

Administrator

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, November 21, 2019

TIME: 5:30 P.M

PLACE: Washburn City Hall

AGENDA:

- Call to Order
- Roll Call
- Approval of Minutes – September 19, 2019
- Discussion and Action on Architectural Review for Façade Renovations at 431 W. Bayfield Street, C1 Zoning District, Chris Bandy Petitioner
- Discussion and Possible Action to Correct R-7 Waterfront Residential Zoning District, Accessory Structure Side Yard Setback Requirement
- Adjourn

September 19, 2019
5:30pm Washburn City Hall

CITY OF WASHBURN PLAN COMMISSION MEETING

COMMISSION MEMBERS: Richard Avol, John Baregi, John Gray, Adeline Swiston, Laura Tulowitzky

ABSENT: Dave Anderson, Leo Ketchum-Fish

MUNICIPAL PERSONNEL: Robert Anderson-DPW/Deputy Zoning Administrator, Tammy DeMars City Treasurer/Deputy Clerk

Meeting called to order at 5:35PM by Avol attendance as recorded.

Approval of Minutes – August 15, 2019 - Moved by Baregi to approve the minutes of August 15, 2019 as presented, second by Swiston. Motion Carried unanimously.

Public Hearing – Moved by Baregi to open the floor for public hearing, second by Swiston. Motion carried unanimously. No Comments. Gray moves to close floor, second by Baregi. Motion carried unanimously.

Discussion and Recommendation on Conditional Use Amendment Request for Elevated Vision Tattoo. Amendment Will Address Hours of Operation Changes from the Previously Approved Permit. – Property Located at 331 W. Bayfield Street – Keith Peterson, Petitioner. Mr. Peterson present. The only change requested is the hours of operation be extended to 8:00am to 12:00am, currently it is 8:00am to 10pm. Gray moves to recommend approval to amend the conditions of the original permit to extend the hours to 800am to 12:00am, second by Avol. Baregi questions why he wants to make this change. Peterson stated by adding those hours he will be able to cater to more people who work. With the current hours he may be able to complete one tattoo in an evening by extending the hours he would be able to complete more therefore taking in more revenue. Motion approved uniamoulsy.

Discussion and Action on Site Plan and Architectural Review for Deck Addition and Façade Renovations at 123 S. 2nd Ave. West, C3 Zoning District, Emily & Bruce Sytsma – Mrs. Sytsma present she states she is not sure what size the deck is actually going to be but knows she wants a deck. Moved by Baregi to approve the permit with the exception of the deck, second by Tulowitzky. Discussion on the size of the deck and the fact that she would be required to come back to Plan Commission for approval if it's not approved tonight. It was suggested she go with a 30' long x 10' wide deck (approximately the length of the building) and if she decides to go smaller, she can. Baregi withdraws his original motion, Tulowitzky agrees. Baregi moves to approve the Façade Renovations and a 30'L x 10' W deck at 123 S. 2nd Ave. West, second by Gray. Motion carried unanimously.

Adjourn – Baregi moves to adjourn @ 5:46pm, second by Avol. Motion carried unanimously.

Respectfully Submitted,
Tammy L. DeMars
Treasure/Deputy Clerk

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To: Honorable Mayor and Plan Commission Members

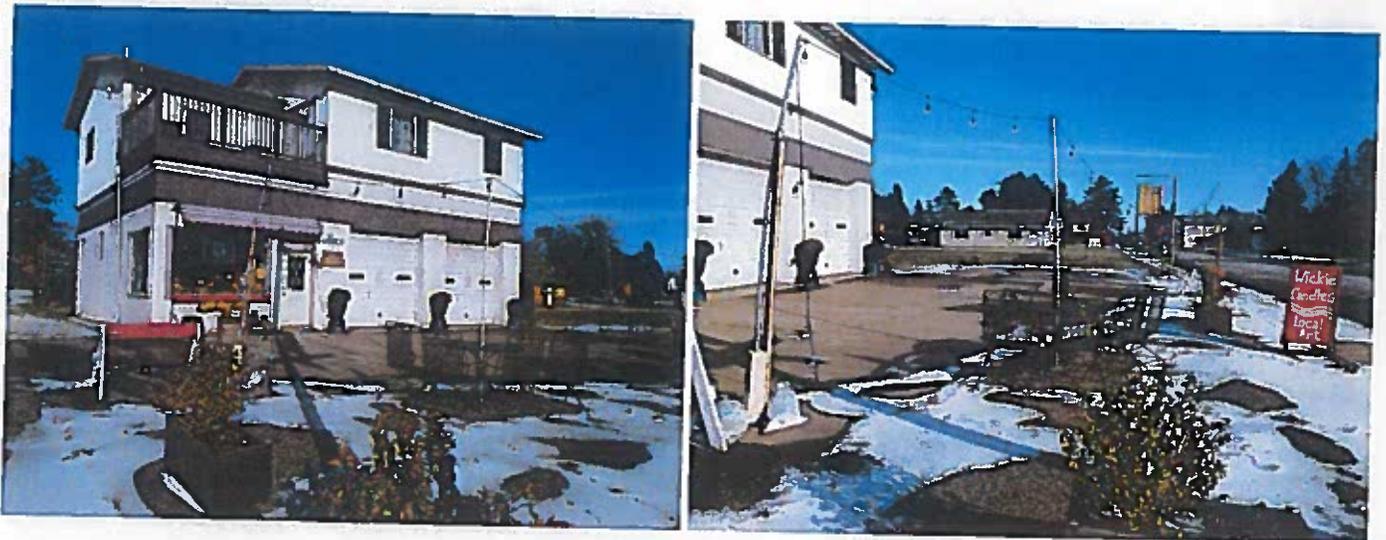
From: Bob Anderson, Deputy Zoning Administrator

Re: Chris Bandy Architectural Review

Date: November 12, 2019

Chris Bandy is requesting a Construction Permit to construct a new Arbor on the Bayfield Street side of the existing building and to install an additional awning. This property is located within the C-2, General Commercial Zoning District and the Outdoor Lighting District requiring an Architectural Review to complete this work.

The submitted application requests a new 4'x 6' Arbor with a pergola roof in the parking area directly in front of the existing building. The Arbor would be constructed with 6"x6" posts and beams. Additional proposed work is to install an additional awning over the garage door that would match the existing awning on the west garage door. The awning will be made from marine grade canvas and colored burgundy.





Review by Plan Commission

Zoning requirements require accessory building materials shall be the same or similar to those used on the principal building. The Plan Commission should decide if this condition is met with the proposed construction.

The Plan Commission should consider parking spaces at this location and any impacts from the proposed construction. Currently all parking appears to be at the rear of the building and the front area is blocked off from traffic.

11/28 10/2/17
CONSTRUCTION PERMIT APPLICATION

Permit Request: Remodeling Windows Doors Roofing Siding Plumbing/HVAC

New Construction Arbor Deck Fence Flat Work Electrical Other

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

Owner: ^{Gail Bodin} CHRIS BANDY 110 E 3RD ST. E-Mail: BANDY-USCLAUX@GMAIL.COM
 Construction Contractor Owner: Gail Bodin Phone: 218-349-7035
 Address: _____ License # _____
 Excavation Contractor _____ Phone: _____ License # _____
 Address: _____ License # _____

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

PROJECT INFORMATION

Site Address: 421 W. BAYFIELD ST. Pin # 64291248040520031218000
 RE Tax ID # 33097 Zoning District C2 Lot Area _____
 218-349-7035

Description of work: AWNING OVER WEST GARAGE DOOR Marine Grade Canvas Burgandy Color
~~REAR ARBOR WITH PERGOLA ROOF~~
 Estimated Project Cost: \$1000.00

NEW CONSTRUCTION		Area Involved		Water & Sewer:	
Building Height _____		Basement _____ sq ft		Water Municipal or Private Well	
1-story _____ Other _____		Living Area _____ sq ft		Sewer Municipal or Septic	
2-story _____ Basement _____		Garage _____ sq ft		Permit Numbers _____	
		Total _____ sq ft			

Additional permits that may not be covered by this application: Driveways; Sewer; Water; Demolition, Sidewalks

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

Applicant Signature: Chris Bandy

Date: 11/01/2019

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

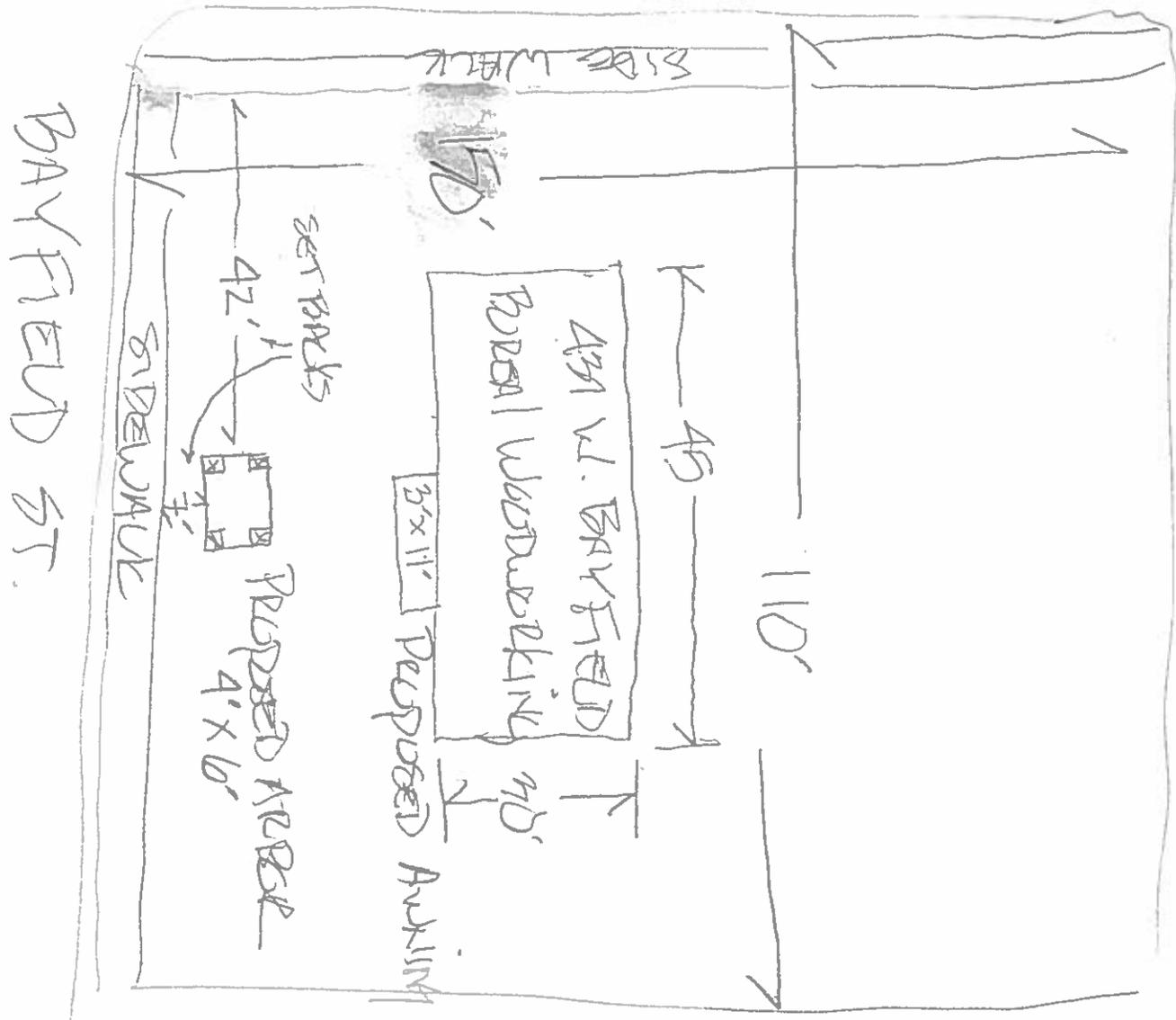
NOTES	FEES (per Title 15 Municipal Code)		PERMIT ISSUED BY:
	<input type="checkbox"/> Remodeling <input type="checkbox"/> New Construction <input type="checkbox"/> Fence <input type="checkbox"/> Flat Work <input type="checkbox"/> Siding <input type="checkbox"/> Roofing <input type="checkbox"/> Driveway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

ARBOR 15A SELF

SUPPORTED FEATURE THAT WILL BE ATTACHED TO THE SOLID SURFACE WITH STRUCTURAL ANCHORS, ITS DESIGN IS HERE TO CREATE A STRUCTURE FOR VINES AND PROVIDE A GREEN SPACE AND CURB APPEAL.

5TH AVE.

ALLEY



BAYFIELD ST.

NEW FINISH

6x6 ALQ POSTS, PLATES, THE BEAMS AND BRACING
2x4 ALQ ROOF LATTICE

IMPOSTS A36x160Z POST BASES

MORTISE & TENON JOINERY
AND HALF LAP JOINERY

WITH

GPK RSS

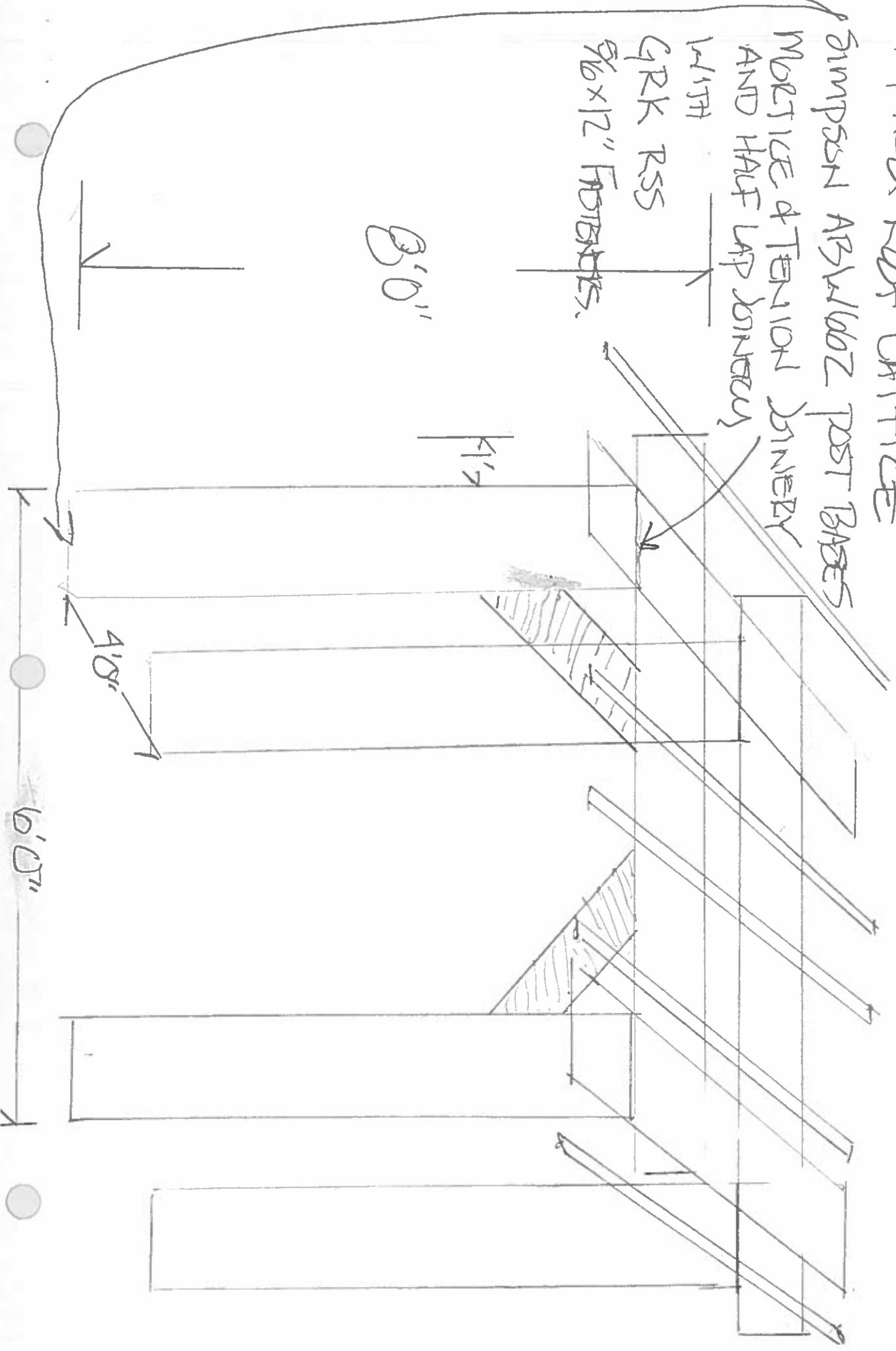
5/8x12" FIBERGLASS

8'0"

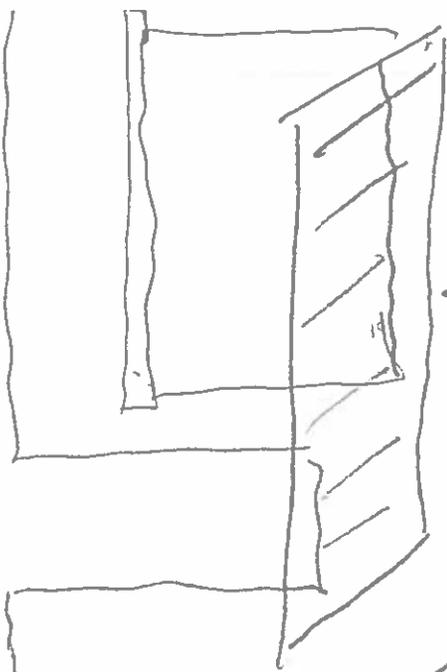
4'7"

4'8"

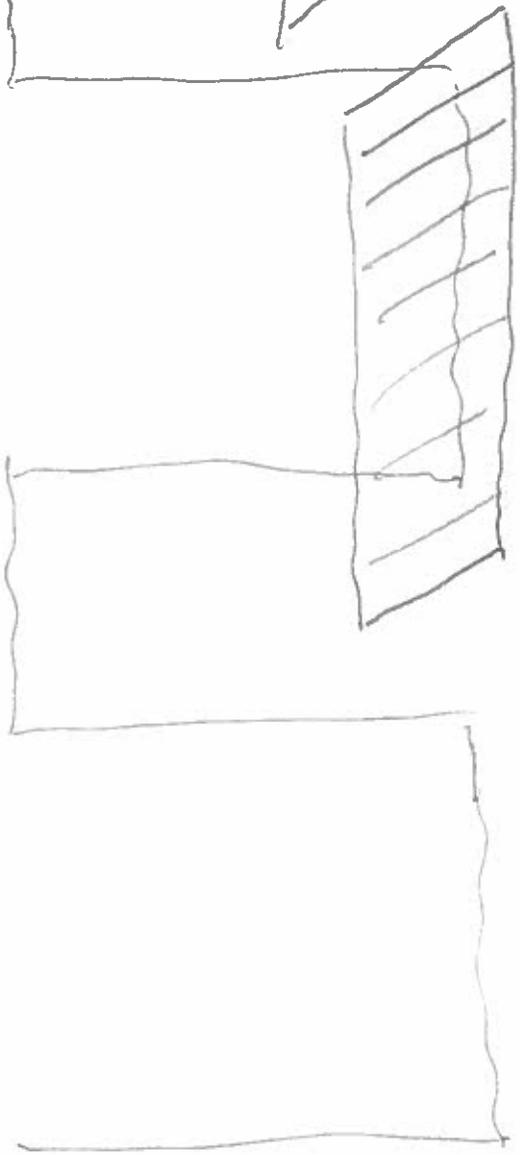
6'0"



EXISTING AWNING
PERMIT # 18-079



PROPOSED AWNING



431 WEST BAYFIELD ST.

Appendix B. Dimensional standards

Zoning district	Minimum lot area	Minimum lot width	Minimum street frontage	Maximum front-yard setback	Minimum front-yard setback (1.9)	Minimum side-yard setback (2.3)	Minimum rear-yard setback	Maximum building height (4)	Maximum building coverage	Maximum impervious coverage	Minimum residential living area per dwelling unit	Maximum garage area	Maximum shed area (5)	Maximum number of accessory buildings (6)
Section in Code	s. 8-62	s. 8-63	s. 8-64	s. 8-65	s. 8-65	s. 8-65	s. 8-65	s. 8-66	s. 8-67	s. 8-68	s. 8-69(a)	s. 8-69(b)	s. 8-71	
Rural Residential (R-1)	4 acres	250 ft.	55 ft. on cul de sac; 250 ft. on other	NA	50 ft.	Principal: 50 ft. total of both sides with no less than 20 ft. on one side Detached accessory: 15 ft. Building housing livestock: 50 ft.	Principal: 50 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal: 35 ft. or 2.5 stories, whichever is less Accessory: 25 ft. or height of principal building, whichever is less	20 percent (8)	25 percent (8)	400 sq. ft.	2,400 sq. ft.; plus 250 sq. ft. for every full acre over 4 acres	240 sq. ft.	2 garages attached or detached, plus 1 yard shed and 1 minor shed
Single-Family Residential (R-2)	1.5 acres if served by on-site well and septic; 8,700 sq. ft. if served by city water and sewer	165 ft. on corner lot; 150 ft. on other lot types	55 ft. on cul de sac; 150 ft. on other	NA	30 ft.	Principal: 50 ft. total of both sides with no less than 20 ft. on one side Detached accessory: 5 ft.	Principal: 50 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal: 35 ft. or 2.5 stories, whichever is less Accessory: 25 ft. or height of principal building, whichever is less	35 percent (8)	50 percent (8)	400 sq. ft.	2,400 sq. ft.; plus 250 sq. ft. for every full acre over 4 acres	240 sq. ft.	1 attached or detached garage plus 1 yard shed and 1 minor shed
Mixed Residential (R-6)	4,300 sq. ft. for each dwelling unit	65 ft. on corner lot; 50 ft. on other lot types	55 ft. on cul de sac; 75 ft. on other	NA	20 ft.	Principal: 20 ft. total of both sides with no less than 8 ft. on one side Detached accessory: 3 ft.	Principal: 25 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal: single-family: 35 ft. Principal multi-family: 35 ft. Accessory: 25 ft. or height of principal building, whichever is less	30 percent (8)	50 percent (8)	Single-family: 400 sq. ft. Multi-family: (7)	2,400 sq. ft.; plus 250 sq. ft. for every full acre over 4 acres	240 sq. ft.	1 attached or detached garage plus 1 yard shed and 1 minor shed
Waterfront Residential (R-7)	1.5 acres if served by on-site well and septic; 8,700 sq. ft. if served by city water and sewer	100 ft. on corner lot; 90 ft. on other lot types	55 ft. on cul de sac; 90 ft. on other	NA	30 ft.	Principal: 30 ft. total of both sides with no less than 8 ft. on one side Detached accessory: 30 ft.	Principal: 30 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal: 35 ft. Accessory: 25 ft. or height of principal building, whichever is less	45 percent (8)	65 percent (8)	Single-family: 1,000 sq. ft. Multi-family: (7)	2,400 sq. ft.; plus 250 sq. ft. for every full acre over 4 acres	240 sq. ft.	1 attached or detached garage plus 1 yard shed and 1 minor shed
Cottage Commercial (C-1)	5,000 sq. ft.	165 ft. on corner lot; 150 ft. on other lot types	50 ft.	NA	25 ft.	Principal: 20 ft. total of both sides with no less than 8 ft. on one side Detached accessory: 3 ft.	Principal: 10 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal: 35 ft. Accessory: 25 ft. or height of principal building, whichever is less	30 percent (8)	50 percent (8)	1,000 sq. ft.	NA	240 sq. ft.	1 attached or detached garage plus 1 yard shed and 1 minor shed
General Commercial (C-2)	7,000 sq. ft.	50 ft.	50 ft.	NA	10 ft.	Principal: 10 ft.; 15 ft. abutting a residential district Detached accessory: 3 ft.	Principal: 25 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal: 35 ft. Accessory: 25 ft. or height of principal building, whichever is less	50 percent (8)	80 percent (8)	Multi-family: (7)	NA	No restriction	1 detached garage or 1 yard shed
Downtown Commercial (C-3)	None	50 ft.	50 ft.	10 feet	0 ft.	Principal: 0 ft. Detached accessory: 5 ft.	Principal: 8 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal: 45 ft. Accessory: 25 ft. or height of principal building, whichever is less	80 percent	100 percent	Multi-family: (7)	NA	No restriction	1 detached garage or 1 yard shed
Light Industrial (I-1)	15,000 sq. ft.	100 ft.	100 ft.	NA	25 ft.	Principal: 15 ft.; 40 ft. when abutting a residential district Accessory: 5 ft.	Principal: 25 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal: 45 ft. Accessory: 25 ft. or height of principal building, whichever is less	75 percent	85 percent	NA	NA	No restriction	1 detached garage and 1 yard shed
Mixed-Use Waterfront (MUW)	12,000 sq. ft.	50 ft.	50 ft.	NA	25 ft.	Principal: 10 ft.; 15 ft. when abutting a residential district Detached accessory: 3 ft.	Principal: 25 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal: 45 ft. Accessory: 25 ft. or height of principal building, whichever is less	65 percent	85 percent	Multi-family: (7)	NA	No restriction	No restriction
Lakefront Corridor (L-1)	20,000 sq. ft.	100 ft.	100 ft.	NA	30 ft.	Principal: 10 ft.; 15 ft. when abutting a residential district Detached accessory: 3 ft.	Principal: 25 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal: 35 ft. Accessory: 25 ft. or height of principal building, whichever is less	20 percent	35 percent	NA	NA	No restriction	No restriction
Marina (M)	None	100 ft.	100 ft.	NA	25 ft.	Principal: 10 ft.; 15 ft. when abutting a residential district Detached accessory: 3 ft.	Principal: 25 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal: 45 ft. Accessory: 25 ft. or height of principal building, whichever is less	80 percent	100 percent	NA	NA	No restriction	No restriction

Notes:

- In certain circumstances, the minimum front-yard setback may be less than or greater than what is stated if setback averaging applies. See the referenced section of the zoning code for applicable standards.
- If the lot width for a existing lot is less than what is required, the side-yard setback may be reduced proportionately to the ratio between the actual width and the required width, provided the side-yard setback is reduced to not less than 75 percent of the required setback.
- If a parcel abuts a more restrictive zoning district, the setback shall be the average of the minimum setbacks for the two districts.
- An institutional building (e.g., governmental office, or school) may exceed the height limitation established for the zoning district, up to a maximum height of 45 feet, provided the minimum required side-yard and rear-yard setbacks are increased one foot for each additional foot of height in excess of the permitted maximum of the district.
- Pursuant to the procedures and requirements contained in Article 7 of this chapter, the Plan Commission may allow more than the specified floor area when one or more of the accessory buildings on a lot are designated as a rural accessory building.
- Pursuant to the procedures and requirements contained in Article 7 of this chapter, the Plan Commission may allow more accessory buildings than what is specified when one or more of the accessory buildings on a lot are designated as a rural accessory building.
- Multi-family requirements: Efficiency unit: 500 sq. ft.; One bedroom: 650 sq. ft.; Two bedrooms: 800 sq. ft.; and Three bedrooms: 1,000 sq. ft.
- For a nonconforming lot due to lot size, the standard is increased 10 percent.
- The front yard setback may be more than what is stated if the standards in ch. TRANS 233, Wis. Stats., apply.