**  
Scale: 3/8" = 1'-0"



**(B) Cross Section**  
Scale: 3/8" = 1'-0"

**Roof Loading Specifications for Roof Framing Products and Components**

Total Load = 8' psf  
 - LL = 40' psf  
 - DL = 11' psf  
 - top cord = 7' psf  
 - bottom cord = 10' psf

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

**From:** washburnadmin@cityofwashburn.org  
**Sent:** Tuesday, October 13, 2020 5:55 PM  
**To:** Tammy Demars  
**Subject:** Plan Commission Amended Agenda  
**Attachments:** Scanned from the Washburn City Hall.pdf; Plan Agenda 10.15.20a.doc

Tammy,

Attached you will find an amended agenda for the upcoming Plan Commission meeting and materials related to the architectural review and downtown design review for Hansen's IGA. In those materials is a draft decision document for the Plan Commission to review and consider if they agree. Any changes will need to be noted to the document before signed.

This is a request a place an addition on the Hansen's IGA building which is essentially, a walk-in cooler. It would not be accessible from the outside, but only the inside. The exterior of the structure would be covered in LP smart siding to meet the requirements of the code, as the concrete forms of the existing building do not meet code. The addition of the structure would result in the loss of parking spaces, but because the building is located within the downtown parking district, off-street parking requirements do not apply. I believe the addition is otherwise allowable by the code.

Note that applications for Plan Commission consideration are due at least one week in advance of Plan Commission meetings. This is to allow staff adequate time to review requests, prepare materials, and allow Plan Commission to review materials prior to the meeting. Deviating from this process is disruptive to staff schedules and causes other work to be delayed. The only reason I considered this request is due to the delay caused by the manager of the IGA being unexpectedly out, and the lateness of the building season.

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/>

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

## City of Washburn Plan Commission

### ARCHITECTURAL REVIEW & DOWNTOWN DESIGN DECISION

---

#### Hansen's IGA

Filing Date: October 12, 2020

Proper notice of hearing provided: Yes

Hearing Date: October 15, 2020

Applicant Name and Address:

Greg Hansen

226 W. Bayfield Street

Washburn, WI 54891

Tax ID 33208

**DRAFT**

1. **Decision:** The application for architectural review is **approved**.
2. **Description of the Proposed Project:** The proposed project is to place an addition (beer cave) on the existing building on the east wall. The addition is anticipated to be 16 x 28 feet, and will have no exterior entrance to it.
3. **Reasons for the Decision:** The Plan Commission must determine whether the project complies with all applicable design principles and standards:

#### General Architectural Standards:

- (1) Excluding residential buildings and Industrial Zoning Districts, all building exteriors facing a street, not including an 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. 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. **Commission find that the plan submitted complies with this requirement as the addition to the building will be finished with LP Decorative siding.**
- (2) 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. **Commission find that this addition complies with this provision even though the existing structure does not.**
- (3) On any building on Bayfield Street, the front entrance of a building shall be encouraged to face Bayfield Street. When that does not occur, the Bayfield Street Elevation shall have the same, or similar, materials and designs as the front entrance of the building. Except for one or two-family residential buildings, when a building rake elevation faces Bayfield Street the roof line

## City of Washburn Plan Commission

must be hidden behind the façade facing Bayfield Street. **The Commission finds that this provision does not apply as no change to the entrances to the building are proposed.**

- (4) Oversized fenestration elements which tend to create a monumental scale shall not be used unless specifically required by the type of building or relationship to its surroundings. **N/A**
- (5) Building entrances must be clearly recognizable from parking lots and pedestrian circulation routes. **N/A.**
- (6) Rooftop mechanical equipment shall be positioned so it is not readily visible from a public street or an abutting property in a residential zoning district or in a planned development district that allows residential uses. Rooftop mechanical equipment may be placed in an enclosure or screened from view provided such enclosure or screening is used as an element of the building's architecture. **N/A as no rooftop equipment planned.**
- (7) Fencing shall complement the appearance of buildings onsite. **N/A**
- (8) The exterior building materials of an accessory building shall be the same as or similar to those used on the principal building. **N/A**
- (9) Overhead doors shall not face a public street. The Plan Commission may permit overhead doors to face a public street, but only when it has made a finding that there is no feasible alternative location for such doors. Consistent with the requirements in Article 7, the Plan Commission may approve a special exception to allow an overhead door to face a public street when there is no feasible alternative. **N/A.**
- (10) HVAC (heating, ventilating, air conditioning) equipment shall be screened from view. No HVAC shall create a noise level of more than 50 decibels as measured on a dB(A) scale at the nearest existing adjacent residence. **N/A**
- (11) When trash, garbage and recyclable materials are stored out-of-doors, such materials shall be concealed or suitably screened from public view. A brick or stone wall, wood fence, chain-link fence with slats, and/or landscaping shall be used to totally obstruct vision into the storage areas. Any wall, fence and gate, and/or vegetative screening shall be installed or erected to a height at least 1'- 6" above the highest point of the dumpster as generally depicted below. **Commission finds that the addition of the structure will assist with the screening of these items.**

### Downtown Standards:

- (1) **Building height.** The height of a building shall not be more than one story taller or shorter than the height of the adjoining building. In no event, shall the height of a building exceed the maximum building height established for the base zoning district. **The Commission finds that the building height will be within one story difference of the existing structure.**
- (2) **Special requirements for large buildings.** A building façade fronting on a public street with a frontage of 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, facade articulations, or other design approach that gives the appearance of separate, but attached buildings. **The Commission finds that this addition will look like a separate building.**
- (3) **Horizontal rhythms.** The horizontal pattern of exterior building elements formed by patterns of building openings for windows and doors, and related elements such as piers and columns

## City of Washburn Plan Commission

shall be spaced at regular intervals across all visible façades of the building. For an existing structure, the Commission finds that this conforms as best as possible.

- (4) **Vertical rhythms.** The floor heights on main façades shall complement those of adjoining buildings. The rhythm of the ground floor shall harmonize with the rhythm of upper floors. The vertical pattern of exterior building elements formed by patterns of building openings for windows and doors, and related elements such as sills, headers, transoms, cornices, and sign bands shall be compatible in design and elevation with adjoining buildings in immediate area. For an existing structure, the Commission finds that this conforms as best as possible.
- (5) **Roof forms.** Flat or gently sloping roofs which are not visible from the street grade shall generally be used. Mansards or other exotic roof shapes are not characteristic of the district's character and are prohibited. Roof on addition will be flat.
- (6) **Awnings.** The size, color, placement, and design of an awning should be complement the architectural character of the building on which it is located. Soft, weather-treated canvas or vinyl materials which allow for flexible or fixed installation shall be used. Awnings covered with shingles, metal roofing, or the like are prohibited. Backlit awnings are prohibited. N/A – No awning proposed.
- (7) **Building materials.** Selected building materials shall be compatible with those of existing buildings in the immediate area which generally consist of natural materials such as stone, brick, and wood. Concrete masonry units, corrugated metal, half-log siding, and vinyl siding are prohibited. The Commission finds that the plan conforms to this provision as the structure will be wrapped in LP Smart siding.

4. List of Conditions Imposed: No other conditions are 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 the Common Council of the City of Washburn 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 15, 2020

By: \_\_\_\_\_  
Scott J. Kluver, Zoning Administrator  
On behalf of the City of Washburn Plan  
Commission

**If Conditions Are Imposed:**

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Property Owner

CITY OF  
WASHBURN  
WISCONSIN

# 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 Hansen's IGA E-Mail fresh@hansensiga.com  
 Construction Contractor Dairyland Concrete Phone 608-792-9980  
 Address Stanley, WI Phone 715-703-3746 License # \_\_\_\_\_  
 Excavation Contractor Dairyland Concrete Phone: \_\_\_\_\_ License # \_\_\_\_\_  
 Address Stanley, WI License # \_\_\_\_\_

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

**PROJECT INFORMATION**

Site Address 226 W Bayfield St Pin # 04-291-432011  
 RE Tax ID # 693 Zoning District \_\_\_\_\_ Lot Area \_\_\_\_\_

Description of work Concrete for a beer cave & fix Sidewalks

Estimated Project Cost 30,000

<p><b>NEW CONSTRUCTION</b></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><b>Area Involved</b></p> <p>Basement _____ sq ft</p> <p>Living Area _____ sq ft</p> <p>Garage _____ sq ft</p> <p>Total _____ sq ft</p>	<p><b>Water &amp; Sewer:</b></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

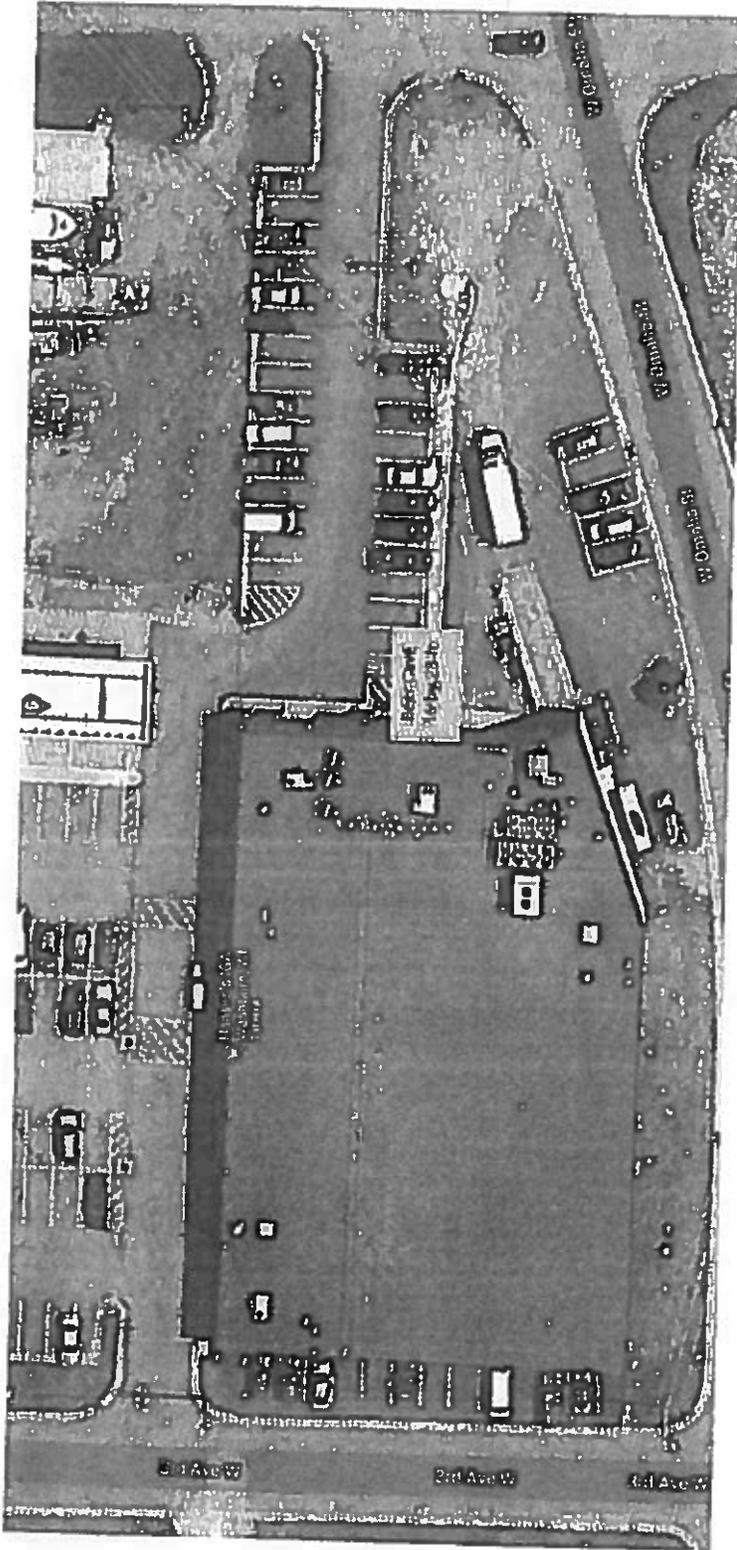
I agree to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the State of Wisconsin or the City of Washburn; and certify that all of the above information is accurate. 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.

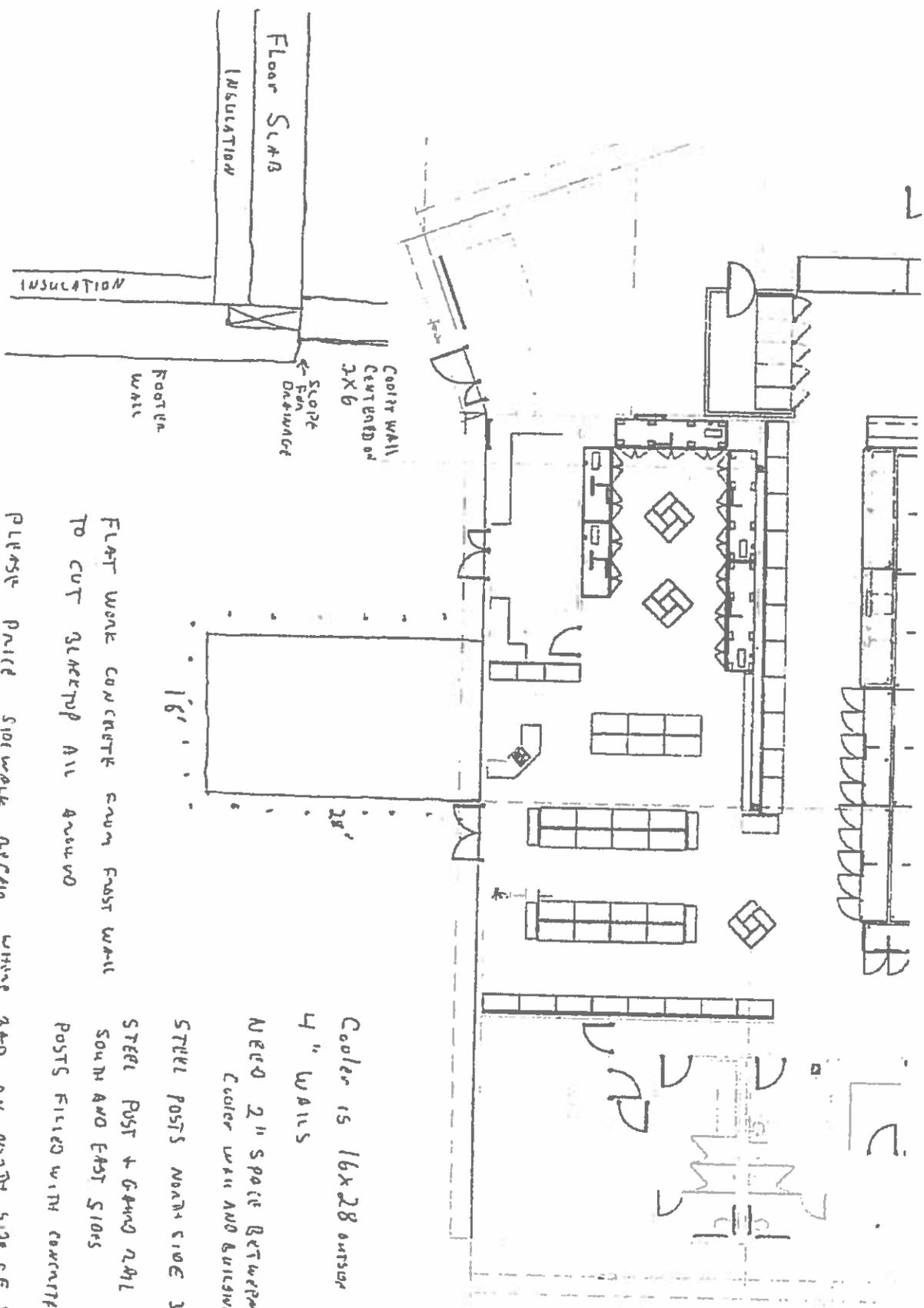
Applicant Signature [Signature] Date 10-12-20

**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

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





PLEASE PAID SIDEWALK REPAIR WHERE 2ND ON NORTH SIDE OF STONE

TO CUT SKETCH ALL AROUND

FLAT WORK CONCRETE RUN FOOT WALL

COOLER IS 16X28 OUTSIDE  
4" WALLS

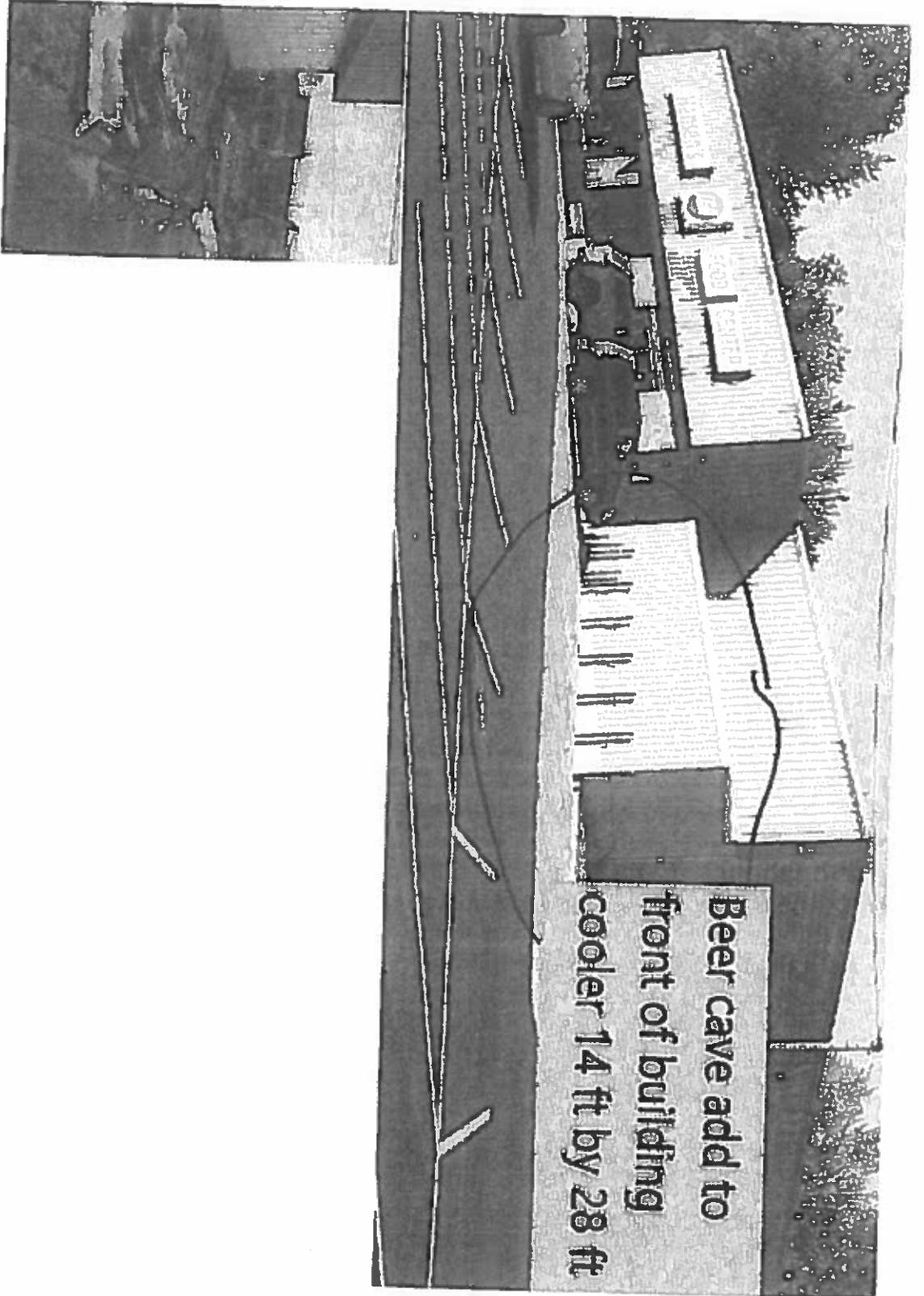
NEED 2" SPACE BETWEEN  
COOLER WALL AND BUILDING WALL

STEEL POSTS NORTH SIDE 3' SPACING

STEEL POST + GROUND 24" L

SOUTH AND EAST SIDES

POSTS FILLED WITH CONCRETE



**Beer cave add to front of building cooler 14 ft by 28 ft**

**washburnadmin@cityofwashburn.org**

---

**From:** gregh@hansensiga.com  
**Sent:** Tuesday, October 13, 2020 3:07 PM  
**To:** washburnadmin@cityofwashburn.org  
**Cc:** Nick Hansen  
**Subject:** RE: Mondovi beer cave Hansen's IGA building permit for beer cave

Scott

We will wrap the cooler in LP smart siding.

Thanks

Greg Hansen  
Hansen's IGA  
608 792 9980

-----Original Message-----

**From:** washburnadmin@cityofwashburn.org <washburnadmin@cityofwashburn.org>  
**Sent:** Tuesday, October 13, 2020 2:56 PM  
**To:** gregh@hansensiga.com  
**Subject:** RE: Mondovi beer cave Hansen's IGA building permit for beer cave

Greg,

I have begun to review your request for the beer cave addition. I have a question - what is the exterior of the beer cave structure to be made of?

The issue that I see is that the exterior, per the Downtown Design Overlay District code is that any addition to a building needs to be made from stone, brick, or wood. As an addition to an existing building, this structure would need to comply. Unfortunately, the existing building today would not meet the code or be allowed as concrete masonry units, corrugated metal, half-log siding, and vinyl siding are prohibited.

Please let me know the answer to the question, and I can make a determination from there.

Scott Kluver  
City of Washburn

-----Original Message-----

**From:** gregh@hansensiga.com <gregh@hansensiga.com>  
**Sent:** Monday, October 12, 2020 10:36 AM  
**To:** washburnadmin@cityofwashburn.org  
**Subject:** Mondovi beer cave Hansen's IGA building permit for beer cave

Scott

Here is a picture of our Mondovi beer cave.

Thanks

Greg Hansen  
Hansen's IGA  
608 792 9980

-----Original Message-----

From: greg@hansensiga.com <greg@hansensiga.com>  
Sent: Monday, October 12, 2020 10:33 AM  
To: 'greg@hansensiga.com' <greg@hansensiga.com>; 'washburnadmin@cityofwashburn.org' <washburnadmin@cityofwashburn.org>  
Subject: Hansen's IGA building permit for beer cave

Scott

See attachment for Washburn store beer cave.

This process started in April of this year. 100 phone calls later I have a contractor that would like to do this work this week.

Sorry of the short notice.

I am at the Washburn store this week because of Wendy's MacArthur accident.

I am available to discuss this with you in person if needed.

Thanks

Greg Hansen  
Hansen's IGA  
608 792 9980

-----Original Message-----

From: Scanner <hanswashburnfe@hansensiga.com>  
Sent: None  
To: Greg <greg@hansensiga.com>  
Subject: washburn

Mondovi Example

