

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 PLAN COMMISSION MEETING

DATE: Thursday, October 18, 2018

TIME: 5:30 P.M

PLACE: Washburn City Hall

AGENDA:

- Call to Order
- Roll Call
- Approval of Minutes – September 20, 2018
- Public Hearing
 - Discussion and Recommendation on Conditional Use Request for Community Childbearing Center and Tourist Rooming House – Operate a Child Bearing Center in Accordance with the Regulations of 8-279 and a Tourist Rooming House in Accordance with the Regulations of 8-294 out of the Property Located at 418 W. Pine Street - Dr. Erin Tenney, Petitioner
 - Discussion and Recommendation on Conditional Use Request for Tourist Rooming House – Operate Tourist Rooming House in Accordance with Regulations of 8-294 out of he Property Located at 614 3rd Avenue East – Sheryl and Radoslaw Oksimowicz, Petitioners
- Discussion and Action on Architectural Review and Façade Loan Application for 118 W. Bayfield Street (ABC Thrift Store) – Carol Lindsey, Petitioner
- Discussion and Action on Architectural Review for South Shore Brewery, 532 W. Bayfield Street – Eugene Belanger, Petitioner
- Adjourn

September 20, 2018
5:30pm Washburn City Hall

CITY OF WASHBURN PLAN COMMISSION MEETING

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

ABSENT

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

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

Approval of Minutes – August 16, 2018 – Moved by Swiston to approve minutes of August 16, 2018 as presented, second by Gray. Motion carried with Baregi abstaining as he was not at the last meeting.

Moved by Baregi to open floor to public hearing, second by Ketchum-Fish. Motion carried unanimously.

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. Sharon Stewart, 810 Washington Ave, resident and member of the Washburn Heritage Committee spoke in favor of the changes. Moved by Baregi to close floor, second by Swiston. Motion carried unanimously.

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. Ketchum-Fish would like to see section 8-183(4) changed in a way that would encourage the building to face Bayfield Street and have the requirement to have doors and windows on the façade facing Bayfield Street. Ketchum-Fish moves to open floor, second by Swiston. Motion carried unanimously. Carla Bremner, 204 Pump House Rd, one thing you may want to keep in mind is that depending on the business they may need more privacy than others, so requiring the number or size is going to be difficult. She also thanked the Commission for their work on this. Kluver suggest adding to section 8-183 (4) "The front entrance of buildings shall be encouraged to face Bayfield Street. When that does not occur, the Bayfield Street Elevation should have the same, or similar materials and designs as the front entrance of the building". Anderson, would like to see a requirement that the roof line/top elevation should be level and if the store front doesn't face Bayfield Street it should be required to use the same, materials used on the front of the building on the elevation that faces Bayfield Street. Ketchum-Fish suggest adding "When a building rake elevation faces Bayfield Street the roof line must be hidden behind the façade, excluding one or two family residential". Oswald moves to close floor, second by Anderson. Motion carried unanimously.

Anderson moves to recommend adoption of Ordinance #18-006 with the follow amendments: section 8-183 (4) "The front entrance of buildings shall be encouraged to face Bayfield Street. When that does not occur, the Bayfield Street Elevation should have the same, or similar, materials and designs as the front entrance of the building", and add a another section "when a building rake elevation faces Bayfield Street the roof line must be hidden behind the façade, accept in the case of one or two family residential" for the purpose of amending the City's Zoning Code to provide a more definite standard to several zoning provisions, second by Gray. Motion carried unanimously.

Adjourn - Moved by Swiston to adjourn @ 6:25pm, second by Ketchum-Fish. Motion carried unanimously.

Respectfully Submitted,
Tammy L. DeMars
Treasurer/Deputy Clerk

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



715-373-6160
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To: Plan Commission Members
From: Scott J. Kluver, ^{SK} Administrator
Re: Façade Loan/Architectural Review ABC Thrift Store
Date: October 10, 2018

Please find the enclosed application by Ms. Carol Lindsey for façade improvements to the ABC Thrift Store building at 118 W. Bayfield Street. The project would replace the wood awnings with canvas awnings, tuck-point the brick, paint and carpet the entrance, and install exterior lighting. I have reviewed the application, and it meets the technical requirements of the program. Those requirements are also included. The request is for \$10,000.00.

As of September 30, 2018, the fund has \$73,805 available for loans. Utility payments are up to date on the property, and the required payment on taxes has been made. If the Plan Commission provides approval of the project, a motion can be made to authorize the Administrator and the Attorney to prepare and execute the necessary loan documents for the approved amount for this project.

An architectural review is also needed for this project. As the property is located in the Downtown Design District, and it is not considered to be a minor project. Please refer to the regular architectural standards and the Downtown standards that were included in the previous item. For an existing structure, I did not see any issue that would hinder compliance with the standards. The proposed lighting, the fixture type meets the lumens, and it is within the maximum lumens per acre. As far as the light trespass, I think it meets the .2 footcandle limit at the edge of the property line, but I am not an expert at interpreting this information. Besides that, I would recommend approval. Please review the criteria for approval or denial, which was also included with the previous item, as that should be made with any motion for approval or denial.

Please let me know if you have any questions on the façade loan program or the architectural review standards.

**TITLE 13
CHAPTER 1 - ZONING CODE**

**ARTICLE 14
DOWNTOWN DESIGN OVERLAY DISTRICT**

Sections

14-1	Legislative findings	14-7	Building design
14-2	Purpose	14-8	Off-street parking and access
14-3	District boundaries	14-9	Landscaping
14-4	General compliance	14-10	Service areas and similar
14-5	Project review procedures	14-11	Signs
14-6	Building setbacks	14-12	Utilities

14-1 Legislative findings

The Common Council makes the following legislative findings:

- (1) Washburn's downtown area contains a variety of building types, many of which represent an architectural style characterized by attached storefronts.
- (2) Given the close proximity of buildings in the downtown, special rules and regulations are needed to protect and perpetuate the existing character of the area.
- (3) The standards in this article are not intended to discourage development but to encourage development that is functional, attractive, and context sensitive.

14-2 Purpose

This article is established to promote the public health, safety, and welfare and is intended to protect and perpetuate the general architectural style within the overlay district.

14-3 District boundaries

The location of the downtown design overlay district is depicted on the zoning map described in s. 8-25.

14-4 General compliance

Given the pattern of existing development in this overlay district and the size and configuration of the existing parcels, it may not be feasible for all new development or redevelopment in the district to be consistent with all of the design standards specified in this article. Therefore, prior to any major work (herein described) the appropriate reviewing authority shall ensure that the proposed work is consistent with the intent of the design standards when considered as a whole.

14-5 Project review procedures

(a) **Minor work without prior approval.** The following work may proceed without prior approval, provided a building permit is issued if required:

- (1) residing with appropriate materials;
- (2) repair or replacement of windows, trim, and doors if new materials match existing;
- (3) installation or removal of door and window openings not visible from Bayfield Street;
- (4) chimney reconstruction if completed with similar materials;
- (5) exterior cleaning, refinishing, and tuck-pointing; and
- (6) any other similar work as determined by the zoning administrator.

Prior to the commencement of any work, a property owner may ask the zoning administrator to review the proposed work to determine if it is classified as minor work and/or otherwise complies with the standards in this article.

(b) **Major work.** Any work not classified as minor work in this section shall be reviewed using the procedures specified below.

- (1) buildings - architectural review
- (2) site work - site plan
- (3) signs - sign permit

Examples of major work includes relocation of an existing building, construction of a new building, addition to an existing building, alteration of a building elevation, alterations to windows, siding, entries, and trim, erection of new signs or modification of existing signs, changes to the site including parking, pedestrian circulation, and the like.

14-6 Building setbacks

The setback of buildings from street-yard and side-yard lot lines shall be compatible with existing buildings in the immediate area.

14-7 Building design

In addition to meeting the standards in Division 9 of Article 8, buildings shall comply with each of the following:

- (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.
- (2) **Building mass.** The mass of a building (i.e., relationship between 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 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.
- (4) **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 shall be spaced at regular intervals across all visible façades of the building.
- (5) **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.
- (6) **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.
- (7) **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.
- (8) **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.

14-8 Off-street parking and access

(a) **Placement.** Off-street parking should be located to the rear of the principal building, or on the side as a less preferable alternative.

(b) **Paving.** New parking lots that are located to the side of a building shall be hard surfaced (e.g., interlocking pavers, asphalt, or concrete).

(c) **New curb-cuts.** New curb-cuts shall occur on the side streets rather than on Bayfield Street.

(d) **Screening.** Parking lots that are located on the side of a building should incorporate a screen to block the view of parked cars as generally depicted in Exhibit 14-1.

14-9 Landscaping

Landscaping as described in Article 16 is not required. If provided, landscaping should complement street trees and other streetscape elements in the public right-of-way.

14-10 Service areas and similar

Service areas, refuse collection areas, storage areas, and loading areas shall be located away from or screened from public view, especially from Bayfield Street.

Exhibit 14-1. An example of a parking lot screen



14-11 Signs

(a) **Generally.** Signs should enhance the visual appeal of the district and its ability to attract the traveling public.

(b) **Wall signs.** Wall signs should be designed to fit within the architectural space intended for signage.

(c) **Compatibility.** Signs should be compatible with signs on adjoining buildings with respect to location, shape, style, graphics, size, material, illumination, and color, while allowing individual expression and identification.

14-12 Utilities

Utility lines, such as telephone, electric, and cable, shall be installed underground, where feasible. Ground-mounted utility components, such as switch boxes and transformers, shall be screened by landscaping or a decorative wall and/or be located away from public view, especially from Bayfield Street.

CONSTRUCTION PERMIT APPLICATION

___ Remodeling ___ Windows ___ Doors Roofing ___ Siding ___ Plumbing/HVAC

Permit Request:

___ New Construction ___ Deck ___ Fence ___ Flat Work ___ Demolition ___ Electrical

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

Owner CAROL LINDSEY E-Mail lindseyengr@gmail.com
 Construction Contractor Advanced Awning Phone 715-292-1915
 Address 1600 29th St. Cloquet MN 55720 License # _____
 Excavation Contractor _____ Phone: _____
 Address _____ License # _____

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

PROJECT INFORMATION

Site Address 118 W. Bayfield St Pin # 04-291-2-48-04-05-1-00-32-33200
 RE Tax ID # 33248 Zoning District C-3 Lot Area 8-9 Block 49

Description of work - Remove wooden Awning & install Pergolas Awnings
- Tuck point BRICK
- Paint & Carpet Entrance
- New lights Estimated Project Cost \$19,000

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

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 *Carol Lindsey* Date 9/19/18

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

**CITY OF WASHBURN
 FAÇADE RENOVATION PROGRAM
 LOAN APPLICATION (\$30 FEE FOR RECORDING IF APPROVED)**

Applicant Information	
Contact Name: <i>CAROL Lindsey</i>	Contact Address: <i>79330 Howell Road</i>
Business Name: <i>Thrift Shop Building</i>	Project Address: <i>118 W. Bayfield St</i>
Day Phone: <i>715-292-1915</i>	Alt. Phone: <i>715-373-5391</i>
FAX:	E-Mail: <i>lindseyengr@gmail.com</i>
Type of Organization: <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Sole Proprietorship <input type="checkbox"/> LLC <input type="checkbox"/> Other:	Federal ID #: <i>NONE</i>

Building Owner Information (if different than applicant)	
Owner Name: <i>Tom Hmielowski & Carol Lindsey</i>	Owner Address: <i>SAME</i>
Day Phone:	Alt. Phone:
FAX:	E-Mail:
NOTE: If loan applicant is not the owner of the building, please attach a letter, signed and dated, from the property owner expressing approval of the project application.	

General Project Information	
Proposed Start Date: <i>Immediately</i>	Proposed Completion Date: <i>11/15/18</i>
Contractor Name, Address & Contact Info: <i>Advanced Awning & Signs 1600 29th St Cloquet, MN 55720</i>	Budget Estimates: Total Project Estimate: \$ <u>10,000</u> Façade Loan Request: \$ <u>10,000</u> Private Funds: \$ _____ Private Loans: \$ _____ Other Funding: \$ _____

Project Description

Describe the overall project and scope of work (attach additional pages if necessary):

- Remove existing wooden Awning & Replace with Canvas Awning
- Tuck point as needed
- Modify Entrance for new Awning, Paint & Carpet

How does this project meet the goals and objectives as detailed in the Façade Renovation Program Guidelines (attach additional pages if necessary):

From City of Washburn Downtown Façade Loan guidelines

- III
- 3. Tuck point & Masonry Repair
 - 4. Paint exterior surfaces
 - 6. Removal, Repair/Replacement of existing Awnings
 - 9. Permanent exterior Lighting

Property Tax ID: 33248

Property Legal Description:

Lot 8-9 Block 49

Please provide the required attachments listed below:

- Eight (8) copies of drawings / design plans (per Sec. IV.A.1.).
- Contractor proposal (s) (per Sec. IV.A.2.).
- Certificate of Insurance (per Sec. IV.A.9.).
- Photos of property

Certification: The information provided above is true and accurate to the best of my knowledge and I have read and understand the guidelines of the City of Washburn Development Authority Façade Renovation Loan Program and agree to abide by its conditions. I understand that I must, or the building owner must if I do not own the building, sign a mortgage to secure repayment of the loan, and that the mortgage will be recorded as a lien against the property. I acknowledge that the WDA has the right to terminate this agreement under the Façade Renovation Loan Program if I as the applicant am found to be in violation of any conditions set forth in the guidelines of the program.

Applicant Signature: _____



Date: _____

9/18/18

Project Close-Out (REQUIRED SIGNATURES)

By signing below, you verify that all work on this project had been completed to the best of your knowledge and, in your opinion, is acceptable to you and completed in accordance with the requirements of the Façade Improvement Program guidelines and consistent with the nature of this application.

Contractor:	Date:
Applicant:	Date:
Building Owner (if applicable):	Date:
Building Inspector:	Date:
CDA Chairperson:	Date:

Office Use Only

Date Application Received: <i>09/16/16</i>	Does applicant have outstanding delinquent taxes or municipal code violations? <i>no</i>
Washburn Plan Commission Review Date:	<input type="checkbox"/> Approved w/o conditions <input type="checkbox"/> Approved w/conditions (see attached) <input type="checkbox"/> Denied (reasons below)
Authorized Grant Amount:	Reason for Denial if Applicable:
Plan Commission Reimbursement Claim Approval Date:	Date Check Issued:



AMERICAN FAMILY MUTUAL INSURANCE COMPANY, S.I.
 PO BOX 87
 WASHBURN, WI 54891-0087

AmFam.com

1-800-MYAMFAM (692-6326)

**Your Insurance
 Coverage Summary**

CAROL LINDSEY
 79330 HOWELL DR
 WASHBURN, WI 54891-4453

**Advance Notice of
 Renewal Premium**

July 18, 2018

CAROL LINDSEY

Thank you for allowing American Family to insure your business. We appreciate your trust and confidence. Listed below are the principal coverages and limits that will apply for the renewal term shown on this coverage summary letter. Please take a minute to review them to be sure they are adequate for your needs. If you would like to discuss your policy coverages and limits, or if you have any questions, please don't hesitate to contact me.

Policy Period: 09-21-2018 TO 09-21-2019

Customer Billing Account: 012-267-360 46

Policy Type:	BUSINESSOWNERS POLICY
Policy Number:	48XM958301
Total Advance Renewal Premium:	\$3,583.00
PLEASE DO NOT SEND MONEY ** INFORMATIONAL ONLY	

Total Advance Renewal Premium Summary:			
Premises	1	613 WASHINGTON AVE WASHBURN, WI 54891-1166	\$1,152.00
Premises	3	1415 FRONT ST E ASHLAND, WI 54806-2159	\$655.00
Premises	4	118 E BAYFIELD ST WASHBURN, WI 54891-1132	\$1,776.00

Section I Property Coverage

Limit Of Insurance

Description Of Premises

Premises No. 1
 Location 613 WASHINGTON AVE
 WASHBURN, WI 54891-1166

continued

Occupancy Apartment Building without Mercantile
 Number Of Units 3
 Building Interest Leased to Others
 Construction Frame

Buildings, Auxiliary Buildings/Structures, Business Personal Property
 and Auxiliary Buildings Business Personal Property may have been
 increased by inflation protection.

Building Actual Cash Value \$119,688

Auxiliary Buildings/Structures Actual Cash Value \$10,879

Description Of Premises

Premises No. 3
 Location 1415 FRONT ST E
 ASHLAND, WI 54806-2159

Occupancy Rental Dwelling - One Unit
 Building Interest Leased to Others
 Construction Frame

Buildings, Auxiliary Buildings/Structures, Business Personal Property
 and Auxiliary Buildings Business Personal Property may have been
 increased by inflation protection.

Building Actual Cash Value \$92,435

Auxiliary Buildings/Structures Actual Cash Value \$11,553

Description Of Premises

Premises No. 4
 Location 118 E BAYFIELD ST
 WASHBURN, WI 54891-1132

Occupancy Building Leased to Others - Mercantile
 Building Interest Leased to Others
 Construction Joisted Masonry

Buildings, Auxiliary Buildings/Structures, Business Personal Property
 and Auxiliary Buildings Business Personal Property may have been
 increased by inflation protection.

Building Actual Cash Value \$231,079

Section II Liability And Medical Expenses Coverage

	<u>Limit Of Insurance</u>
Aggregate Limit(Other Than Products Completed Operations)	\$1,000,000
Products-Completed Operations Aggregate Limit	\$1,000,000
Damage To Premises Rented To You	\$50,000
Liability And Medical Expenses	\$500,000

continued

Premises	1	Medical Expenses - Any One Person	\$5,000
Premises	3	Medical Expenses - Any One Person	\$5,000
Premises	4	Medical Expenses - Any One Person	\$5,000

**This coverage summary does not represent contract terms.
Consult the policy for specific definitions and limitations.**

The renewal premium shown is for your next policy period.

**You may receive separate advance notice of renewal premium
if you have other Commercial Lines policies.**

You have the right to cancel your policy(ies).

**This coverage summary may not show all coverages and
limits on your policy.**

**Your American Family Agent is:
Bruce Terry**

bterry@amfam.com

123 W BAYFIELD ST
WASHBURN WI 54891-1131
715-373-5112

ABC Thrift Shop facade Loan Information

Thrift shop facade face lift
118 West Bayfield St

Carol Lindsey and Tom Hmielewski
19-Sep-18

Description	material	Labor	Total
Canvas awnings (4)	included	included	\$5,132
Brick tuck pointing/cleaning	\$ 400.00	\$1,000	\$1,400
carpet and Paintentrance	\$ 150.00	\$200	\$350
Remove existings lights Install four new lights-flush mount	\$ 400.00	\$ 600.00	\$1,000
Removal of old Awnings Modify opening as neede for new awnings.	\$ 300.00	\$1,100	\$1,400
Misc supplies, caulking, fasteners, dumpster, etc	\$ 500.00	\$200	\$700
project grand total			\$9,982



Arrow Remove wooden awnings

Arrow New entrance carpet, paint entrance

Arrow Install four flush mount lights

ABC Thrift Shop Washburn WI

Before



Image 1(Sunbrella Havelock Brick 4985)



Image 1 (Sunbrella Dubonett Tweed 4606)



Cloquet Factory & Offices

1600 29th St. - Cloquet, MN 55720 218-679-9712 Fax: 218-679-2916

e-mail: sales@advancedawningdesign.com



Leaders in design and fabrication of customized illuminated & Traditional Awnings and Signs

Cloquet: 218.879.9712 Minneapolis: 612.870.7634 Toll Free: 800.566.8368 Fax: 218.879.2936
E-mail: sales@advancedawning.com 1600 29th Street, Cloquet, MN 55720

From: Glen Ellison, Sales Manager
glen@advancedawning.com; Cell: 218-393-1109

September 7, 2018

**ABC Thrift Shop
Washburn, WI
Attention: Tom and Carol Hmielewski**

Exterior Awning System

Quantity 4
Style/Shape Mansard
Length Entry at 24' 4", Upper: two at 48", one at 72"
Height Entry at 55", Upper: 30"
Projection Entry at 36", Upper: 18"
Graphics None
Lights None
Eggcrating None
Fabric Sunbrella Acrylic Substrate
Frame 1" welded aluminum tube
Completion Installed

Cost: \$5,132.00

(50% due upon signing, balance due upon completion)

- Time to produce or digitize logos, artwork, or text, if the customer cannot provide, will be charged at \$65.00 per hour and will be added to the invoice.
- Customer retains the responsibility for any building and/or sign permits. The cost is not included in this proposal. All permits obtained by Advanced Design will have the cost added to the invoice. Any additional outside engineering required in the permitting process will be added to the invoice.

Advanced Design Awnings & Signs is not responsible for any on-site electrical or for preparation of mounting surface. The building must be awning or sign ready prior to installation. Illuminated awnings and signs are UL listed.

Payment is to be made as follows:

50% deposit is to be submitted with acceptance of this proposal. Any production work associated with this proposal will not begin until deposit is received from customer. Balance is due upon final installation, any balance due after installation is subject to a 1.5% per month finance charge. Our accounting department is responsible for approving any changes to this payment agreement. **NOTE:** all CREDIT CARD payments on this proposal will have 2.5% service charge added.

****Retention of Title:** Advanced Design owns the awnings and/or signs until balance is paid in full.

****Engineering Charges:** Additional charges may be applied and added to total cost if customer chooses to make changes to design following signature to frame drawings and/or art data.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. This proposal is good for 30 days.

R Series

10" Angle Shades

UL LISTED FOR WET LOCATIONS

RAS10-ABR
Shade Only.
Shown with optional
RGN15-ABR Goose Neck



RAS10-WH
Shade Only.
Shown with optional
RGN15-WH Goose Neck



RAS10-SB
Shade Only.
Shown with optional
RGN15-SB Goose Neck

RAS10-GA
Shade Only.
Shown with optional
RGN15-GA Goose Neck



Galvanized
finishes may be
inconsistent

Bulb
6.5W LED
(50 watt Replacement)
580 Lumens

EASY TO ORDER:

1. Choose a Shade
2. Choose a Goose Neck
3. Wire Guard Optional

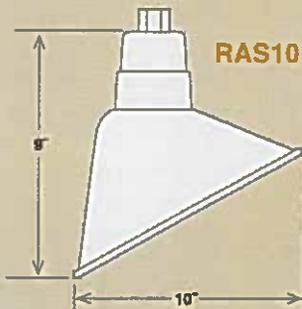


RAS10-SG
Shade Only.
Shown with optional
RGN15-SG Goose Neck
and RWG10-SG Wire Guard



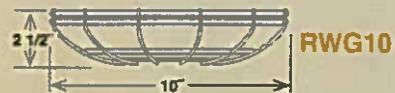
RAS10-SR
Shade Only.
Shown with optional
RGN15-SR Goose Neck

Angle Shades



ITEM #	WIDTH	LAMPS	WIRE	FINISH
RAS10-ABR	10"	Med. 200W A21	100"	Architectural Bronze
RAS10-GA	10"	Med. 200W A21	100"	Galvanized
RAS10-SB	10"	Med. 200W A21	100"	Satin Black
RAS10-SG	10"	Med. 200W A21	100"	Satin Green
RAS10-SR	10"	Med. 200W A21	100"	Satin Red
RAS10-WH	10"	Med. 200W A21	100"	White

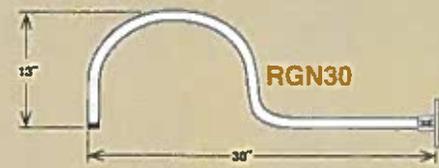
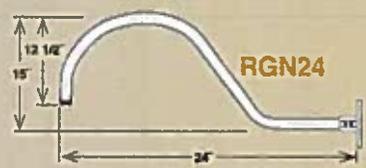
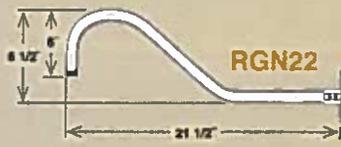
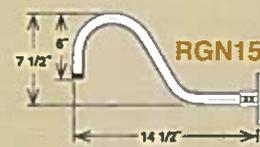
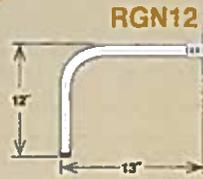
Wire Guards



ITEM #	WIDTH	FINISH
RWG10-ABR	10"	Architectural Bronze
RWG10-GA	10"	Galvanized
RWG10-SB	10"	Satin Black
RWG10-SG	10"	Satin Green
RWG10-SR	10"	Satin Red
RWG10-WH	10"	White

Goose Necks (Actual Photos Shown on Page 58)

Back Plate included with goose neck



ITEM #	ID	LENGTH	FINISH
RGN12-ABR	3/4"	13"	Architectural Bronze
RGN12-GA	3/4"	13"	Galvanized
RGN12-SB	3/4"	13"	Satin Black
RGN12-SG	3/4"	13"	Satin Green
RGN12-SR	3/4"	13"	Satin Red
RGN12-WH	3/4"	13"	White
RGN15-ABR	3/4"	14 1/2"	Architectural Bronze
RGN15-GA	3/4"	14 1/2"	Galvanized
RGN15-SB	3/4"	14 1/2"	Satin Black
RGN15-SG	3/4"	14 1/2"	Satin Green
RGN15-SR	3/4"	14 1/2"	Satin Red
RGN15-WH	3/4"	14 1/2"	White
RGN22-ABR	3/4"	21 1/2"	Architectural Bronze
RGN22-GA	3/4"	21 1/2"	Galvanized
RGN22-SB	3/4"	21 1/2"	Satin Black
RGN22-SG	3/4"	21 1/2"	Satin Green
RGN22-SR	3/4"	21 1/2"	Satin Red
RGN22-WH	3/4"	21 1/2"	White
RGN23-ABR	3/4"	23"	Architectural Bronze
RGN23-GA	3/4"	23"	Galvanized
RGN23-SB	3/4"	23"	Satin Black
RGN23-SG	3/4"	23"	Satin Green
RGN23-SR	3/4"	23"	Satin Red
RGN23-WH	3/4"	23"	White
RGN24-ABR	3/4"	24"	Architectural Bronze
RGN24-GA	3/4"	24"	Galvanized
RGN24-SB	3/4"	24"	Satin Black
RGN24-SG	3/4"	24"	Satin Green
RGN24-SR	3/4"	24"	Satin Red
RGN24-WH	3/4"	24"	White
RGN30-ABR	3/4"	30"	Architectural Bronze
RGN30-GA	3/4"	30"	Galvanized
RGN30-SB	3/4"	30"	Satin Black
RGN30-SG	3/4"	30"	Satin Green
RGN30-SR	3/4"	30"	Satin Red
RGN30-WH	3/4"	30"	White
RGN41-ABR	3/4"	41"	Architectural Bronze
RGN41-GA	3/4"	41"	Galvanized
RGN41-SB	3/4"	41"	Satin Black
RGN41-SG	3/4"	41"	Satin Green
RGN41-SR	3/4"	41"	Satin Red
RGN41-WH	3/4"	41"	White



FOR THE SCOPE OF ACCREDITATION UNDER NVLAP LAB CODE 100402-0.

REPORT

3933 US ROUTE 11 CORTLAND, NEW YORK 13045

Project No. G100641836

Date: March 9, 2012

REPORT NO. 100641836CRT-007

TEST OF ONE WALL MOUNT FIXTURE

FIXTURE MODEL NO. RAS10-WH

RENDERED TO

MILLENNIUM LIGHTING
922 DAILEY MILL ROAD
MCDONOUGH, GA 30253

TEST: Electrical and Photometric tests as required to the IESNA test standard.

LABORATORY NOTE: The laboratory that conducted the testing detailed in this report has been Qualified, Verified, and Recognized for LM-79 Testing for ENERGY STAR for SSL by US DOE's CALiPER program.

STATEMENT OF LIMITATION: This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government.

AUTHORIZATION: The testing performed was authorized by signed quote number 500357309.

STANDARDS USED: The following American National Standards or Illuminating Engineering Society of North America Test Guides were used in part or totally to test each specimen:

- IESNA LM-54: 1999 Guide to Lamp Seasoning
- IESNA LM-46-04: 1998 Approved Method for Photometric Testing of Indoor Luminaires Using High Intensity Discharge or Incandescent Filament Lamps

DESCRIPTION OF SAMPLE: The client submitted one sample of model number RAS10-WH. The sample was received by Intertek on February 14, 2012, in undamaged condition, and one sample was tested as received. The sample designation was M242867-1.

DATES OF TESTS: March 7, 2012.

This report is for the exclusive use of Intertek's Client and is provided pursuant to the agreement between Intertek and its Client. Intertek's responsibility and liability are limited to the terms and conditions of the agreement. Intertek assumes no liability to any party, other than to the Client in accordance with the agreement, for any loss, expense or damage occasioned by the use of this report. Only the Client is authorized to copy or distribute this report and then only in its entirety. Any use of the Intertek name or one of its marks for the sale or advertisement of the tested material, product or service must first be approved in writing by Intertek. The observations and test results in this report are relevant only to the sample tested. This report by itself does not imply that the material, product, or service is or has ever been under an Intertek certification program. Measurement uncertainty budgets have been determined for applicable test methods and are available upon request.

SUMMARY

Model No.: RAS10-WH
Description: Wall Mount Fixture with a 200 W Incandescent Bulb

Criteria	Result
Total Lumen Output	1170 Lumens
Total Power	166.1 W
Luminaire Efficacy	7.044
Power Factor	1.000

EQUIPMENT LIST

Equipment Used	Model Number	Control Number	Last Calibration Date	Calibration Due Date
Elgar AC Power Supply	CW1251	--	--	--
Xitron Power Analyzer	2503H	E235	04/20/11	04/20/12
Cole Parmer Hygro Thermometer	445703	T1359	10/26/11	10/26/12
Kikusui DC Power Supply	35-10L	E160	---	---
Sorenson DC Power Supply	DLM150-20E	--	---	---
LSI High Speed Mirror Goniometer	6440	--	02/17/12	03/17/12

TEST METHODS

Seasoning in Each Burn Orientation

The photometric tests were performed after the lamps were seasoned. Before the photometric tests, each bulb was operated in its designated orientation in the appropriate fixture for a time period of 1.5% of its rated hours in accordance with IESNA LM-54 Guide to Lamp Seasoning.

Photometric and Electrical measurements – Distribution Method

A LSI Type C High Speed Model 6440 Mirror Goniometer was used to measure the intensity (candelas) at each angle of distribution for each sample.

Ambient temperature was measured equal to the height of the sample mounted on the Goniometer equipment. Each sample was operated at input rated voltage in its designated orientation. Each sample was allowed to stabilize for at least thirty minutes before measurements were made. Electrical measurements including voltage, current, and power were measured using the Xitron or Yokogawa Power Analyzer.

Some graphics were created with Photometrics Plus software.

Estimated Total Operating Time

Model No.	Total Hours
RAS10-WH	2

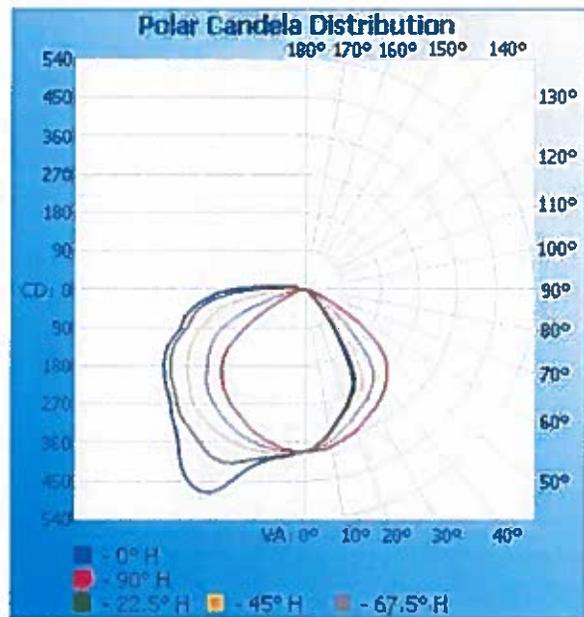
RESULTS OF TESTS

Photometric and Electrical Measurements – Distribution Method

Intertek Sample No.	Base Orientation	Input Voltage (Vac)	Input Current (mA)	Input Power (Watts)	Input Power Factor	Absolute Luminous Flux (Lumens)	Lumen Efficacy (Lumens Per Watt)
RAS10-WH							
M242867-1	UP	120.0	1384	166.1	1.000	1170	7.044

Intensity (Candlepower) Summary at 25°C - Candelas

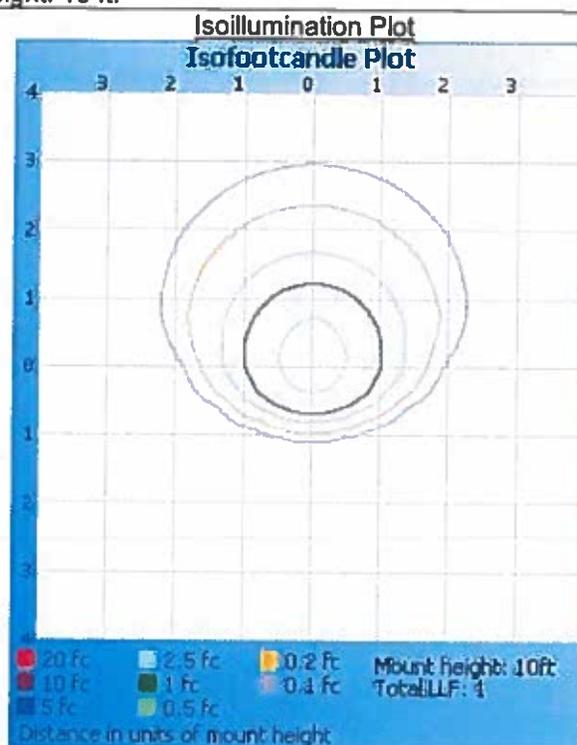
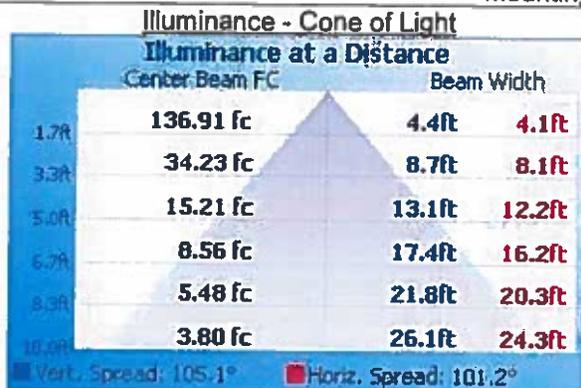
Angle	0	22.5	45	67.5	90
RAS10-WH					
0	380	380	380	380	380
5	365	366	368	373	379
10	341	343	350	361	373
15	313	316	325	342	364
20	291	294	307	325	353
25	264	270	285	307	338
30	221	238	267	294	326
35	144	165	226	276	312
40	78	96	156	252	296
45	38	46	89	194	275
50	20	25	44	125	248
55	8	12	24	67	195
60	0	2	12	36	125
65	0	0	3	20	67
70	0	0	0	10	36
75	0	0	0	2	21
80	0	0	0	0	11
85	0	0	0	0	2
90	0	0	0	0	0



RESULTS OF TESTS (cont'd)

Illumination Plots

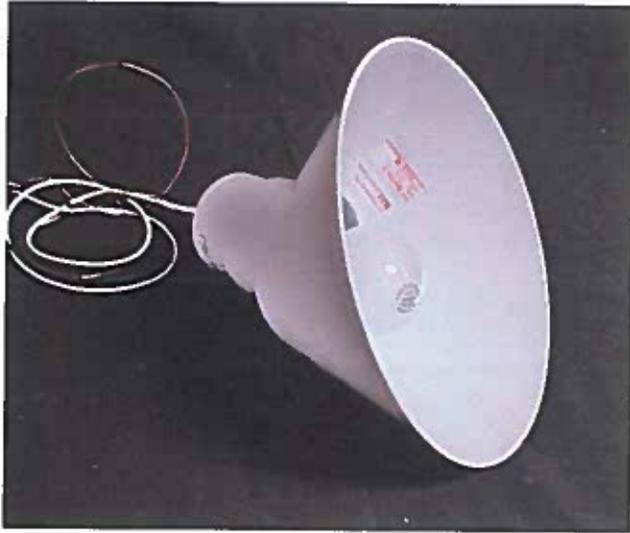
Model No.: RAS10-WH
Mounting Height: 10 ft.



Zonal Lumen Summary and Percentages at 25°C

Zone	Lumens RAS10-WH	% Luminaire
0-30	300.2	25.7
0-40	493.3	42.2
0-60	849.2	72.6
60-90	296.9	25.4
0-90	1146	98.0
90-180	23.5	2.0
0-180	1170	100.0

Picture (not to scale)



CONCLUSION

The results tabulated in this report are representative of the actual test samples submitted for this report only. The data is provided to the client for further evaluation. Compliance to the referenced specification requirements was not determined in this report.

In Charge Of Tests:

A handwritten signature in black ink, appearing to read 'Kenda Branch'.

Kenda Branch
Engineer
Lighting Division

Attachment: None

Report Reviewed By:

A handwritten signature in black ink, appearing to read 'David Ellis'.

David Ellis
Senior Project Engineer
Lighting Division

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



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

To: Plan Commission Members
From: Scott J. Kluver, ^{SSK} Administrator
Re: Oksimowicz CUP – Tourist Rooming
Date: October 11, 2018

Enclosed you will find the application materials from Sheryl and Radoslaw Oksimowicz for a Tourist Rooming Conditional Use Permit (CUP) for the property located at 614 3rd Avenue East. The property is in the R-6, Mixed Residential, District.

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. There are three bedrooms in the house and adequate off-street parking to accommodate.

No architectural changes or site modifications are planned for this property. Please note the criteria in the ordinance by which the Commission should either approve or deny the permit.

Please let me know if you have any questions on this application.

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



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

**CITY OF WASHBURN
NOTICE OF PUBLIC HEARING**

A Public Hearing will be held by the Plan Commission on, Thursday, October 18, 2018, 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 614 3rd Ave. East. Sheryl Oksimowicz, Petitioner

The property is zoned R-6, Mixed Residential. 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 22 and 29, 2018
Daily Press Box Ad

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



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

**CITY OF WASHBURN
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Conditional Use Permit Application:

Request for Tourist Rooming House – Operate a tourist rooming house out of the property located at 614 3rd Ave. East. Sheryl Oksimowicz, Petitioner

The property is zoned R-6, Mixed Residential. 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 09/19/2018

RONALD E. BONCZYK
303 E. 6th ST.
WASHBURN, WI 54891

SHAELYN D. HILTON
619 N. 3rd AVE E.
WASHBURN, WI 54891

ANNETTE K. METROPULOS
311 E. 6th St.
WASHBURN, WI 54891

ERIC & MAREN OVERBY
229 E. 6th ST
WASHBURN, WI 54891

NONNIE M. CLARK
713 N. 3rd AVE E.
WASHBURN, WI 54891

ECO HABITAT, LLC
52280 HARVEST DR.
SOUTH BEND, IN 46637

HOUSING AUTHORITY OF WASHBURN
420 E. 3rd ST. #1
WASHBURN, WI 54891

PAUL & CHERYL ASCHENBAUER
403 E. 6th ST.
WASHBURN, WI 54891

MICHAEL J. MALCHESKI
3564 SOUTHRIDGE RD.
DE PERE, WI 54115-7695

JASON & MARY BODINE
305 E. 7th ST.
WASHBURN, WI 54891

THEODORE & LORI CHANEY
327 E. 7th ST.
WASHBURN, WI 54891

WILLIAM & RACHEL DUNHAM
331 E. 7th ST.
WASHBURN, WI 54891

MATTHEW S. LARSON
326 E. 8th ST.
WASHBURN, WI 54891

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 Sheryl and Radoslaw Oksimowicz (hereinafter User), in respect to property currently zoned R-6 Mixed Residential District, herein referred to as Subject Property, described as:

Street Address: 614 3rd Avenue East

Legal Description: VAUGHNS DIVISION TO WASHBURN LOTS 1-2 & SW 50' OF LOT 3 BLOCK 9 IN V.1139 P.617 1388

Tax ID: 33779 **PIN:** 04-291-2-49-04-32-4 00-305-28000

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, three spaces are required.



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. Therese House, 77700 Houghton Point Rd shall be listed as the agent for this tourist rooming house and property manager. Ronald Bonczyk, 303 E. 6th Street, Washburn, 715-812-1055 Washburn will be a back-up agent.

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.

Sheryl Oksimowicz and Radoslaw Oksimowicz

Date

Personally came before me this ____ day of _____, 2018, the above-named Sheryl and Radoslaw Oksimowicz, 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: _____



Richard Avol, Mayor
City of Washburn

Date

Personally came before me this ____ day of _____, 2018, the above-named Richard Avol, 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 _____, 2018, 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: _____



September 4th, 2018

City of Washburn Zoning Department,

I am asking for a conditional use permit in order to rent my vacation home at 614 3rd Ave E to other vacationers wishing to visit Washburn. This would be considered a Tourist Rooming House with 1 keyed unit (entire home) sleeping about 6 people. No changes to the home, interior or exterior, would be required for this. The agent is Ronald Bonczyk at 303 E 6th Street, Washburn (715) 812-1055. Please let me know if I have left out any information. Thank you for your consideration.

Sheryl Oksimowicz

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



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

APPLICATION FOR CONDITIONAL USE PERMIT

(Zoning Code 13-7-51 through 62)

Name: SHERYL OKSIMOWICZ Initial Application Amendment/Renewal

Physical and Mailing Address of Applicant: 146 W 850 N, VALPARAISO IN 46385

Telephone Number: (219) 615-1144 E-mail: SOKSIMOWICZ@gmail.com

Address/Description of Permit Property: 614 N 3RD AVE E, WASHBURN WI 54891

Requested Conditional Use: VACATION RENTAL Zoning District: 1

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. RONALD E BONCZYK (BOTH PHYSICAL & MAILING ADDRESS)
303 E 6TH ST., WASHBURN WI 54891
- 2. SHAELYN D HILTON (BOTH PHYSICAL & MAILING)
619 N 3RD AVE E, WASHBURN WI 54891
- 3. ANNETTE K METROPULOS (BOTH PHYSICAL & MAILING)
311 E 6TH ST., WASHBURN WI 54891
- 4. ERIC N & MAREN H, OVERBY (BOTH PHYSICAL & MAIL)
229 E 6TH ST, WASHBURN WI 54891
- 5. NONNIE M CLARK LE (BOTH PHYSICAL & MAILING)
713 N 3RD AVE E, WASHBURN WI 54891

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: Sheryl Okimowicz Date: 9-4-18

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: _____

6) ECO HABITAT, LLC

- VAUGHNS DIVISION OF WASHBURN

NE 50' OF LOT 3 BLOCK 9 V.1094 P.115

52280 HARVEST DR, SOUTH BEND IN 46637 (MAILING)

- 7) HOUSING AUTHORITY OF WASHBURN

330 E 7TH ST, WASHBURN WI 54891 (PHYSICAL)

420 E 3RD ST #1, WASHBURN WI 54891 (MAILING)

- 8) PAUL F & CHERYL ASCHENBAUER

403 E 6TH ST, WASHBURN WI 54891 (PHYSICAL + MAIL)

- 9) MICHAEL J MALCHESKI

303 E 7TH ST, WASHBURN WI 54891 (PHYSICAL)

3564 SOUTHRIDGE RD, DE PERE WI 54115-7695 (MAILING)

- 10) JOE & MARY E BODINE (PHYSICAL & MAILING)

305 E 7TH ST WASHBURN, WI 54891

- 11) THEODORE R & LORI LEE, CHANEY (PHYSICAL & MAILING)

327 E 7TH ST, WASHBURN WI 54891

- 12) WILLIAM C & RACHEL L, DUNHAM (PHYSICAL + MAIL)

331 E 7TH ST, WASHBURN WI 54891

13) Matthew S. Lonsen, 326 E 8th St. Washburn

~~ALL~~

CITY OF WASHBURN

PO BOX 638
WASHBURN, WI 54891

Receipt Nbr: 26975
Date: 9/05/2018
Check

RECEIVED FROM SHERYL OKSIMOWICZ \$150.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	Account Nbr: 100-00-44400-000-000 ZONING PERMITS CONDITIONAL USE APP FEE - OKSIMOWICZ	150.00

TOTAL RECEIVED 150.00

Receipt Memo: CONDITIONAL USE APP FEE-OKSIMOWICZ

washburnadmin@cityofwashburn.org

From: Michael Malcheski <mjmalcheski2016@gmail.com>
Sent: Tuesday, October 9, 2018 9:57 AM
To: washburnadmin@cityofwashburn.org
Subject: Sheryl Oksimowicz, Public Hearing

Scott-I will not be able to make the Public Hearing on this Conditional Use Permit application.

I have spoken with Sheryl and discussed her plan of operation and time frames, maintenance, renter approval process, billing, Room and Sales Tax liability and payment, legal structure of her venture, and my experience with Air B&B, short term rentals here in Ashwaubenon. We had a good conversation and I have no opposition at this time to granting of the Conditional Use Permit.

I also discussed with her the current legislature's action on the Conditional Use process as she was unaware of this.

Michael J. Malcheski
3564 S. Ridge Road
Ashwaubenon, WI 54115-7695
mjmalcheski2016@gmail.com
920-664-2700

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

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

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.⁶

(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.⁷

(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,

⁶ Commentary: See s. 66.0401(1m), Wis. Stats.

⁷ 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.

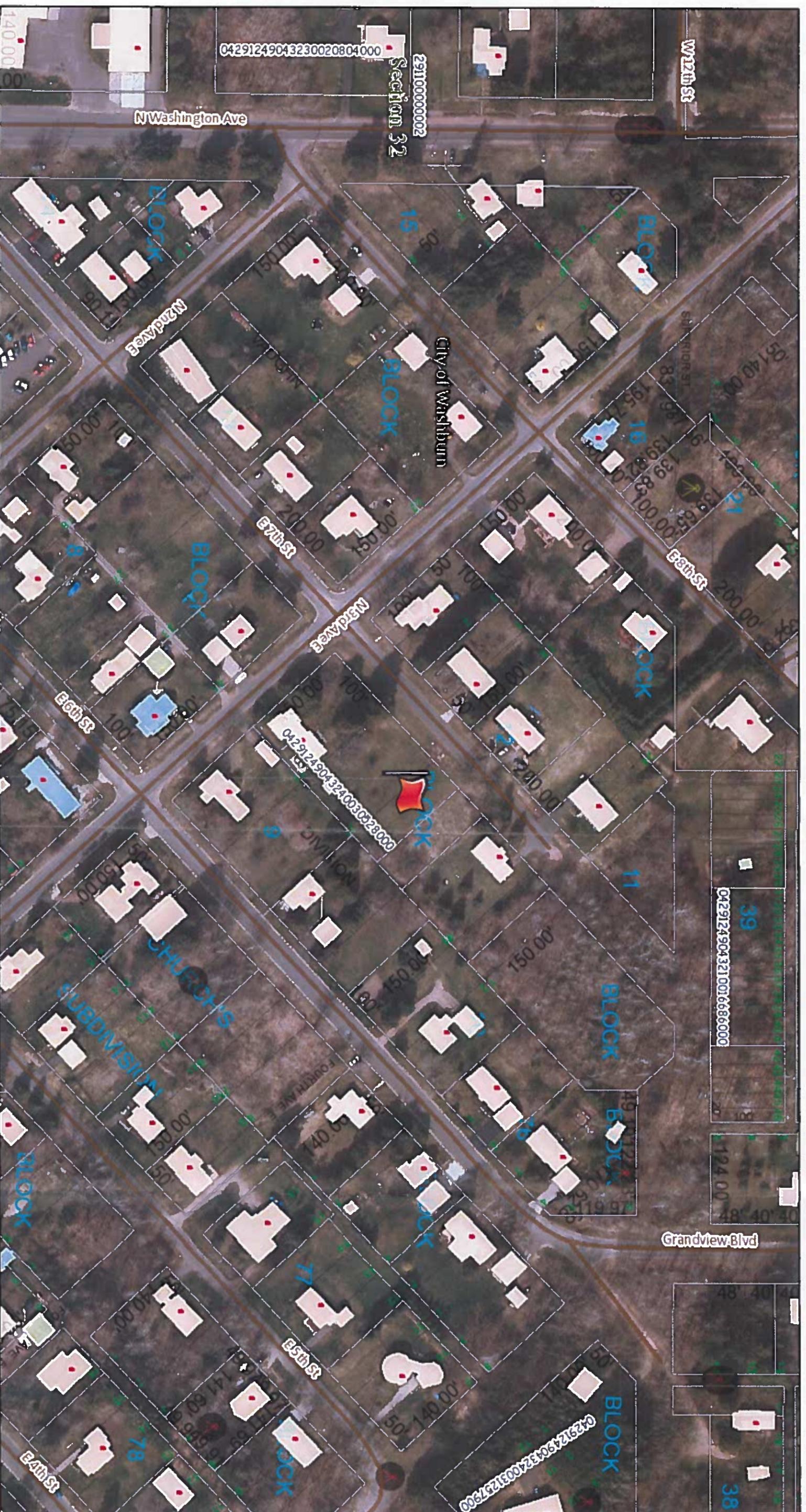
(b) **Cessation of use.** If the zoning administrator determines that a conditional use has ceased to operate for any reason, whether intentional or otherwise, for more than 12 continuous months, he or she shall initiate the process to terminate the approval pursuant to Division 18 of this article.

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.

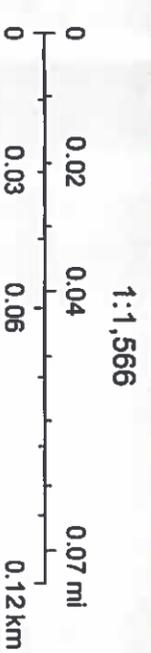
7-63 to 7-70 Reserved

Bayfield County Web AppBuilder



9/18/2018, 9:57:48 AM

- Override 1
- The Lines
- Meander Lines
- Red Cliff Reservation Boundary
- All Roads
- Ashland Co Parcels
- Approximate Parcel Boundary
- Federal
- Douglas Co Parcels
- Section Lines
- State
- Rivers
- Government Lot
- County



Bayfield County, Bayfield County Land Records

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



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

To: Plan Commission Members
From: Scott J. Kluver, Administrator *SK*
Re: Tenney CUP – Community Childbearing Center/Tourist Rooming
Date: October 11, 2018

Enclosed you will find the application materials from Erin Tenney for a Community Child Bearing Center/Tourist Rooming Conditional Use Permit (CUP) for the property located at 418 W. Pine Street. The property is in the R-6, Mixed Residential, District.

Both Community Child Bearing Centers and 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. There are two bedrooms in the house; however, considering the number of rooms and the maximum number of employees, four off-street parking spaces would be needed for the property. Although this property alone does not have that space, the adjacent property, the Tenney residence, can accommodate two spaces as well. The combined four spaces does meet the minimum requirements.

No architectural changes or site modifications are planned for this property. Please note the criteria in the ordinance by which the Commission should either approve or deny the permit (included in the Oksimowicz materials).

Please let me know if you have any questions on this application.

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



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

**CITY OF WASHBURN
NOTICE OF PUBLIC HEARING**

A Public Hearing will be held by the Plan Commission on, Thursday, October 18, 2018, at 5:30 P.M. at City Hall, 119 Washington Avenue, for public comment on the following issue:

Conditional Use Permit Application:

Request for Community Childbearing Center and Tourist Rooming House – Operate a child bearing center in accordance with the regulations of 8-279 and a tourist rooming house in accordance with the regulations of 8-294 out of the property located at 418 W. Pine Street. Dr. Erin Tenney, Petitioner

The property is zoned R-6, Mixed Residential. 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 29 and October 6, 2018
Daily Press Box Ad

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



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

CITY OF WASHBURN
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The property is zoned R-6, Mixed Residential. 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 09/25/2018

CHARLES B. GUSKI
PO BOX 624
WASHBURN, WI 54891

RODGER J. RIESWIG
423 PINE ST.
WASHBURN, WI 54891

JOSEPH C. GIBB
415 PINE ST.
WASHBURN, WI 54891

RANDY DUKE
411 PINE ST.
WASHBURN, WI 54891

THOMAS & SUSAN BOGAARD
5540 ZUMBRA LN.
EXCELSIOR, MN 55331

JOHN & JANET CELMER
PO BOX 283
WASHBURN, WI 54891

RANGE ROAD RENTALS LLC
70245 RANGE RD.
ASHLAND, WI 54806

CONSTANCE M. KNOPF
PO BOX 238
WASHBURN, WI 54891

GAIL L BODIN
PO BOX 131
WASHBURN, WI 54891

LENNETTE & FRANK HOSTETTER
PO BOX 324
WASHBURN, WI 54891

HEIDI S. COOK
PO BOX 457
WASHBURN, WI 54891

SZOT SERVICES LLC
2824 FELLSSWAY DR.
BATON ROUGE, LA 70814

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 Erin Tenney (hereinafter User), in respect to property currently zoned R-6 Mixed Residential District, herein referred to as Subject Property, described as:

Street Address: 418 W. Pine Street

Legal Description: ORIG TOWNSITE OF WASHBURN LOT 4 BLOCK 27 IN DOC 2017R-570951 287

Tax ID: 33089 **PIN:** 04-291-2-48-04-05-2 00-312-17200

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.
2. To operate a Community Childbearing Center in accordance is Section 13-1-8-279 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. Erin Tenney 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.

Dr. Erin Tenney

Date

Personally came before me this ____ day of _____, 2018, the above-named Erin Tenney, 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: _____



Richard Avol, Mayor
City of Washburn

Date

Personally came before me this ____ day of _____, 2018, the above-named Richard Avol, 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 _____, 2018, 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: _____



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



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

APPLICATION FOR CONDITIONAL USE PERMIT

(Zoning Code 13-7-51 through 62)

Name: Erin Tenney Initial Application Amendment/Renewal

Physical and Mailing Address of Applicant: 424 W. Pine St. Washburn, WI

Telephone Number: 715-209-2261 E-mail: etenney@gmail.com

Address/Description of Permit Property: 418 W. Pine St Washburn, WI

Requested Conditional Use: Community Childbearing Center Zoning District: _____

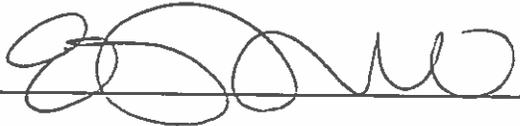
Applicant shall submit a letter detailing the desired use, along with a scaled site plan of the property if new construction is involved.

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. - See Attachment -
2. _____
3. _____
4. _____
5. _____

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: 8/29/18

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: _____

THE GATHER INN: BIRTH HOUSE & LODGING

August 30, 2018
Scott Kluver
City of Washburn
119 Washington Avenue
Washburn, WI 54891

Dear Mr. Kluver & City of Washburn Planning Commission,

Thank you for reviewing my application for a conditional use permit for my property at 418 W. Pine St. in Washburn, WI. I would like to open a Community Childbearing Center as defined in Chapter 13, Article 3, Section 3-2 Land Use Definitions:

4.10 Community Childbearing Center A place, not located in a health care center (i.e. a hospital), where births are planned to occur away from the mother's usual residence, which also may provide to families or the general public programs, resources, and events, centered around the birthing process.

I would also like to offer lodging for special uses such as overnight workshops and retreats, and for the general public who come to visit our community. These uses are also in line with the *mission of The Gather Inn: Birth House & Lodging*, which is to *build & support community through gathering together*. The purpose is to *create a versatile, beautiful and nourishing community space for childbearing families and the broader community*.

Specific uses include:

- **Office space rental** for childbearing & associated care providers; midwives, doulas, massage & physical therapists, counselors etc.
- **Community gathering space** for classes, workshops, meetings, retreats & special events for use by childbirth professionals, childbearing families and relevant non-profit organizations & community groups
- **Occasional use of master suite for childbirth** for clients of midwives who desire out of hospital birth
- **Lodging** for tourists through Air BnB and for workshop & retreat participants

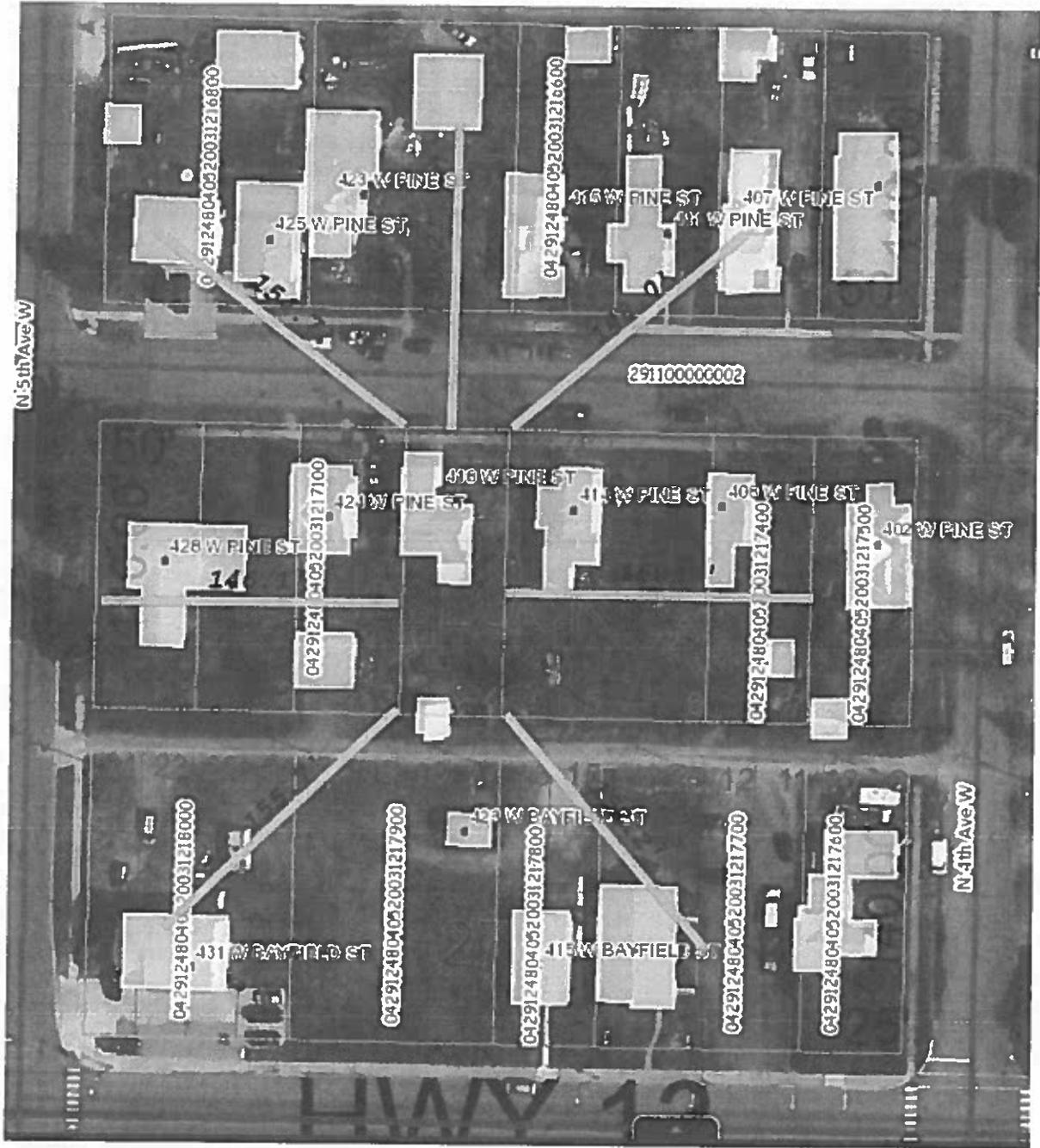
I expect to adhere to the City of Washburn requirements for lodging facilities as well, and will work with Mr. Kluver to ensure these are also met.

Attached is the Site Plan for 418 W. Pine Street in Washburn, Wisconsin, as requested.

Sincerely yours,

Dr. Erin Tenney

150 feet from 418 W Pine



425 W Pine

TaxID#: 33085

Name: CHARLES B, GUSKI

Site Address (Physical Address): 425 W PINE ST, WASHBURN, WI, 54891

Mail Address: PO BOX 624, WASHBURN, WI, 54891



423 W Pine

TaxID#: 33084

Name: RODGER J, REISWIG

Site Address (Physical Address): 423 W PINE ST, WASHBURN, WI, 54891

Mail Address: 423 PINE ST W, WASHBURN, WI, 54891



415 W Pine

TaxID#: 33083

Name: JOSEPH C, GIBB

Site Address (Physical Address): 415 W PINE ST, WASHBURN, WI, 54891

Mail Address: 415 W PINE ST, WASHBURN, WI, 54891



411 W Pine

TaxID#: 33082

Name: RANDY, DUKE

Site Address (Physical Address): 411 W PINE ST, WASHBURN, WI, 54891

Mail Address: 411 W PINE ST, WASHBURN, WI, 54891



407 W Pine

TaxID#: 33081

Name: THOMAS R & SUSAN M, BOGAARD

Site Address (Physical Address): 407 W PINE ST, WASHBURN, WI, 54891

Mail Address: 5540 ZUMBRA LN, EXCELSIOR, MN, 55331



408 W Pine

TaxID#: 33091

Name: JOHN A & JANET E, CELMER

Site Address (Physical Address): 408 W PINE ST, WASHBURN, WI, 54891

Mail Address: PO BOX 283, WASHBURN, WI, 54891



414 W Pine

TaxID#: 33090

Name: , RANGE ROAD RENTALS LLC

Site Address (Physical Address): 414 W PINE ST, WASHBURN, WI, 54891

Mail Address: 70245 RANGE RD, ASHLAND, WI, 54806



428 W Pine

TaxID#: 33087

Name: CONSTANCE M, KNOPF

Site Address (Physical Address): , WI,

Mail Address: PO BOX 238, WASHBURN, WI, 54891



431 W Bayfield St

TaxID#: 33097

Name: GAIL L, BODIN

Site Address (Physical Address): 431 W BAYFIELD ST, WASHBURN, WI, 54891

Mail Address: PO BOX 131, WASHBURN, WI, 54891



423 W Bayfield St

TaxID#: 33096

Name: HOSTETTER, LENNETTE J &, HOSTETTER, FRANK JR

Site Address (Physical Address): 423 W BAYFIELD ST, WASHBURN, WI, 54891

Mail Address: PO BOX 324, WASHBURN, WI, 54891



415 W Bayfield St

TaxID#: 33095

Name: HEIDI S, COOK

Site Address (Physical Address): 415 W BAYFIELD ST, WASHBURN, WI, 54891

Mail Address: PO BOX 457, WASHBURN, WI, 54891



409 W Bayfield St

TaxID#: 33094

Name: , SZOT SERVICES LLC

Site Address (Physical Address): 409 W BAYFIELD ST, WASHBURN, WI, 54891

Mail Address: 2824 FELLSSWAY DR, BATON ROUGE, LA, 70814



CITY OF WASHBURN

PO BOX 638
WASHBURN, WI 54891

Receipt Nbr: 26940
Date: 8/31/2018
Check

RECEIVED FROM ERIN TENNEY \$150.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	Account Nbr: 100-00-44400-000-000 ZONING PERMITS CONDITIONAL USE APP - E TENNEY	150.00

TOTAL RECEIVED 150.00

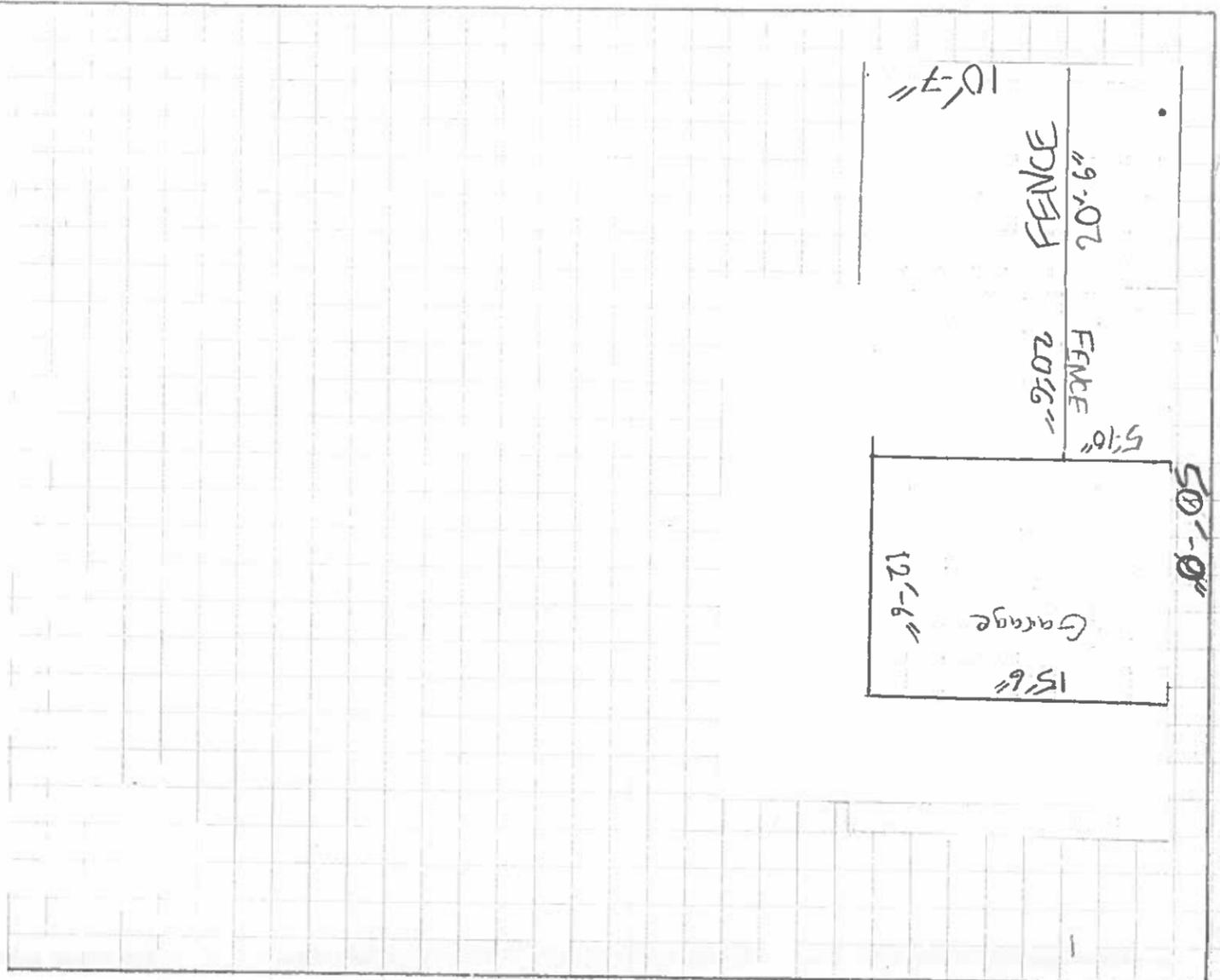
Receipt Memo: CONDITIONAL USE APP FEE

1/8" = 1' 0"

LAKESIDE

W/625

Alley



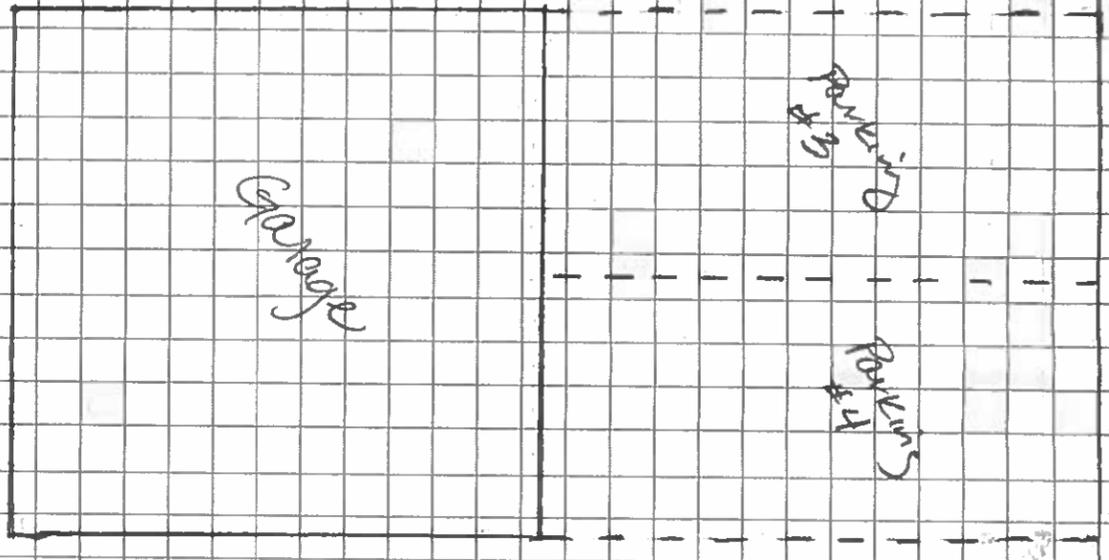
73"

418 Pave

W sidewalk

6'-1'-0" feet of sidewalk is beginning of Back of Garage is back line

14'-3"

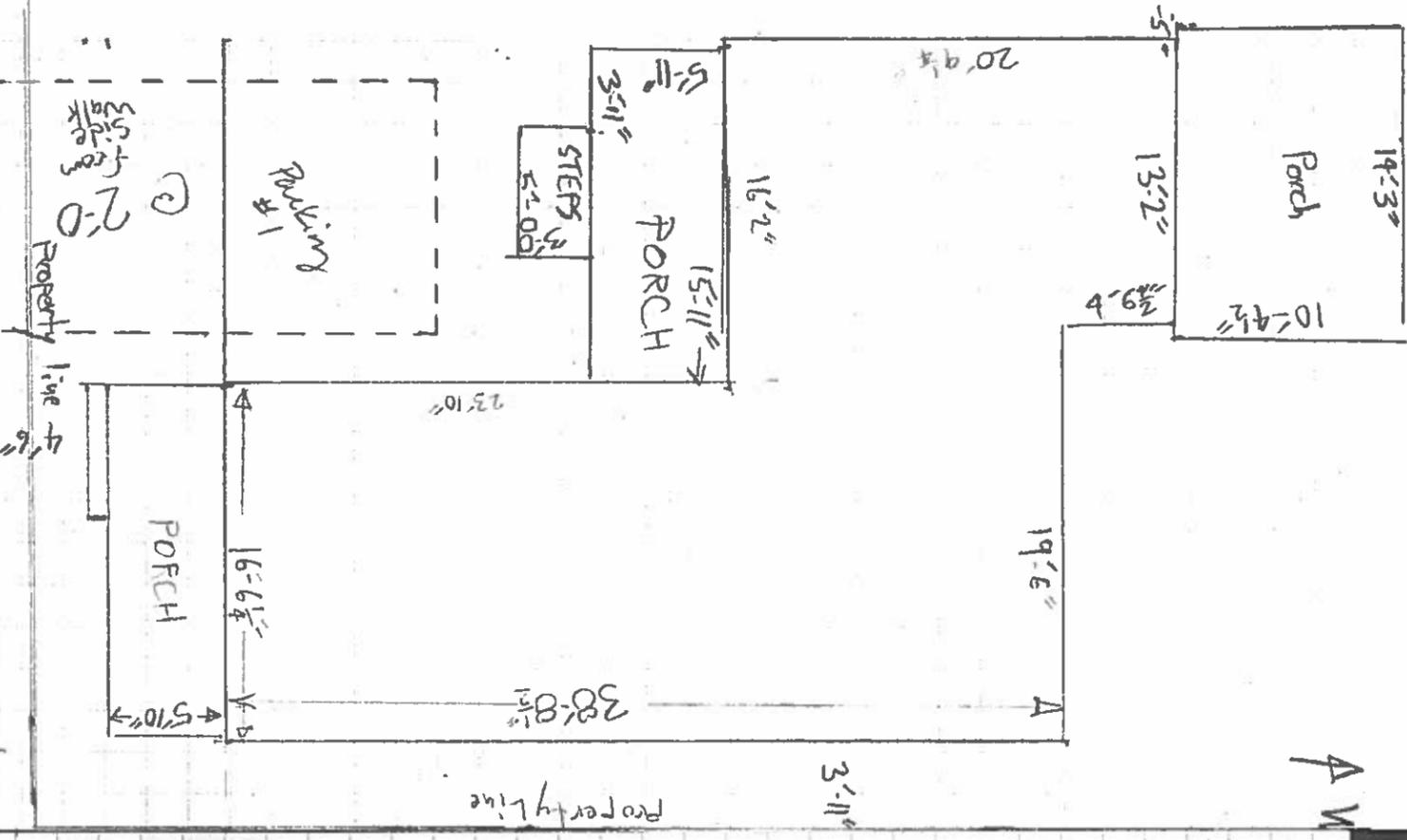


418 PINE

W sidewalk

6'-11" 0
Back of Garage is beginning of
21' from center
is beginning of
Back of Garage 5' back line

A W



140-0-67

418 W. Pine
Home

Parking #2

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



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

To: Plan Commission Members
From: Scott J. Kluver, ^{SK} Administrator
Re: Architectural Review South Shore Brewery
Date: October 11, 2018

Please find the enclosed application by Mr. Eugene Belanger for an architectural review for his property at 532 W. Bayfield Street (South Shore Brewery).

What is subject for approval here is the replacement of the siding of the building with LP SmartSide paneling. A doorway will also be replaced. Please know that standard architectural review provisions are used here as the building is not located in the Downtown Design District. At the time I am writing this, I do not have the measurement of the full front elevation of the building to calculate if the building has the appropriate distinction in planes as required by 8-183 (4) of the code.

Aside from that, the application is constructing an interior wall along with some electrical work. Those items are not subject for review here.

Finally, for the record, there is a request to add a vestibule in the back of the building. The addition will be denied because the building already exceeds the maximum building coverage of 50 percent of the property, even with the 10 percent grace for existing structures. If there is some requirement for this vestibule from a building code perspective, this matter may need to go through the variance process.

**CITY OF
WASHBURN
WISCONSIN**

CONSTRUCTION PERMIT APPLICATION

Permit Request: Remodeling Windows Doors Roofing Siding Plumbing/HVAC
 New Construction Deck Fence Flat Work Demolition Electrical

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

Owner CRASH N BURN, LLC E-Mail _____
 Construction Contractor SOUTH SHORE BREWERY Phone 715.292.7364
805 MAW ST W, ASHLAND, WI 54804 Phone 715.682-9199
 Excavation Contractor _____ License # _____
 Address _____ Phone: _____
 License # _____

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

PROJECT INFORMATION

Site Address 532 W. BAYFIELD ST. Pin # 04291248040520031210500
 RE Tax ID # 33022 Zoning District C2 Lot Area 14,985 .341 Acres

Description of work VESTIBULE FOR SOUTH FACING EXIT DOOR, NORTH MAW ENTRANCE UPGRADE (DOOR + SIDING), INTERIOR WALLS + DOOR TO ADHERE TO WDATCP REQUEST, ADDRESS SHINGLE ROOF ON FORMER BAR Estimated Project Cost 8000.00

NEW CONSTRUCTION Building Height <u>10'</u> <input checked="" type="checkbox"/> 1-story <input type="checkbox"/> Other _____ <input type="checkbox"/> 2-story <input type="checkbox"/> Basement _____	Area Involved Basement _____ sq ft Living Area <u>96</u> sq ft Garage _____ sq ft Total _____ sq ft	Water & Sewer: Water <input type="checkbox"/> Municipal or <input type="checkbox"/> Private Well Sewer <input type="checkbox"/> Municipal or <input type="checkbox"/> Septic Permit Numbers _____
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Additional permits that may not be covered by this application: Driveways; Sewer; Water.

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 Leanne Bilany Date 9-13-18



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	FEES (per Title 15 Municipal Code)		PERMIT ISSUED BY: _____ DATE ISSUED _____ PERMIT NO. _____
	<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	
	TOTAL _____		

REC 9/13/18
9/13/18



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Home / Building Materials / Siding / Engineered Wood Siding

LP® SmartSide® 3/8 x 4' x 8' Grooved 8 O.C. Strand Panel Siding

(Actual size 0.315" x 48.56" x 8')

Model Number: 27874 | Menards® SKU: 1422114 | Variation: Primed



EVERYDAY LOW PRICE

Online Price

\$34.99

SALE PRICE

\$29.99 each

valid thru 10/13/18

You Save: \$5.00 After Sale Price



Variation: Primed

*Prices may vary by variation

Select Size

4' x 8'

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Description | Accessories | Specifications



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Shipping

Available
View Shipping Options

Additional Packaging/Handling Charges May Apply.

View Return Policy

Optional Accessories

See All



White Lightning™ All-Purpose Painter's Premium Clear Caulk - 10 oz
Variation: Clear

\$2.19

Online Price

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3 Variations Found

Grip Fast® 2-1/2" 8D Hot-Dipped Galvanized Siding Nail - 5 lb. Box

\$13.28

Online Price

Add to Cart



LP® SmartSide® 1-1/4 x 4 x 10' Textured Engineered Wood Outside Corner Trim

\$54.99

Online Price

Add to Cart



5/8" x 10' Brown Steel Z Flashing
Variation: Brown

\$3.99

Online Price

Add to Cart



Typer House Wrap 9' x 100'

\$84.00

Online Price

You Save: \$35.00
After Sale Price & Mail-In Rebate

Add to Cart



6 Variations Found

LP® SmartSide® 1 x 2 x 16' Textured Engineered Wood Strand Trim Board

\$8.37

Online Price

Add to Cart

Description & Documents

LP® SmartSide® Panel Siding is a treated engineered wood product that's more durable, stable and consistent than traditional wood panels. It's easy to recommend for light commercial, shed and residential applications that require a premium look and the toughness to combat extreme weather. The SmartGuard® manufacturing process improves upon nature, creating products that are engineered for strength, performance and protection against decay and termites. This panel may be applied over sheathed walls or, where building codes permit, directly to wall studs that have adequate corner bracing and are spaced no greater than 16" on center. A housewrap or weather-resistant barrier is required for installation.

- A 5/50 year limited warranty provides a 5-year, 100% labor and replacement feature and a 50-year substrate warranty on the product that includes hail damage coverage
- Factory primed for exceptional paint adhesion
- Cuts like regular wood - no special tools required
- Engineered wood strand substrate
- LP SmartSide product is treated with the LP® SmartSide® SmartGuard® process to help prevent fungal decay and termite damage for long-term strength and durability in a variety of weather conditions
- Free from knots, voids and other defects found in natural wood, and resists twisting, warping, cupping and shrinking
- Rich cedar grain texture offers the authentic look and appeal of natural wood
- Impact resistant
- 1" thick trim (actual thickness 5/8") is typically used when installed over panel siding
- Nominal size: Minimum thickness shown

Dimensions: 3/8" x 4' x 8'
Shipping Dimensions: 96.0 H x 48.0 W x 0.38 D
Shipping Weight: 43.1 lbs

Brand Name: LP SmartSide



- [Assembly Instructions](#)
- [Installation Instructions](#)
- [Technical Specifications](#)
- [Warranty](#)

To read PDF files, you need the Adobe Acrobat Reader 6.0 or higher. If you don't have it, [click here](#) and download it for free from Adobe's site

Specifications

Product Type: Panel

Siding Surface Design: Cedar Texture

Coverage Per Piece: 32 square foot

Overall Width: 48 inch

Overall Length: 8 foot

Thickness: 3/8 inch

Color/Finish: Primed

Manufacturer Warranty: 50 year

Special Features: Factory Primed

Guests Who Viewed This Item Also Viewed These



5/8 x 4 x 8 Pine Plywood Siding 8" OC

\$32.99

You Save: \$1.00
After Sale Price

Add to Cart



5/8" x 10' Steel Z Flashing

\$3.99

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LP® SmartSide® 3/8 x 4' x 8' Grooved 8 O.C. Panel Siding with SmartFinish®

\$39.99

Add to Cart



LP® SmartSide® 3/8 x 16' Textured Strand Lap Siding

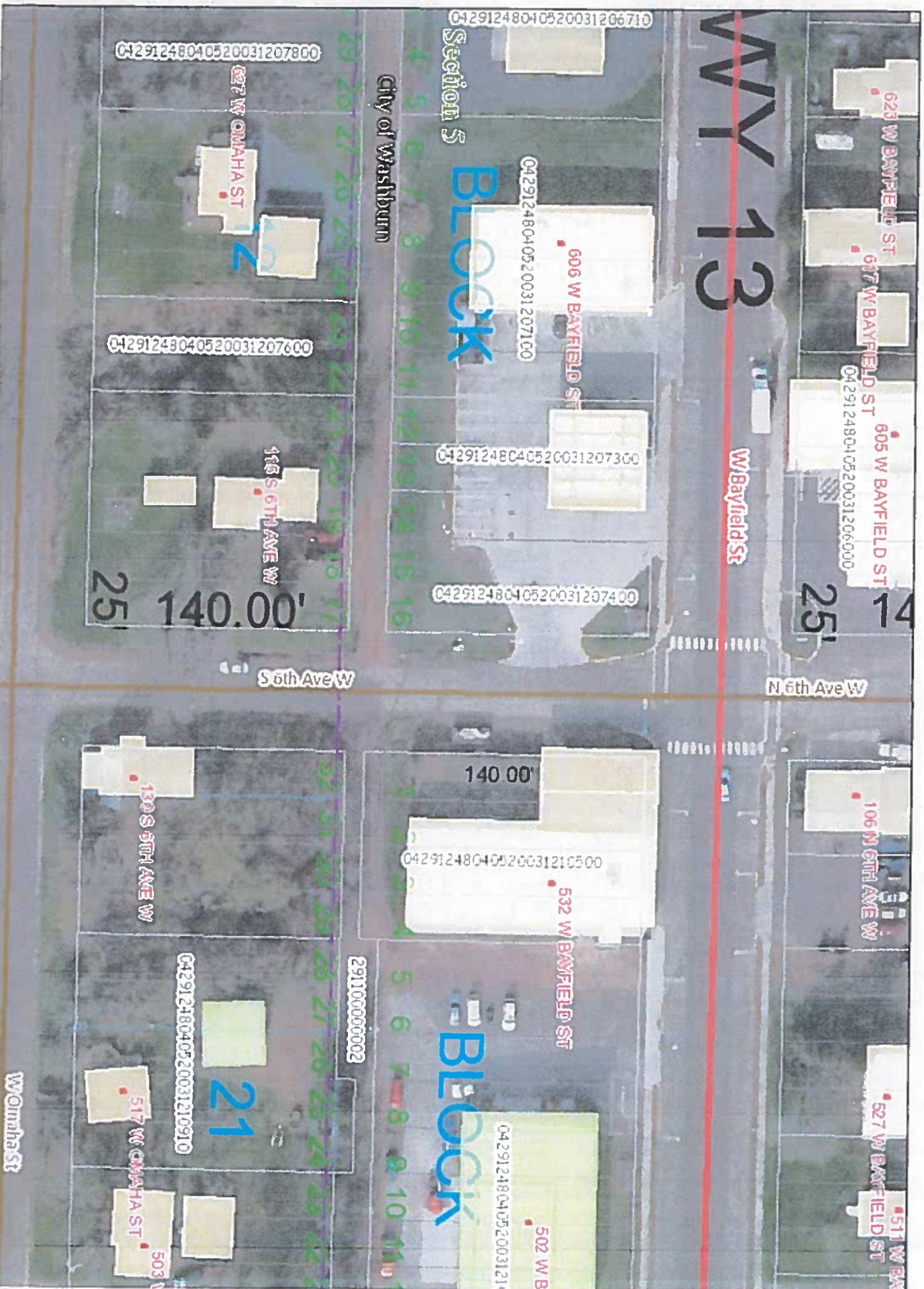
\$14.99

You Save: \$3.00
After Sale Price

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Bayfield County Web AppBuilder

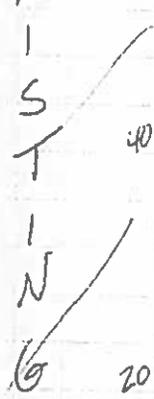
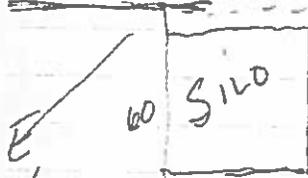




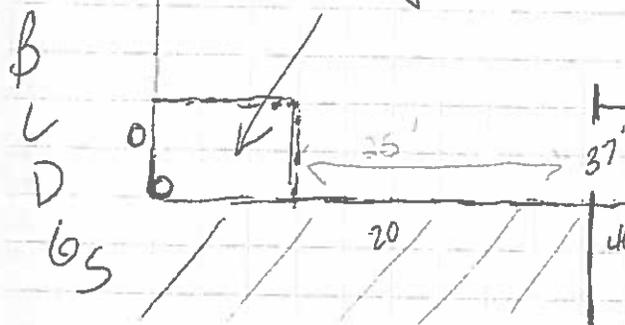
ALLEY

8th AVE

APPROX 20' TO CENTERLINE ALLEY



PROPOSE 8' x 12' VESTIBULE



APPROX 30' TO CENTER LINE 8th AVE

VESTIBULE

2x6 R-19 WALLS

1- 36" DOOR

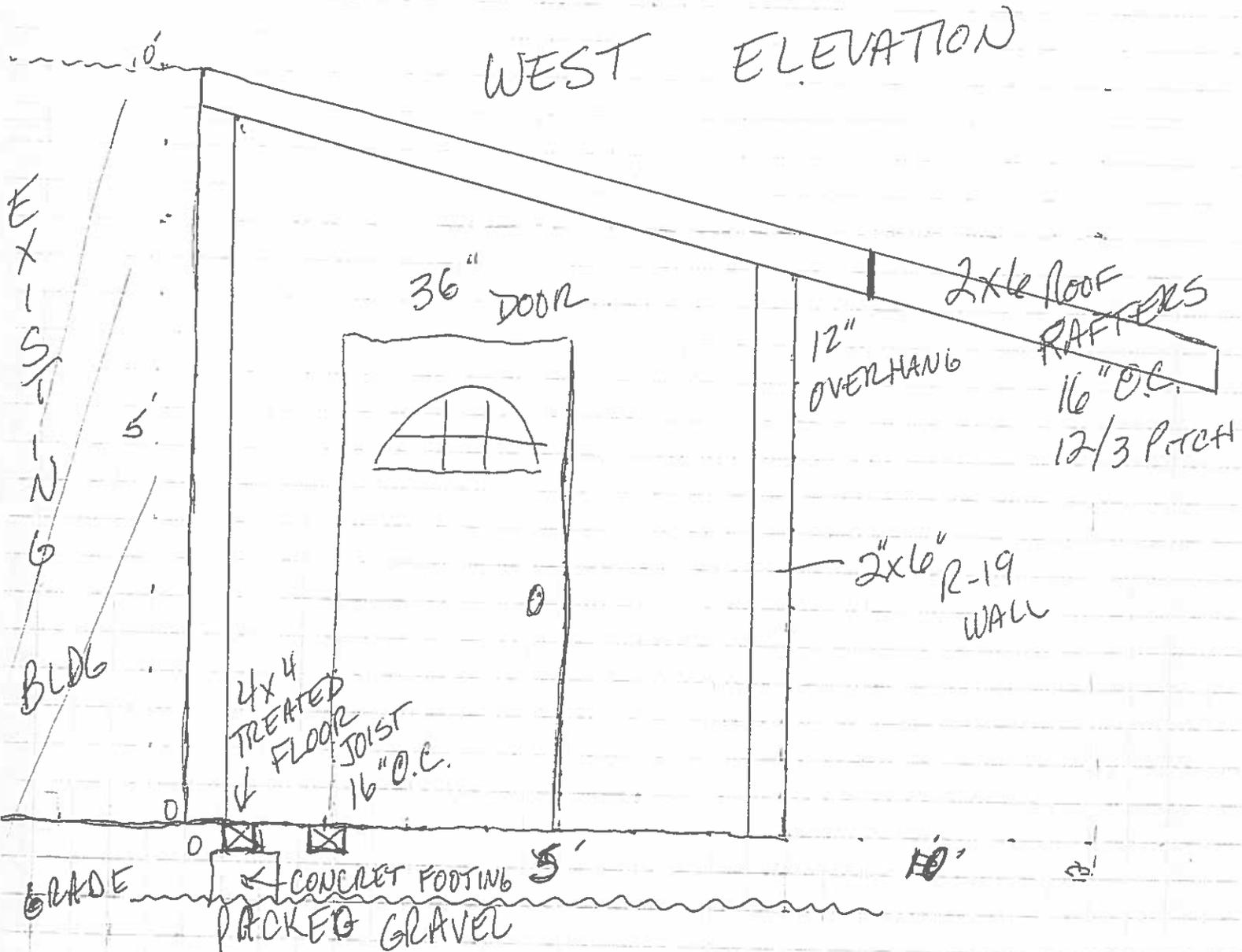
1- BAY WINDOW

ROOF 12/3 PITCH
PACKED GRAVEL

4x4 TREATED FLOOR JOIS
16" O.C.

15.

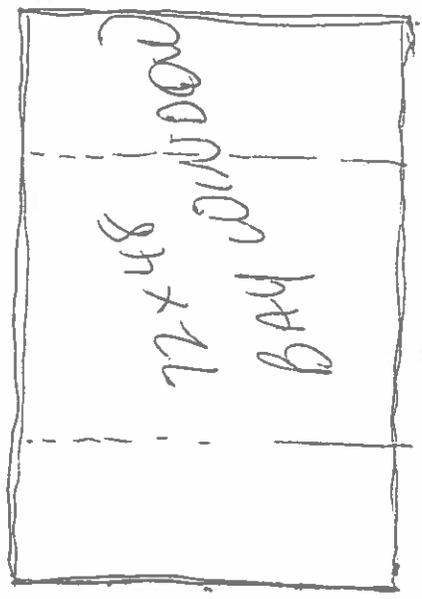
WEST ELEVATION



EXISTING
Bldg

SOUTH

Roof



EXISTING
BLDG

GRADE

PACKED GRAVEL

12

Tammy Demars

From: Eugene Belanger <bo@southshorebrewery.com>
Sent: Wednesday, October 10, 2018 2:56 PM
To: Tammy Demars
Subject: Re: Bldg. application

Tammy,

On the road...trying to get you the information.

Panels are

<https://www.menards.com/main/building-materials/siding/engineered-wood-siding/lp-reg-smartside-reg-3-8-grooved-8-o-c-strand-panel-siding/27874/p-1444438201579.htm>

Existing building from recall is:

Brewery (former bowling alley) 65'x135'
Taphouse 30'x60'

Approximately 10,575 sq ft

Bo

On Wed, Oct 10, 2018, 1:44 PM Tammy Demars <tdemars@cityofwashburn.org> wrote:

Bo,

How many square feet is your current buildings and what material are these panels?

Tammy

From: Eugene Belanger <bo@southshorebrewery.com>
Sent: Wednesday, October 10, 2018 12:37 PM
To: Tammy Demars <tdemars@cityofwashburn.org>
Subject: Re: Bldg. application

Tammy,