

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



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

This meeting may have members participating via tele or web conferencing. Public participants can listen to the proceedings by utilizing a computer or smart phone and using the link <https://us02web.zoom.us/j/83839093205?pwd=QVpzZnRWd2JNNlhuODdmcHI0dUM2dz09> or by calling 1 (877) 853-5247 (Toll Free) and entering Webinar ID: 838 3909 3205 and entering passcode 980270 as opposed to being present for the meeting. Limited seating will be available at the meeting and guests are asked to keep a six-foot distance from one another.

NOTICE OF PLAN COMMISSION MEETING

DATE: Thursday, December 16, 2021
TIME: 5:30 PM
PLACE: Washburn City Hall

AGENDA:

- Call to Order/Roll Call
- Approval of Minutes of November 18, 2021
- Public Hearing
 - Conditional Use Permit Application - Request for Accessory Dwelling Unit – To construct and utilize an accessory dwelling unit within the provisions of the zoning code at the property located at 705 Evergreen CT., zoned R-2, - Orrion Oreskovich, Petitioner
- Discussion and Recommendation on Conditional Use Permit Application for Accessory Dwelling Unit at 705 Evergreen Ct., Property Zoned R-2, Orrion Oreskovich, Petitioner.
- Discussion and Action of Façade Loan Application, 901 West Bayfield Street, Santa Leyenda Inmueble, LLC, Applicant.
- Discussion and Action on Architectural Review-Façade Changes in C-2 Zoning District, 406 W. Bayfield Street, Artist Square Gallery, John & Susan Lince and Bradley Lemire Applicants.
- Discussion on Conceptual Regulations of Outdoor Kitchen/Living Space
- Continued Discussion and Action on Comprehensive Plan Re-Write Project –Review of Land Use Maps and Policies
- Adjourn

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To: Plan Commission Members
From: Scott J. Kluver, Administrator
Re: Oreskovich CUP – Accessory Dwelling Unit in R-2 Single Family Residential District
Date: December 2, 2021

Enclosed you will find the application materials from Orrion Oreskovich for a Conditional Use Permit (CUP) to construct an accessory dwelling unit on his property located at 705 Evergreen Ct.

The location will be on the upper floor of a detached garage that meets the setback requirements. It will have black steel siding, so the Plan Commission will need to determine if this is compatible with the principle dwelling unit. As for the area, the accessory dwelling unit would be under the 700 square feet of gross interior floor area limit and the 65 percent of the primary structure size. The lot area is of adequate size. The property owner will reside on the property. An unobstructed walkway will be constructed from the street to the accessory dwelling unit. The construction will need to meet building codes, and the structure will have a separate connection to municipal sewer (property has a private well).

There would also be adequate space for the one additional off-street parking space required.

Note the criteria in the ordinance by which the Commission should either approve or deny the permit in 7-55 of the enclosed ordinance and the responses provided for that criteria.

Please let me know if you have any questions on this application. I have no objections to this request.

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**CITY OF WASHBURN
NOTICE OF PUBLIC HEARING**

A Public Hearing will be held by the Plan Commission on, Thursday, December 16, 2021, at 5:30 P.M. at City Hall, 119 Washington Avenue, for public comment on the following issue:

Conditional Use Permit Application:

Request for Accessory Dwelling Unit – To construct and utilize an accessory dwelling unit within the provisions of the zoning code at the property located at 705 Evergreen CT. Orrion Oreskovich, Petitioner

The property is zoned R-2, Single Family 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 – November 30 and December 7, 2021
Daily Press Box Ad

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**CITY OF WASHBURN
NOTICE OF PUBLIC HEARING**

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Conditional Use Permit Application:

Request for Accessory Dwelling Unit – To construct and utilize an accessory dwelling unit within the provisions of the zoning code at the property located at 705 Evergreen CT. Orrion Oreskovich, Petitioner

The property is zoned R-2, Single Family 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 11/29/2021

PATRICK & LINDA HICKMAN
707 EVERGREEN CT.
WASHBURN, WI 54891

TIMOTHY & ANDREA OTTO
2327 185TH ST.
DEER PARK, WI 54007

NEIL HUNT
815 N. 8TH AVE W.
WASHBURN, WI 54891

PATRICIA & DANIEL CORNING
721 N. 8TH AVE. W.
WASHBURN, WI 54891

RYAN PEDERSON
703 N. 8TH AVE W.
WASHBURN, WI 54891

THOMAS & MARY ANN SARVER
603 N. 8TH AVE. W
WASHBURN, WI 54891

NICHOLAS SUMINKSI
845 CTH C
WASHBURN, WI 54891

RYAN RUSCH
847 CTH C
WASHBURN, WI 54891

CARL BROBERG & MADONNA FRANCOIS
915 CTH C
WASHBURN, WI 54891

BREVAK TRUST
74035 ONDOSSAGON RD.
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 Orrion Oreskovich (hereinafter User), in respect to property currently zoned R-2 Single Family Residential District, herein referred to as Subject Property, described as:

Street Address: 705 Evergreen Court

Legal Description: RUSCHS BALSAM ACRES LOT 6 & LOTS 11 & 12 LESS E 16.5' OF LOT 12 & LOT 13

Tax ID: 37983 **PIN:** 04-291-2-49-04-31-4 00-271-14200

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 construct an accessory dwelling unit in accordance with Section 13-1-8-521 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. The dwelling shall be constructed on the upper floor of a detached garage that is located in the rear yard and complies with all of the setback requirements for the zoning district.
4. Any exterior changes or additions for the dwelling shall be constructed of similar materials and shall be architecturally compatible with the principle dwelling unit.
5. The floor area of the dwelling shall not be more than 65 percent of the total floor area of the principle dwelling unit up to a maximum of 700 square feet.
6. The property owner shall reside in either the principal structure or the accessory dwelling unit.

7. There shall be an unobstructed walkway leading from the public street to the accessory dwelling unit.
8. Prior to construction, a UDC permit for construction shall be obtained.
9. The dwelling unit shall be connected to the sanitary sewer as a new connection.
10. One off-street parking space for the dwelling unit shall be provided.
11. 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.
12. 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.

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 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.

Orrion Oreskovich

Date

Personally came before me this ____ day of _____, 2022, the above-named Orrion Oreskovich, 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: _____

CUP Oreskovich CUP Draft 120221 - Page 2

Mary D. Motiff, Mayor
City of Washburn

Date

Personally came before me this ____ day of _____, 2022, the above-named Mary D. Motiff, known to be the person who executed for the foregoing instrument and acknowledge the same.

Notary Public, Bayfield County, Wisconsin

My commission expires: _____

Scott J. Kluver, Zoning Administrator
City of Washburn

Date

Personally came before me this ____ day of _____, 2022, 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: _____

From: washburnadmin@cityofwashburn.org
Subject: Conditional Use Permit Review
Date: November 19, 2021 at 9:07 AM
To: orriono@gmail.com



Orrion,

I have reviewed your conditional use permit application and have a couple things that I need before I can continue.:

- ATTACHED 1. The fee of \$150 is due.
YES 2. Can you please tell me the exterior dimensions of your existing house?
ATTACHED 3. Am I correct that the living space of your accessory dwelling unit is 30' x 32'
BLACK STEEL 4. Can you please indicate where the walkway would be from the accessory dwelling unit to the cul-de-sac?
SEPARATE SEWER 5. Can you please tell me about the siding and roof of the accessory dwelling unit – what materials will it be made from?
GOING TO CONNECT TO MY WELL 6. Do you have/will you have a separate water and sewer connection for this structure?

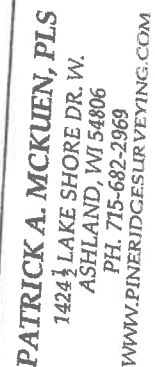
Once I get answers to this I can complete my review and proceed with advertising for your public hearing.

Scott J. Kluver, Administrator
City of Washburn
P.O. Box 638
119 Washington Ave.
Washburn, WI 54891
Phone – 715-373-6160 Ext. 4
Fax – 715-373-6148

<http://www.cityofwashburn.org/>

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

FEET OF LOT 12 OF RUSCH'S BALSAM ACRES
H, RANGE 4 WEST, CITY OF WASHBURN,
COUNTY, WISCONSIN



**Pine Ridge
Land Surveying, LLC.
Professional Land Surveying Services**



DATE	REV NO.	BY:	REVISION DESCRIPTION

Drawn by: P. MCKUEN
 Approved by: P. MCKUEN
 Filed With:
 BAYFIELD COUNTY
 Field work completed:

**ORESKOVICH
PLAT OF SURVEY**

PROJECT NUMBER:
ORESKOVICH20-31-49-4
FIGURE/SHEET NO

washburnadmin@cityofwashburn.org

From: washburnadmin@cityofwashburn.org
Sent: Thursday, December 2, 2021 12:24 PM
To: 'Orrion Oreskovich'
Subject: RE: CUP

Orrion,

That is set.

Scott Kluver
City of Washburn

From: Orrion Oreskovich <orriono@gmail.com>
Sent: Thursday, December 2, 2021 11:50 AM
To: washburnadmin@cityofwashburn.org
Subject: Re: CUP

OK. And is there any possibility of a variance on that sizing or is that pretty much set in stone?

Orrion Oreskovich

715.373.2787
Sent from my iPhone

On Dec 2, 2021, at 11:27 AM, washburnadmin@cityofwashburn.org wrote:

Orrion,

In this case, the measurement would be based on the total interior floor area. As such, the measurement would be from the interior of an exterior wall to the interior of an exterior wall. Given that, your measurement below would likely work. When you get your building plans, as it would require a UDC building permit, it would need to show that. If you are good with that, that is how I will explain it for right now.

Scott Kluver
City of Washburn

From: Orrion Oreskovich <orriono@gmail.com>
Sent: Thursday, December 2, 2021 11:01 AM
To: washburnadmin@cityofwashburn.org
Subject: Re: CUP

Ok. How is this figured? Interior dimensions? If I take 8' off it would be 32'x22' = 704 sqft. But with studs and everything would be considerably less...

Orrion Oreskovich

715.373.2787

Sent from my iPhone

On Dec 2, 2021, at 10:48 AM, washburnadmin@cityofwashburn.org wrote:

Orrion,

Per you map, your accessory dwelling unit is 30 by 32 equaling 960 square feet. The limit is 700 square feet. This would mean the size needs to be reduced.

Scott J. Kluver, Administrator

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8-494 to 8-520 Reserved

DIVISION 12
SPECIFIC STANDARDS FOR ACCESSORY LAND USES
(Series 17 in Land-Use Matrix)

Sections

8-521	Accessory dwelling unit	8-538	Household livestock
8-522	Adult family home	8-539	Kennel, hobby
8-523	Amateur radio and/or citizens band antenna	8-540	Light industrial use incidental to sales/service
8-524	Bed and breakfast	8-541	Outdoor food and beverage service
8-525	Boat dock	8-542	Play structure
8-526	Boathouse	8-543	Pond
8-527	Exterior communication device	8-544	Rural accessory building
8-528	Family day care home	8-545	Sales incidental to light industrial use
8-529	Farm building for non-farm storage	8-546	Service window, drive-up
8-530	Fence	8-547	Service window, walk-up
8-531	Firewood storage	8-548	Solar energy system, building-mounted
8-532	Foster home and treatment foster home	8-549	Solar energy system, free-standing
8-533	Garage, nonresidential	8-550	Storage container
8-534	Garage, residential	8-551	Swimming pool
8-535	Greenhouse	8-552	Utility cabinet
8-536	Home occupation, major	8-553	Work/live dwelling unit
8-537	Home occupation, minor	8-554	Yard shed

8-521 Accessory dwelling unit

- (a) **Legislative intent.** Accessory dwelling units represents a way to increase the housing stock in the City and promote housing choice and affordability. Accessory dwelling units must be compatible with the surrounding area and must be clearly subordinate to the principal dwelling unit.
- (b) **Location.** An accessory dwelling unit shall only be located on the upper floor of a detached garage that is located in the rear yard and complies with all setback requirements for the zoning district in which the subject property is located. If a variance is granted allowing construction of the garage closer to a property boundary line than what is otherwise allowed in the zoning district, such garage is not eligible to also include an accessory dwelling unit.
- (c) **Character of building.** Any exterior changes or additions for an accessory dwelling unit shall be constructed of similar materials and shall be architecturally compatible with the principal dwelling unit.
- (d) **Size limitation.** The floor area of the accessory dwelling unit shall not be more than 65 percent of the total floor area of the principal dwelling unit up to a maximum of 700 square feet.
- (e) **Number.** There shall be no more than one accessory dwelling unit on the subject property.
- (f) **Lot area.** The lot containing an accessory dwelling unit shall be at least 2,500 square feet greater than the minimum lot area for the zoning district in which the lot is located.
- (g) **Owner occupancy required.** The property owner shall occupy either the principal dwelling unit or the accessory dwelling unit.
- (h) **Walkway.** There shall be an unobstructed walkway leading from the public street to the accessory dwelling unit.

- (i) **Compliance with building codes.** Prior to establishment of an accessory dwelling unit, the building inspector shall certify that the garage meets all applicable building codes. In addition, an accessory dwelling unit shall comply with all applicable building codes.
- (j) **Compliance with sanitation requirements.** If the subject property is not served by municipal sewer, the Bayfield County Health Environmental Resource Department shall certify that the existing on-site sewage disposal system can accommodate the proposed use in accordance with county sanitation requirements.

8-522 Adult family home

- (a) **License.** Prior to the establishment of an adult family home, the operator shall obtain a license from the state as required by state law and maintain such license for the life of the use or until the state no longer requires such license.
- (b) **Signage.** Signage for an adult family home shall comply with all applicable standards set forth in Article 18.

8-523 Amateur radio and/or citizens band antenna

- (a) **Legislative findings.** The Common Council makes the following legislative findings regarding amateur radio and/or citizens band antennas:

(1) The placement of amateur radio antennas and support structure of unregulated height and type could have a negative impact on surrounding properties and especially on the smallest of lots allowed in the city.

(2) Pursuant to s. 59.69(4f), Wis. Stats., the regulations in this section constitute the least restrictive measures needed to promote community aesthetics, public health, and safety while allowing amateur radio communications.
- (b) **Number.** Antennas shall be placed on no more than 2 support structures, such as a tower or on top of a building.
- (c) **Type of tower.** An antenna may be placed on a monopole or lattice tower.
- (d) **Anti-climbing measures required.** If a tower is used to support the antenna, the tower shall have anti-climbing measures to prevent unauthorized climbing.
- (e) **Placement.** An antenna shall not be located in a front yard.
- (f) **Setback requirements.** The center of the antenna shall be no closer than 110 percent of the total height of the antenna to a lot line and overhead electric lines.

8-524 Bed and breakfast

- (a) **State permit.** Prior to the establishment of a bed and breakfast, the operator shall obtain a permit from the Wisconsin Department of Health Services, or the department's authorized agent, and maintain such license for the life of the use or until the department no longer requires such permit.³⁴
- (b) **Display of permit.** The operator shall display the current bed and breakfast permit in a conspicuous location inside the bed and breakfast.
- (c) **Accommodations tax.** Prior to the establishment of a bed and breakfast, the operator shall obtain a permit issued pursuant to s. 3-4-2(c) of the municipal code for the purpose of collecting any accommodations tax as may be adopted by the City.
- (d) **Registry.** The operator of the bed and breakfast shall keep an accurate register showing the names of all guests. This registry shall be kept on file for a period of one year and shall be available for inspection by city officials at any time upon request.
- (e) **Compliance with applicable building codes.** Prior to the establishment of a bed and breakfast or the expansion of an existing bed and breakfast, the building inspector shall certify that the dwelling meets all applicable building code requirements.³⁵

³⁴ Commentary: See subch. VII of ch. 254, Wis. Stats., and ch. DHS 197, Wis. Admin. Code

³⁵ Commentary: Bed and breakfasts must comply with the residential building code requirements; the commercial building code does not apply because the dwelling is the operator's residence and the operator is residing in the residence when guests are present.

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APPLICATION FOR CONDITIONAL USE PERMIT
(Zoning Code 13-7-51 through 62)

Name: ORRION ORESKOVICH Initial Application ☒ Amendment/Renewal ☐

Physical and Mailing Address of Applicant: 705 EVERGREEN CT WASHBURN WI 54891

Telephone Number: 715 373 2787 E-mail: ORRIONO@GMAIL.COM

Address/Description of Permit Property: 705 EVERGREEN CT

Requested Conditional Use: GARAGE APARTMENT Zoning District: R2

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. PATRICK & LINDA HICKMAN
707 EVERGREEN CT WASHBURN WI 54891
2. TIMOTHY & ANDREA OTTO
2327 185th ST DEER PARK, WI 54007
3. NEIL HUNT
815 N. 8th AVE WEST WASHBURN WI 54891
4. PATRICIA & DANIEL COVING
721 N 8th AVE WEST WASHBURN WI 54891
5. RYAN PEDERSON
703 N 8th AVE WEST WASHBURN WI 54891

6. THOMAS & MARY ANN SAUER
603 WEST 8TH AVE WASHBURN WI 54891

7. NICHOLAS SUMINSKI
845 CTY HWY C WASHBURN WI 54891

8. RYAN RUSCH
847 CTY HWY C WASHBURN WI 54891



Madonna Francis 915 Coffey C
washburn

Brooks

Break Trust
74055 Crowsong Rd. Washburn

715.234.7008
2600 College Drive
Rice Lake, WI 54868
www.cooperengineering.net

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: 11/09/2021

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: 120221

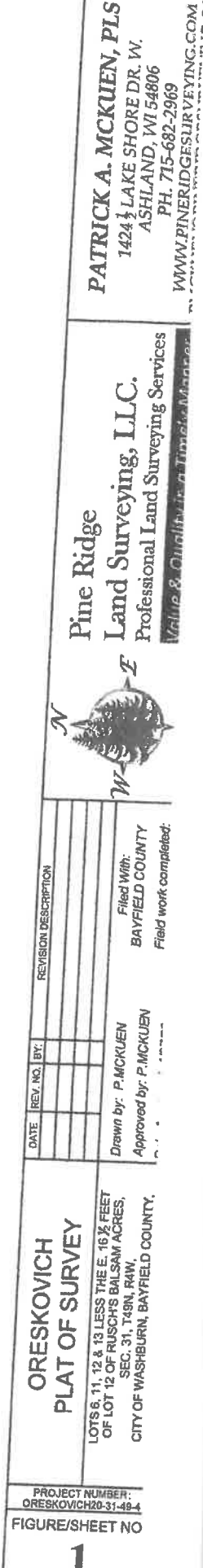
Date of Public Hearing: 121621

Dates of Publication/Mailing: 113021/120721/112921

Recommendation of Plan Commission: _____

Approval by Council: _____

FEET OF LOT 12 OF RUSCH'S BALSAM ACRES
1, RANGE 4 WEST, CITY OF WASHBURN,
UNTY, WISCONSIN



PATRICK A. MCKUEN, PLS
1424 1/2 LAKE SHORE DR. W.
ASHLAND, WI 54806
PH. 715-682-2969
WWW.PINERIDGESURVEYING.COM

**Pine Ridge
Land Surveying, LLC.**
Professional Land Surveying Services
Value & Integrity in Every Measure



PROJECT NUMBER: ORESKOVICH20-31-49-4		DATE		REV. NO.	BY:	REVISION DESCRIPTION
<p style="text-align: center;">ORESKOVICH PLAT OF SURVEY</p> <p>LOTS 6, 11, 12 & 13 LESS THE E. 16 1/2 FEET OF LOT 12 OF RUSCH'S DALSAN ACRES, SEC. 31, T48N, R4W, CITY OF WASHBURN, BAYFIELD COUNTY.</p>						
<p>Drawn by: P. MCKUIEN Approved by: P. MCKUIEN</p> <p style="text-align: right;">Filed With: BAYFIELD COUNTY Field work completed:</p>						

PROJECT NUMBER:
ORESKOVICH20-31-49-4

FIGURE/SHEET NO

1

DE 1

8-494 to 8-520 Reserved

DIVISION 12
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8-529	Farm building for non-farm storage	8-546	Service window, drive-up
8-530	Fence	8-547	Service window, walk-up
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8-532	Foster home and treatment foster home	8-549	Solar energy system, free-standing
8-533	Garage, nonresidential	8-550	Storage container
8-534	Garage, residential	8-551	Swimming pool
8-535	Greenhouse	8-552	Utility cabinet
8-536	Home occupation, major	8-553	Work/live dwelling unit
8-537	Home occupation, minor	8-554	Yard shed

8-521 Accessory dwelling unit

(a) **Legislative intent.** Accessory dwelling units represents a way to increase the housing stock in the City and promote housing choice and affordability. Accessory dwelling units must be compatible with the surrounding area and must be clearly subordinate to the principal dwelling unit.

(b) **Location.** An accessory dwelling unit shall only be located on the upper floor of a detached garage that is located in the rear yard and complies with all setback requirements for the zoning district in which the subject property is located. If a variance is granted allowing construction of the garage closer to a property boundary line than what is otherwise allowed in the zoning district, such garage is not eligible to also include an accessory dwelling unit.

(c) **Character of building.** Any exterior changes or additions for an accessory dwelling unit shall be constructed of similar materials and shall be architecturally compatible with the principal dwelling unit.

(d) **Size limitation.** The floor area of the accessory dwelling unit shall not be more than 65 percent of the total floor area of the principal dwelling unit up to a maximum of 700 square feet.

(e) **Number.** There shall be no more than one accessory dwelling unit on the subject property.

(f) **Lot area.** The lot containing an accessory dwelling unit shall be at least 2,500 square feet greater than the minimum lot area for the zoning district in which the lot is located.

(g) **Owner occupancy required.** The property owner shall occupy either the principal dwelling unit or the accessory dwelling unit.

(h) **Walkway.** There shall be an unobstructed walkway leading from the public street to the accessory dwelling unit.

(i) **Compliance with building codes.** Prior to establishment of an accessory dwelling unit, the building inspector shall certify that the garage meets all applicable building codes. In addition, an accessory dwelling unit shall comply with all applicable building codes.

(j) **Compliance with sanitation requirements.** If the subject property is not served by municipal sewer, the Bayfield County Health Environmental Resource Department shall certify that the existing on-site sewage disposal system can accommodate the proposed use in accordance with county sanitation requirements.

8-522 Adult family home

(a) **License.** Prior to the establishment of an adult family home, the operator shall obtain a license from the state as required by state law and maintain such license for the life of the use or until the state no longer requires such license.

(b) **Signage.** Signage for an adult family home shall comply with all applicable standards set forth in Article 18.

8-523 Amateur radio and/or citizens band antenna

(a) **Legislative findings.** The Common Council makes the following legislative findings regarding amateur radio and/or citizens band antennas:

(1) The placement of amateur radio antennas and support structure of unregulated height and type could have a negative impact on surrounding properties and especially on the smallest of lots allowed in the city.

(2) Pursuant to s. 59.69(4f), Wis. Stats., the regulations in this section constitute the least restrictive measures needed to promote community aesthetics, public health, and safety while allowing amateur radio communications.

(b) **Number.** Antennas shall be placed on no more than 2 support structures, such as a tower or on top of a building.

(c) **Type of tower.** An antenna may be placed on a monopole or lattice tower.

(d) **Anti-climbing measures required.** If a tower is used to support the antenna, the tower shall have anti-climbing measures to prevent unauthorized climbing.

(e) **Placement.** An antenna shall not be located in a front yard.

(f) **Setback requirements.** The center of the antenna shall be no closer than 110 percent of the total height of the antenna to a lot line and overhead electric lines.

8-524 Bed and breakfast

(a) **State permit.** Prior to the establishment of a bed and breakfast, the operator shall obtain a permit from the Wisconsin Department of Health Services, or the department's authorized agent, and maintain such license for the life of the use or until the department no longer requires such permit.³⁴

(b) **Display of permit.** The operator shall display the current bed and breakfast permit in a conspicuous location inside the bed and breakfast.

(c) **Accommodations tax.** Prior to the establishment of a bed and breakfast, the operator shall obtain a permit issued pursuant to s. 3-4-2(c) of the municipal code for the purpose of collecting any accommodations tax as may be adopted by the City.

(d) **Registry.** The operator of the bed and breakfast shall keep an accurate register showing the names of all guests. This registry shall be kept on file for a period of one year and shall be available for inspection by city officials at any time upon request.

(e) **Compliance with applicable building codes.** Prior to the establishment of a bed and breakfast or the expansion of an existing bed and breakfast, the building inspector shall certify that the dwelling meets all applicable building code requirements.³⁵

³⁴ Commentary: See subch. VII of ch. 254, Wis. Stats., and ch. DHS 197, Wis. Admin. Code

³⁵ Commentary: Bed and breakfasts must comply with the residential building code requirements; the commercial building code does not apply because the dwelling is the operator's residence and the operator is residing in the residence when guests are present. .

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.

CITY OF WASHBURN
PO BOX 638
WASHBURN, WI 54891

Receipt Nbr: 32026
Date: 11/24/2021
Check

RECEIVED FROM ORRION ORESKOVICH

\$150.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	ZONING PERMITS	150.00
	C.U.P ORRION ORESKOVICH	
TOTAL RECEIVED		150.00

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



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

To: Honorable Mayor and Plan Commission Members
From: Scott J. Kluver, ^{SSK}Administrator
Re: Façade Loan for Santa Leyenda Inmueble at 901 W. Bayfield St.
Date: December 7, 2021

Please find the enclosed application from Santa Leyenda Inmueble, LLC (Greta Blancarte) for improvements to the property at 901 W. Bayfield Street. The project would include replacement of the mansard roof sheeting, replacement of the exterior lighting, and replacement of doors and broken windows. I have reviewed the application, and it meets the technical requirements of the loan program. Those requirements and guidelines are also included in your packet. For future signage, a separate permit/approval processes are required. The amount of the loan request is \$10,000.

It is my opinion that the changes comply with the architectural standards of the zoning code without requiring a full review. In reviewing the exterior lighting, the new lighting would be compliant with the code for all aspects, except that I am not able to measure the light trespass as I do not have access to lighting software and the manufacturer does not have that information. The lighting would basically be in the same locations it is now, but would be recessed.

As of November 30, 2021, the fund had \$69,345.28 available for loans. Utility payments are up to date on the property, as are property taxes. If the Plan Commission approves 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.

Please let me know if you have any questions on the façade loan program or this request.

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

Applicant Information	
Contact Name: Greta Blancarte	Contact Address: 1012 Sanborn Ave Ashland, WI 54806
Business Name: Santa Leyenda Inmueble, LLC	Project Address: 901 W. Bayfield St Washburn, WI 54891
Day Phone: 715-292-1917	Alt. Phone:
FAX:	E-Mail: gretablancarte@gmail.com
Type of Organization: <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietorship <input checked="" type="checkbox"/> LLC <input type="checkbox"/> Other:	Federal ID #:

Building Owner Information (If different than applicant)	
Owner Name:	Owner Address:
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: 11/15/21	Proposed Completion Date: 03/15/22
Contractor Name, Address & Contact Info: Mark Zinnecker Ashland 715-209-5882 kmdzinnecker@yahoo.com	Budget Estimates: Total Project Estimate: \$ 15,588.00 Façade Loan Request: \$ 10,000 Private Funds: \$ 5,588 Private Loans: \$ Other Funding: \$

Project Description

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

We will remove the decorative blue mansard roof sheathing along with soffit and fascia and replace this with metal roofing that is both aesthetically pleasing and durable. Exterior lighting will be replaced with recessed can lighting. The broken and boarded-up front window will be replaced along with both front exterior doors. The shape of the roof, windows, and doors will not be altered. We will be replacing the sign at some point this winter but have not yet completed it's design.

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

This project meets the objectives of the program in several ways:

- The building at 901 W. Bayfield Street is in need of renovation to both prevent and eliminate deterioration. It's condition at the outset of the project is quite frankly an eyesore coming into Washburn from the south. The decorative roof is falling apart and the broken/boarded up front window are particular problems. We have already scraped & repainted the siding to get a headstart on protecting the wood and elevating the appearance.

Property Tax ID: Parcel ID# 04-291-2-48-04-06-1 00-232-59000

Property Legal Description:

Lots 23 and 24, Block 6, Neill and Pratt's Addition
to the Townsite of Washburn, Bayfield County, WI

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: _____

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: 11/12/21	Does applicant have outstanding delinquent taxes or municipal code violations? <u>No</u>
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:

washburnadmin@cityofwashburn.org

From: Greta Blancarte <gretablancarte@gmail.com>
Sent: Monday, November 22, 2021 2:56 PM
To: washburnadmin@cityofwashburn.org
Subject: Re: Downtown Building Facade Renovation Loan Program Application
Attachments: Signed Facade Renovation Loan Program Application - 901 W Bayfield St..pdf

Hi Scott,

I'm so sorry for the unsigned application. The attached application has been signed.

I have read through the architectural standards and I believe we meet the criteria still as more than 50% of the front facade is windows and the rest is the siding.

As far as the lighting plan, the lights will all be recessed lights under the fascia. This [link](#) has the lights we are hoping to install and each has less than 1000 lumens. There will be 12 lights around the front and sides of the building with 950 lumens each and all are facing down. No freestanding lights will be added and no parking lot lights. Please let me know if you will need a sketch of the placements on the fascia but 5 will be on the Bayfield St side, 3 on the west side and 4 on the east side and all recessed into the fascia.

Thanks so much and please let me know if you have any questions,
Greta

On Thu, Nov 18, 2021 at 1:40 PM <washburnadmin@cityofwashburn.org> wrote:

Greta,

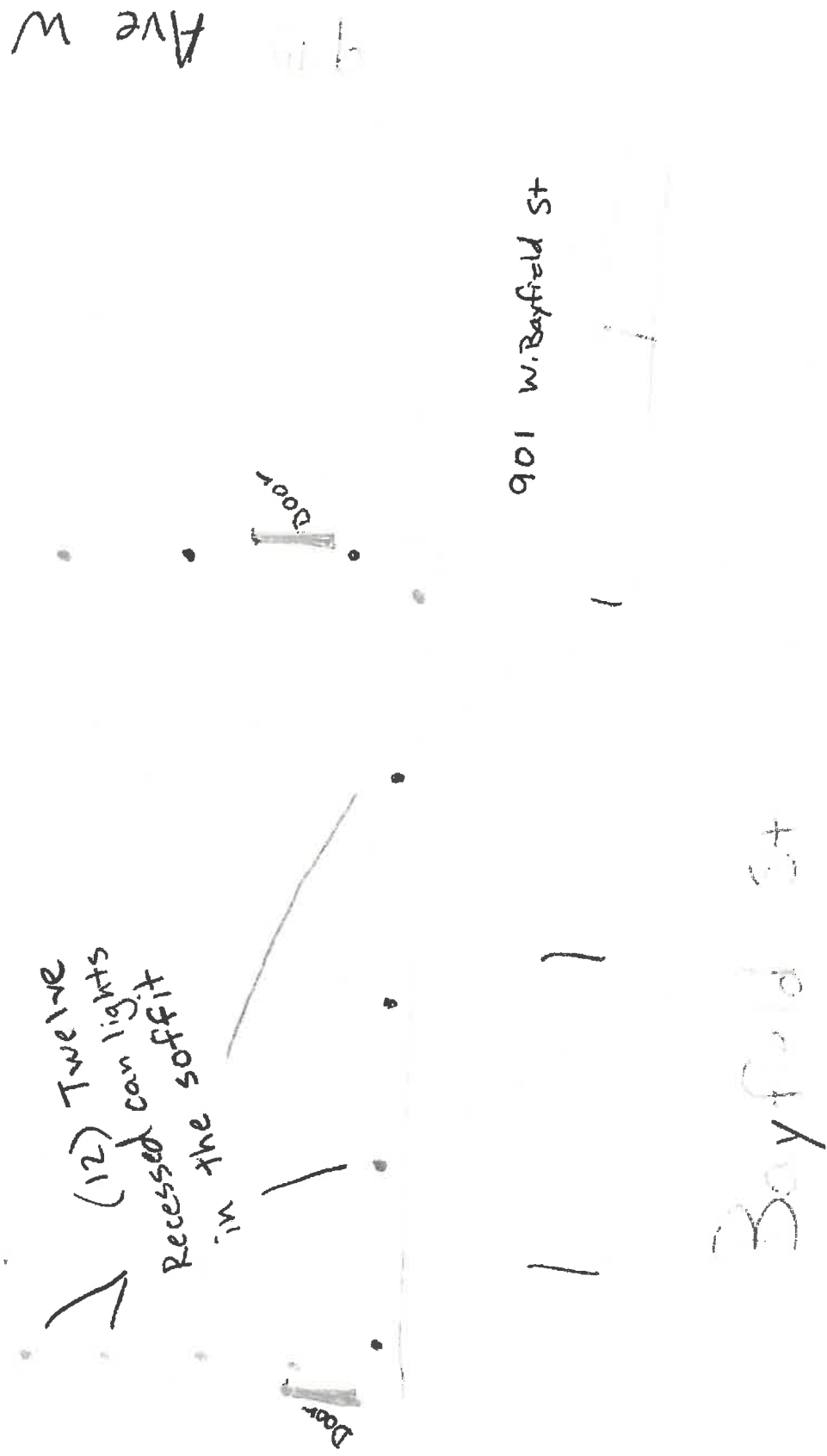
In reviewing the materials, I have noted that the application just needs to be signed and dated.

Know that besides the loan, your project would need architectural review. I have attached the standards that would need to be met for that. In addition, I see that you are planning on replacing the exterior lighting. Know that I will need the specifications of the lights to make sure they comply with the lighting standards which I have also attached.

This approvals can be done at the same meeting at which your loan application will be up for consideration assuming I would be able to get the requested materials.

Please let me know if you have further questions.

* The same number of lights will be on the exterior as prior to renovation. The change will be that they will be recessed light fixtures and not exposed.



Mark Zinnecker

Ashland WI
715-209-5882
kmdzinnecker@yahoo.com

To:

ESTIMATE

Santa Lenyenda Inmueble
901 West Bayfield Street
Washburn WI 54891

Qty	Description	Labor Price	Labor & Materials
1	Remove & Replace Sub-facia	\$320.00	
1	Remove & Replace Soffit & Facia	\$800.00	
1	Remove Old Soffit Lighting & Install Recessed can lighting		\$840.00
1	Remove Mansard Sheathing & Replace rotting material, Re-sheath	\$1,200.00	
1	Install New Roof materials	\$2,400.00	
1	Window Trim replacement		\$1,000.00
1	Materials from Arrow Building		\$9,028.00

* Owner is responsible for the cost of a Dumpster or cost of removal of debris from job site.

* Payment for materials will be due upon delivery of material, remaining balance will be due upon completion of project.

Subtotal	\$15,588.00
Sales Tax	0
Total	\$15,588.00

Thank you for your business!

Bbouncer Lighting 12 Pack 5/6 Inch LED Recessed Downlight, Baffle Trim, Dimmable, 12.5W=100W, 3000K Warm White, 950 LM, Damp Rated, Simple Retrofit Installation - UL No Flicker

Visit the BBOUNDER Store
3,800 ratings
Amazon's Choice in Recessed Lighting Housing & Tri...

List Price: ~~\$89.99~~ Details
Price: **\$69.99** (\$5.83 / Count) & FREE Returns
You Save: **\$20.00 (22%)**

Pay **\$11.67/month for 6 months**, interest-free upon approval for the Amazon Rewards Visa Card

Available at a lower price from other sellers that may not offer free Prime shipping.

Color: 3000k Warm White



Size: 6 Inch

6 Inch	4 Inch
\$69.99 (\$5.83 / Count)	\$59.99 (\$5.00 / pack)

Light fixture form Recessed form

Power Source Corded-electric

Room Type Basement

Material Plastic

Style Modern

About this item

- Top Rated 5/6 Inch LED Downlight with Baffle Trim, Suitable for can with C clip
- Widely Application: Led recessed lighting are compatible with most dimmers, the light would meet various needs in applications such as closets, kitchens, hallways, doorways, basement

Buy new: **\$69.99**

& FREE Returns

FREE delivery: **Tuesday, Nov 30** Details

Fastest delivery: **Friday, Nov 26**

Order within 16 hrs and 1 min Details

Select delivery location

In Stock.

Qty: 1

Add to Cart

Buy Now

Secure transaction

Ships from Amazon

Sold by Bbouncer Lighting

Packaging Shows what's inside

Details

Return policy: Returnable until Jan 31, 2022

Support: Free Amazon tech support included



Enjoy fast, **FREE** delivery, exclusive deals and award-winning movies & TV shows with Prime
Try Prime and start saving today with Fast, **FREE** Delivery

Add a Protection Plan:

☐ 4-Year Protection for **\$9.99**

☐ 3-Year Protection for **\$7.99**

☐ Add a gift receipt for easy returns

Save with Used - Like New

\$43.45

FREE delivery: **Friday, Dec 3**

- **Reliable Safety:** UL-listed safety standards, the down lights guarantees corrosion protection and rust prevention with airtight structure it's a perfect fit for your roof and ceiling
 - **IC Rated:** The led recessd lights are designed to be installed in the ceiling surrounded by insulation. Our retrofits won't overheat and cause a fire in the roof or overhead ioist space.
 - **Easy Installation:** Ideal for cans with existing C-clips. Instead of the traditional springs they are ready to fit in 5" or 6" recessed housing cans directly, new and old. No additional accessories are required
- See more product details

Ships from: Amazon
Sold by: Amazon Warehouse

Add to List

New & Used (10) from
\$42.08 & FREE Shipping.

Share
Have one to sell?
Sell on Amazon

Compare with similar items

New & Used (10) from \$42.08 & FREE Shipping.

Similar item from Amazon exclusive brands



Gruenlich LED Flush Mount Ceiling
Lighting Fixture, 13 Inch Dimmable 22W
(150W Replacement) 1370 Lumen, Metal
Housing with Nickel Finish, ETL and Damp
Location Rated (3000K-Warm White)
\$36.99
(138)

Sponsored

Sponsored

Frequently bought together



Total price: \$129.98
Add both to Cart

These items are shipped from and sold by different sellers. Show details

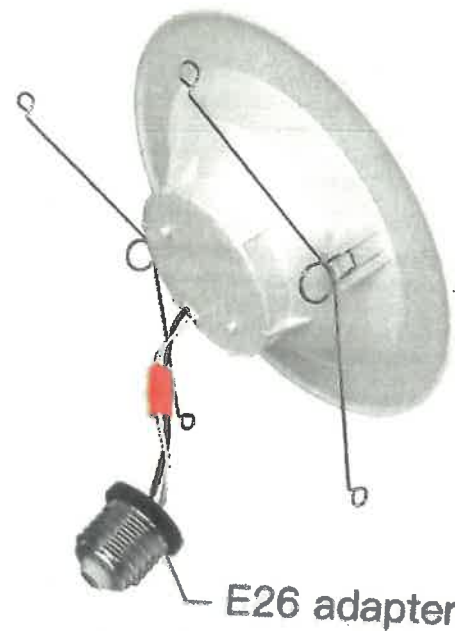
- ✓ **This item:** Bbouncer Lighting 12 Pack 5/6 Inch LED Recessed Downlight, Baffle Trim, Dimmable, 12.5W=100W, 300... \$69.99 (\$5.83/Count)
- ✓ **Sunco Lighting 10 Pack 4 Inch LED Recessed Downlight, Baffle Trim, Dimmable, 11W=60W, 3000K Warm White, 660...** \$59.99 (\$6.00/Count)

4 stars and above

Sponsored

EASY INSTALLATION

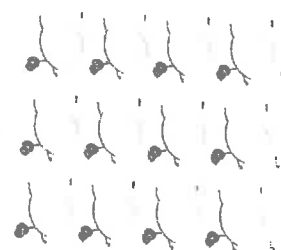
E26 Adapter Included



Bboulder

Interpretate light wisdom

Compare with similar items



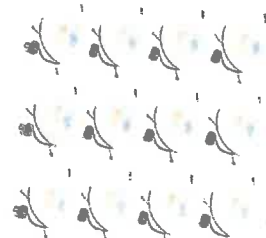
This item Bboulder Lighting 12 Pack 5/6 Inch LED Recessed Downlight, Baffle Trim, Dimmable, 12.5W=100W, 3000K Warm White, 950 LM, Damp



Heybright HB-BT-5/6IN-4PK-4000K 4 Pack 5/6 Inch Dimmable LED Downlight, Baffle Trim 650 LM, Damp Rated, Simple Retrofit Installation UL Listed



Amlco 5/6 Inch 3CCT LED Recessed Lighting 12 Pack, Dimmable, Damp Rated, 12.5W=100W, 950LM Can Lights with Baffle Trim, 3000K/4000K/5000K



hykolity 12 Pack 5/6 Inch Selectable CCT LED Recessed Lighting, Baffle Trim, CRI90, 1100lm, 15W=100W, 2700K/3000K/3500K/4000

11/23/21, 8:10 AM	Bbounder Lighting 12 Pack 5/6 Inch LED Recessed Downlight, Baffle Trim, Dimmable, 12.5W=100W, 3000K Warm White, 950 L... Rated, Simple Retrofit Installation - UL No Flicker			
		(4000K) Recessed Lights, 4 PK, 4000 K	Selectable, Simple Retrofit Installation, UL	K/5000K Adjustable, Dimmable Recessed Lighting, Damp Rated LED Can Lights
	Add to Cart	Add to Cart	Add to Cart	Add to Cart
Customer Rating	(3800)	(1)	(772)	(2713)
Price	\$69 ⁹⁹	\$17 ⁴¹	\$79 ⁹⁹	\$89 ⁹⁹
Shipping	FREE Shipping. Details	FREE Shipping on orders over \$25.00 shipped by Amazon or get Fast, Free Shipping with Amazon Prime	FREE Shipping. Details	FREE Shipping. Details
Sold By	Bbounder Lighting	Amazon.com	Amico-usa	Hykolity
Color	3000k Warm White	4000 K	—	2700k/3000k/3500k/4000k /5000k- 5cct
Light Source	LED	LED	LED	LED
Material	Plastic	Plastic	Plastic	Aluminum, Acrylonitrile Butadiene Styrene

Product information

Color:3000k Warm White | Size:6 Inch

Technical Details

Manufacturer	BBOUNDER
Item Weight	6.07 pounds
Package Dimensions	13.46 x 13.39 x 7.76 inches
Is Discontinued By Manufacturer	No
Size	6 Inch
Color	3000k Warm White
Style	Modern
Material	Plastic
Shape	Round
Power Source	Corded-electric
Voltage	120 Volts
Wattage	12.5 watts
Type of Bulb	LED
Mounting Type	Recessed
Special Features	No Flicker, Dimmable
Batteries Included?	No
Batteries Required?	No

Additional Information

ASIN	B07MMSJ6X1
Customer Reviews	3,800 ratings 4.5 out of 5 stars
Best Sellers Rank	#5,336 in Tools & Home Improvement (See Top 100 in Tools & Home Improvement) #18 in Recessed Lighting Housing & Trim Kits
Date First Available	February 10, 2019

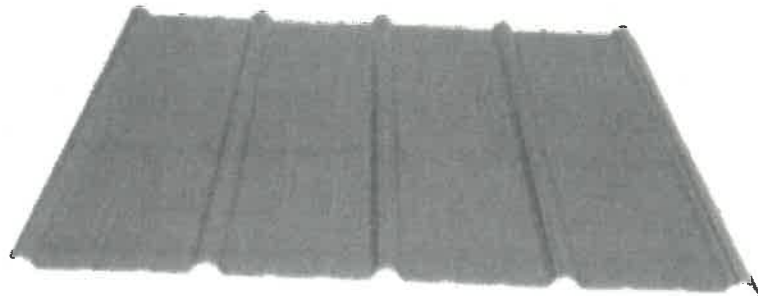
Warranty & Support

Product Warranty: For warranty information about this product, please [click here](#)

Feedback

Would you like to tell us about a lower price?

Proposed renovations for 901 W Bayfield St



****The current rotting wood of the decorative mansard roof, soffit, and fascia will be replaced and durable and attractive metal roofing will replace the wood. The current exterior lighting on the soffit will be updated to create recessed can lighting that is both safer and more attractive. We will be replacing the current signage as well but do not have a design prepared at this time. The current footprint of the mansard roof and sign sizes and placement will remain the same.**

****We will also be replacing the front window that is currently broken and boarded up in the front of the building with one that matches the other picture windows on the front facade.**

Current Photos of the Property/Building



*Current color and siding condition including broken/boarded window

More detailed pictures of the decorative roof and window conditions, including sign placement that will be maintained and updated







CERTIFICATE OF LIABILITY INSURANCE

PRODUCER
NEMEC INSURANCE AGENCY
619 E. MAIN ST
ASHLAND, WI. 54806

DATE (MM/DD/YYYY)
11/11/2021

THIS CERTIFICATION IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED
SANTA LEYENDA IMMUEBLE, LLC
901 BAYFIELD ST. W.
WASHBURN, WI. 54891

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: USLI INSURANCE COMPANY	
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR/ADD'L LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
X	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC	PENDING	11/11/2021	11/11/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Per accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY: AGG \$
	EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				INC STATUS: <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	OTHER				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

CERTIFICATE HOLDER

CITY OF WASHBURN
FACADE RENOVATION PROGRAM
119 WASHINGTON AVE
WASHBURN, WI. 54891

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL _____ DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES

AUTHORIZED REPRESENTATIVE

City of Washburn

Downtown Building Facade Renovation Loan Program

Policy Guidelines

- I. **PURPOSE:** The City's intent in establishing this loan fund is to encourage downtown business owners to undertake business facade improvements. Physical improvements to structures downtown will assist in spurring economic vitality downtown. By improving the exteriors of commercial buildings downtown, the City will enhance the appearance of the downtown and the community as a whole overall. The resulting effect will be the attraction of new businesses to downtown and to the community as well as the retention and expansion of existing businesses.
- II. **OBJECTIVES:** The Building Facade Renovation Loan Program has the following objectives.
- A. To renovate or rehabilitate commercial properties so as to prevent or eliminate deteriorating conditions.
 - B. To attract and retain businesses downtown.
 - C. To retain jobs and bring additional employment opportunities to the City.
 - D. To make use of funds the City has set aside for the enhancement of the City's downtown, which is deemed an asset of the City.
 - E. To spur activity which will provide return to the City by way of physical improvements accomplished which may not otherwise have occurred.
- III. **PROJECT & APPLICANT ELIGIBILITY:**
- A. General and Designated Area:
The Façade Renovation Loan Program only applies to the exterior facades, signs and architectural features for properties on Bayfield Street between Fur Farm Road and 1st Avenue East that are 50 percent or more commercial and only to those exterior facades, signs and architectural features of such buildings that are visible from Bayfield Street.
 - B. Minimum Requirements:
 - 1. Projects shall occur within the established designated area.
 - 2. Projects must commence within six (6) months of approval and shall be completed within one (1) year of the grant approval date. In rare cases, likely due to extenuating circumstances, the Plan Commission may allow completion extensions upon request of the applicant. The Plan Commission/City of Washburn reserves the right to eliminate project funding if not completed within the specified time period and is not obligated to granting time extensions.
 - 3. Projects shall comply with all applicable City building and zoning standards and requirements.
 - 4. Concurrent applications from the same applicant, unless for separate properties, shall not be allowed. An applicant may apply for another

- b. Elevations of any façade proposed to be altered, ideally drawn to scale at least 1/8"=1'; each elevation drawing should include notations of proposed materials, color, finishes and details. The drawing should clearly show proposed signage (if any). Perspective renderings of the proposed project and / or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.
 - c. Current condition photos to provide adequate "before and after" shots.
 - d. Construction / reconstruction time schedule, noting start and completion date.
- 2. Applicants must submit at least one contractor proposal or estimate from supplier; however, it is suggested that the applicant pursue multiple proposals for their own protection and peace of mind. The Plan Commission retains the right to request additional proposals. The property owner is not required to utilize a contractor to have the work completed. The Plan Commission/City of Washburn does not assume any liability to the work of any contractor that is chosen by the property owner.
- 3. Applicants, if tenants, must have the written permission and approval from the respective property owner.
- 4. Applicants must take out the appropriate building or sign permits. Fee waivers shall not be allowed, unless approved by the Common Council. Loan funds cannot be used to pay for permit fees.
- 5. Applicants who are delinquent with their property or personal tax, utility payments, or have outstanding municipal code violations are not eligible until said issues are resolved.
- 6. Payment shall be made on a reimbursement basis upon completion of construction/installation.
- 7. Minor changes to the project will require submittal and approval by the City Administrator. Significant project changes, as determined by City Administrator, will require approval of the Plan Commission.
- 8. The Plan Commission/City of Washburn reserves the right to cancel any loan agreement if any of the conditions of the program guidelines and agreement are not met.
- 9. Applicants shall provide a Certificate of Insurance with their application showing proof of property insurance for fire and all hazards. The City shall be designated a loss payee up to the amount of the loan.

B. Approval Authority

- 1. The Plan Commission will have the ultimate authority to approve or deny applications on a case-by-case basis and may impose certain design conditions on approved projects.

- C. Plan Commission reviews plans and approves or denies loan request. If approved, the Plan Commission may place conditions on the proposed project.
- D. If denied, applicant may submit a revised application and repeat process.
- E. Applicant submits building and/or sign permit with final design plans as required by City code.
- F. Building Inspector reviews and approves any required permits.
- G. A "loan document" is drafted by City staff that identifies the terms of the agreement. All parties execute said letter. A note and mortgage are drafted which the applicant signs.
- H. Construction/Installation begins. Applicant has six (6) months from the execution date of the loan to begin implementation of approved improvements. Any plan changes would require approval according to Sec. IV.A.8 in these guidelines.
- I. Construction/Installation is completed within one (1) year of loan agreement signed.
- J. Applicant contacts Building Inspector to request project review to see if all code requirements have been met.
- K. Applicant provides itemized paid invoices for the project, and any outstanding bills which are also eligible for payment under the loan agreement, to City staff, along with the completed "Project Close-Out" section on the application form. While a construction lien waiver is not required, it is recommended that the applicant consider obtaining appropriate construction lien waiver(s) from the contractor(s) for the project.
- L. Applicants are allowed one partial payment for loans \$10,000 or less, and up to two partial payments for any loan above \$10,000. Plan Commission shall review the first partial payment and decide if subsequent payments shall also be reviewed by the Plan Commission or by staff.
- M. After Plan Commission approves reimbursement claim, the City Clerk forwards payment directly to the applicant.

Approved 102109

Revised 03/12/2014 (Extended western eligibility boundary).

Revised 08/17/2016 (Change Terms of Loan)

Revised 09/13/2017 (Delete WDA and Change to Plan Commission)

Revised 03/21/2019 (Allow for partial payments)

City of Washburn Plan Commission

ARCHITECTURAL REVIEW DECISION

Artist Square Gallery/Chequamegon Picture Framing

Filing Date: October 1, 2021 (Final Documents Received 12/8/21)

Proper notice of hearing provided: Yes

Hearing Date: December 16, 2021

Applicant Name and Address: Susan Lince and John Hopkins
Bradley Lemire
406 W Bayfield Street
Washburn, WI 54891
Tax ID 3660

1. **Decision:** The application for architectural review is ???.

2. **Description of the Proposed Project:** The proposed project is to change garage into framing shop, replace one overhead door with double swinging doors and remove second overhead door and replace with wall and standard entrance door. The materials for the exterior will be **treated wood with T-111 panel siding**.

3. **Reasons for the Decision:** The Plan Commission must determine whether the project complies with all applicable design principles and standards:

General Architectural Standards:

- (1) Excluding residential buildings and Industrial Zoning Districts, all building exteriors facing a street, not including an alleyway, shall have at least 50 percent of the street face constructed with brick, decorative masonry, glass panel, or other appropriate similar finished façade as may be approved by the Plan Commission. Such brick, masonry, glass, or other decorative facing shall extend for a distance of at least 25 feet along the sides of the structure that do not face a street or at least 25 percent of the that side wall distance, whichever is greater. **The siding will be wood, similar to the main structure.**
- (2) Outside of Industrial Zoning Districts, the appearance of any buildings with a front elevation or any building elevation facing Bayfield Street of more than 750 square feet in area shall be divided into distinct planes of 500 square feet or less. The following design features can be used to meet this provision (1) canopies or awnings; (2) arcades; (3) porches; (4) vertical wall offsets having a minimum depth of 8 inches and a minimum width of 10 feet; (5) horizontal offsets having a minimum depth of 2 feet; (6) pilasters having a minimum depth of 8 inches, a minimum width of 12 inches, and a minimum height of 80 percent of the wall height; (7) recessed areas for entryways and the like having a minimum depth of 8 inches; and (8) other suitable multidimensional design features. N/A
- (3) On any building on Bayfield Street, the front entrance of a building shall be encouraged to face Bayfield Street. When that does not occur, the Bayfield Street Elevation shall have the same, or similar, materials and designs as the front entrance of the building. Except for one or two-

City of Washburn Plan Commission

family residential buildings, when a building rake elevation faces Bayfield Street the roof line must be hidden behind the façade facing Bayfield Street. **Entrance does face Bayfield Street.**

- (4) Oversized fenestration elements which tend to create a monumental scale shall not be used unless specifically required by the type of building or relationship to its surroundings. **N/A.**
 - (5) Building entrances must be clearly recognizable from parking lots and pedestrian circulation routes. **Entrances are clearly recognizable**
 - (6) Rooftop mechanical equipment shall be positioned so it is not readily visible from a public street or an abutting property in a residential zoning district or in a planned development district that allows residential uses. Rooftop mechanical equipment may be placed in an enclosure or screened from view provided such enclosure or screening is used as an element of the building's architecture. **N/A.**
 - (7) Fencing shall complement the appearance of buildings onsite. **N/A**
 - (8) The exterior building materials of an accessory building shall be the same as or similar to those used on the principal building. **The materials used shall be wood with T-111 Panel Siding**
 - (9) Overhead doors shall not face a public street. The Plan Commission may permit overhead doors to face a public street, but only when it has made a finding that there is no feasible alternative location for such doors. Consistent with the requirements in Article 7, the Plan Commission may approve a special exception to allow an overhead door to face a public street when there is no feasible alternative. **Overhead doors are being removed**
 - (10) HVAC (heating, ventilating, air conditioning) equipment shall be screened from view. No HVAC shall create a noise level of more than 50 decibels as measured on a dB(A) scale at the nearest existing adjacent residence. **N/A.**
 - (11) When trash, garbage and recyclable materials are stored out-of-doors, such materials shall be concealed or suitably screened from public view. A brick or stone wall, wood fence, chain-link fence with slats, and/or landscaping shall be used to totally obstruct vision into the storage areas. Any wall, fence and gate, and/or vegetative screening shall be installed or erected to a height at least 1'- 6" above the highest point of the dumpster as generally depicted below. **N/A.**
4. List of Conditions Imposed: **???**.
 5. If one or more conditions of approval are imposed, the property owner must sign this decision document and return it to the Zoning Administrator for his signature and as acceptance of the conditions of this decision.
 6. This decision may be appealed to the Common Council of the City of Washburn within 30 days of receipt of this decision by filing a written statement of appeal stating the grounds for such appeal.
 7. Any person aggrieved by this decision may also appeal this decision and any work done by the Applicant as authorized by this approval is done at the applicant's own risk.

City of Washburn Plan Commission

Dated: December 18, 2021

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

If Conditions Are Imposed:

Dated: _____

By: _____
Property Owner

CONSTRUCTION PERMIT APPLICATION

Permit Request: ☐ Remodeling ☐ Windows ☒ Doors ☐ Roofing ☐ Siding ☐ Plumbing/HVAC

☐ New Construction ☐ Deck ☐ Fence ☐ Flat Work ☐ Electrical ☒ Other Part of

Complete the following with name, address, (house # and mailing address) & telephone
Owner Susan Lince and John Hopkins E-Mail artistsquaredgallery@wa
Construction Contractor Self with Brad Lemire Phone 952-923-5222 gmail
Address _____ Phone 292-2993 cor
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 406 W. Bayfield St. Pin # 04-291-2-48-04-05-200-312-
RE Tax ID # 36600 Zoning District Commercial Lot Area 13-16
Description of work Replacement of garage doors on Block 28 18230
attached to 406 W. Bayfield St. garage
for new entrance doors to frame shop for Franter
Brad Lemire, which will be moved into the garage space. Estimated Project Cost \$1126

NEW CONSTRUCTION	Area Involved	Water & Sewer:
Building Height _____	Basement _____ sq ft	Water <input type="checkbox"/> Municipal or <input type="checkbox"/> Private Well
<input type="checkbox"/> 1-story <input type="checkbox"/> Other _____	Living Area _____ sq ft	Sewer <input type="checkbox"/> Municipal or <input type="checkbox"/> Septic
<input type="checkbox"/> 2-story <input type="checkbox"/> 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 Susan Lince [Signature] Date 9-28-21

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>Final Documents</u> <u>Receive 11/8/21</u>	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 _____	

Tuesday, September 22, 2021

John Hopkins
P.O. Box 82
Washburn, WI 54891

We, John and Susan Lince-Hopkins, authorize Bradley Lemire to apply for a land use permit on our property located at 406 W. Bayfield Street, Washburn, Wisconsin.

 Signature

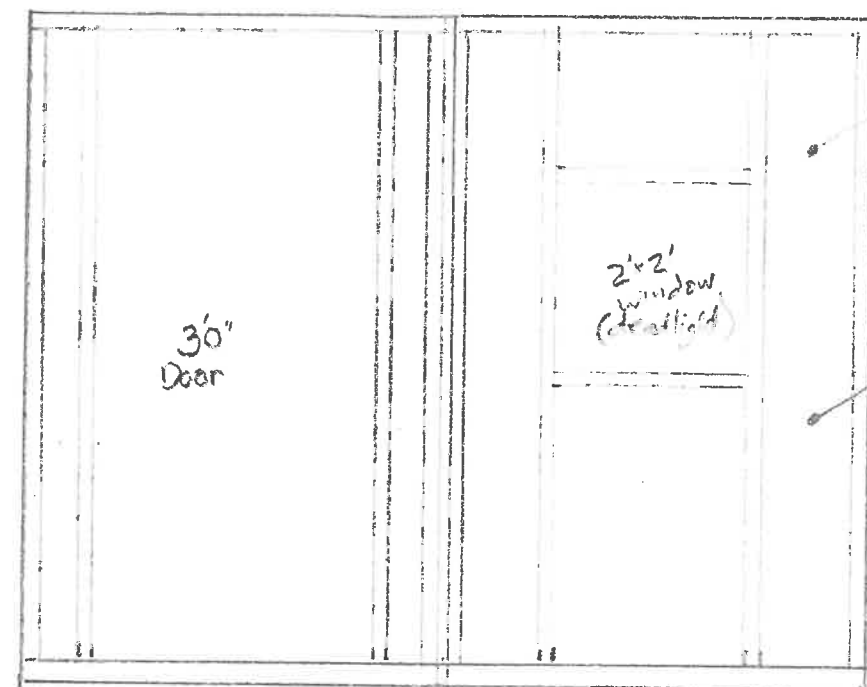
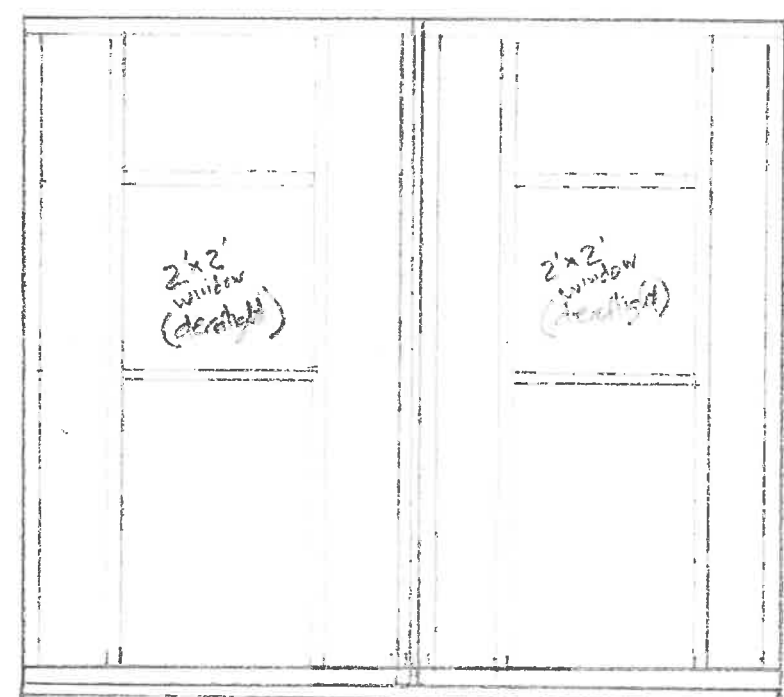
 Signature

9-28-2021 Date

Materials for Garage door conversion at 406 W. Bayfield St. Washburn

- 1- 2x6x8' treated lumber - sill
- 1- 2x6x10' " " " " "
- 22- 2x4x8' pine/fir
- 2- 2x4x10' " "
- 4- 1/2"x4x8' CDX plywood
- 5- 5/8"x4x8' T-111 panels siding
- 5- 1x6x8' pine jamb
- 1- 1x6x10' " "
- 6- 1x4x8' pine casing
- 1- 1x4x10' " "
- 1- 30" exterior door w/lockset
- 3- 24"x36" windows
- 8- 4"x4" hinges
- Fiberglass insulation

- 1- 2x6x8 treated
- 1- 2x6x10 treated
- 1- 2x4x10 treated
- 1- 2x4x8 treated
- 20- 2x4x8
- 1- 2x4x10
- 4- 3/8"x4x8 CDX ply
- 4- 4x8 siding panels
- Fiberglass insulation
- 16- 4x4 hinges
- 1- 30" ext. door

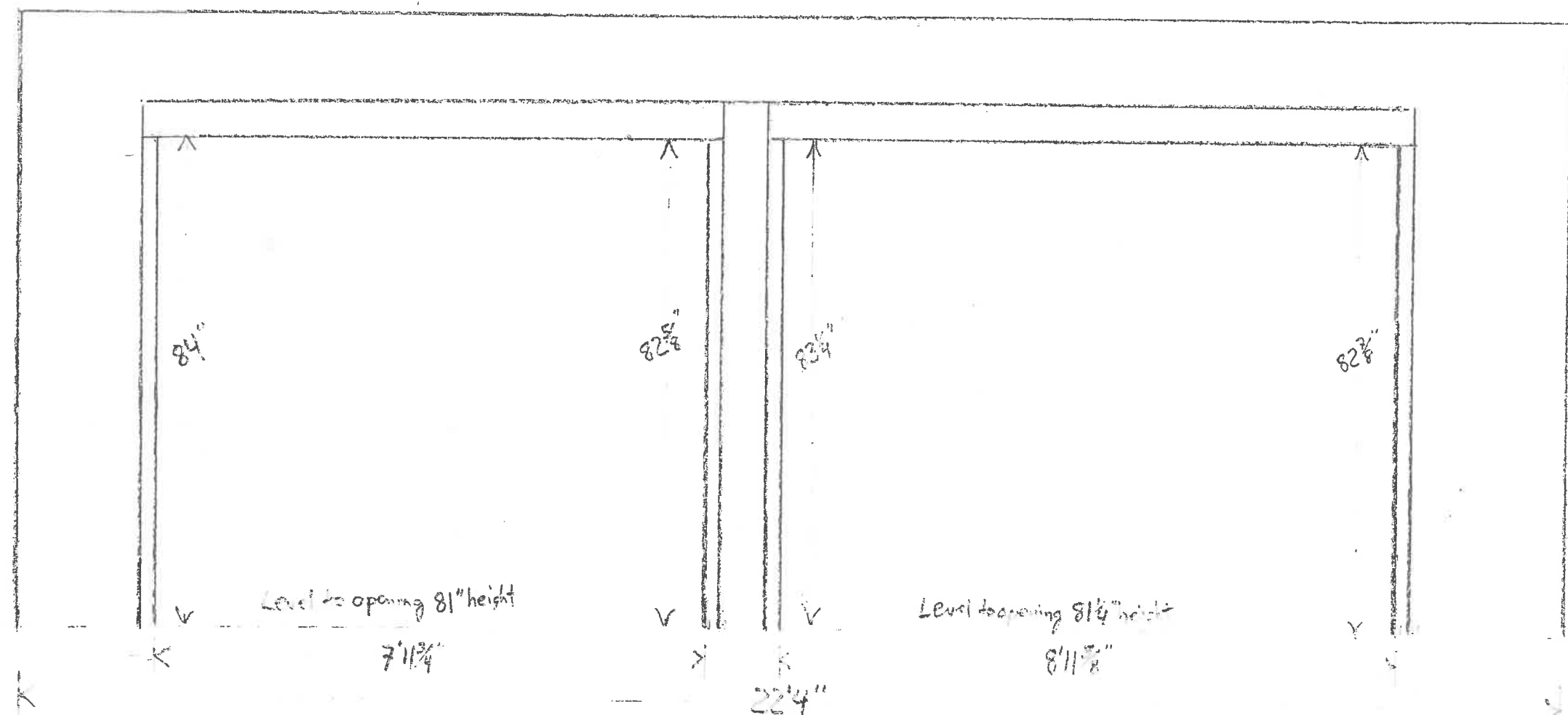


Framing Plan

1/2" CDX plywood sheathing interior

Till or similar exterior panels TBD

2x4 treated bottom plate
2x6 treated sill plate, treated with shims and sill sealer



Opening Plan

1/2" = 1 ft.

approx. scale:
1/4" = 1'

Existing: Garage Doors

approx. scale:
1/4" = 1'

Proposed: 4" insulated walls

For 406 W. Bexfield St

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: Conceptual Discussion of Outdoor Kitchens/Living Areas
Date: December 7, 2021

Recently, I was asked by a new resident about what the regulations are related to outdoor kitchens. After thinking about it a little bit, our code does not address that issue very well. I have included a few photos to explain what I am talking about. These are outdoor areas that usually have a grill, stove, fireplace and other amenities.

At this point, I am not sure how to classify them. I am not sure if they should be considered similar to a deck or a pavilion/gazebo. Can they extend into setback areas? Are they counted as an accessory structure?

I would like to know your thoughts on this in order to craft an ordinance or even a determination as to how we will address these items going forward.

washburnadmin@cityofwashburn.org

From: Tim Schwecke <tim.schwecke@civitekconsulting.com>
Sent: Thursday, December 2, 2021 1:55 PM
To: washburnadmin@cityofwashburn.org
Cc: 'Tammy Demars'
Subject: RE: Classification of Outdoor Kitchens

Scott,

There’s been a huge increase in outdoor living areas especially in the last few years (no wonder).

The city’s code addresses this in part in s. 8-66(h). It could be more explicit and additional standards could be added to keep outdoor fireplaces, wood-fired ovens, etc. out of front yards and side-yard and rear-yard setbacks.

Typically, if outdoor amenities are under roof, such as a gazebo or porch (attached to house), then that would be okay because those are already covered with regard to placement on a lot.

I can certainly review what you guys may draft or work with you on preparing a draft.

I’m happy to help if I can be of assistance.

Tim
(m) 920-728-2814

From: washburnadmin@cityofwashburn.org
Sent: Thursday, December 02, 2021 9:47 AM
To: 'Tim Schwecke' <tim.schwecke@civitekconsulting.com>
Cc: Tammy Demars <tdemars@cityofwashburn.org>
Subject: Classification of Outdoor Kitchens

Hi Tim,

Hope you are doing well.

Question – have you been seeing more of what I would call outdoor kitchens? They are permanent structures that have a fireplace, grill, wood oven, and other possible amenities? They are not mobile, but usually made of stone or brick.

How have other communities been classifying them? Parts of decks? Extensions of homes? Additional accessory structures? Looking for any thoughts you might have.

Scott J. Kluver, Administrator
City of Washburn
P.O. Box 638
119 Washington Ave.
Washburn, WI 54891
Phone – 715-373-6160 Ext. 4
Fax – 715-373-6148
<http://www.cityofwashburn.org/>

/""); background-position: center; background-repeat: no-repeat; background-size: cover; height: 368px;">"/



DESIGN FOR LIVING

OUTDOOR KITCHEN SPOTLIGHT: IMAGES LANDSCAPING

[Images Landscaping & Construction](#) is a full-scale landscaping, hardscaping, building, and construction company whose mission is to design, build, and maintain beautiful landscapes centered around the desires of their customers.



Images Landscaping have used [Delta Heat Premier Grills](#) in many of their outdoor design projects in Michigan. We sat down with the team to discuss their approach to planning and designing outdoor living spaces and how Delta Heat grills and accessories fit into their beautiful backyard designs.

How would you describe Images’ approach to designing and building quality outdoor living spaces for residential clients?

Our approach is definitely client-centered, where we consider the wants and needs of each client before creating a design that is functional, aesthetically pleasing, and unique in its own way.

Which Delta Heat products did your firm specify for this project?

We used the [38" Outdoor Gas Grill](#) with Infrared Rotisserie & Sear Zone, accompanied by the [Double Side Burner](#), [15" Drop-In Cooler](#), [Door / Two Drawer Combo](#) centered beneath the grill, and a [Tall Trash Drawer](#) to the right of that.

CATEGORIES

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CREATED BY  COSENTINO

6 Things to Consider When Designing an Outdoor Kitchen

There's more to think about than just a grill and patio furniture.

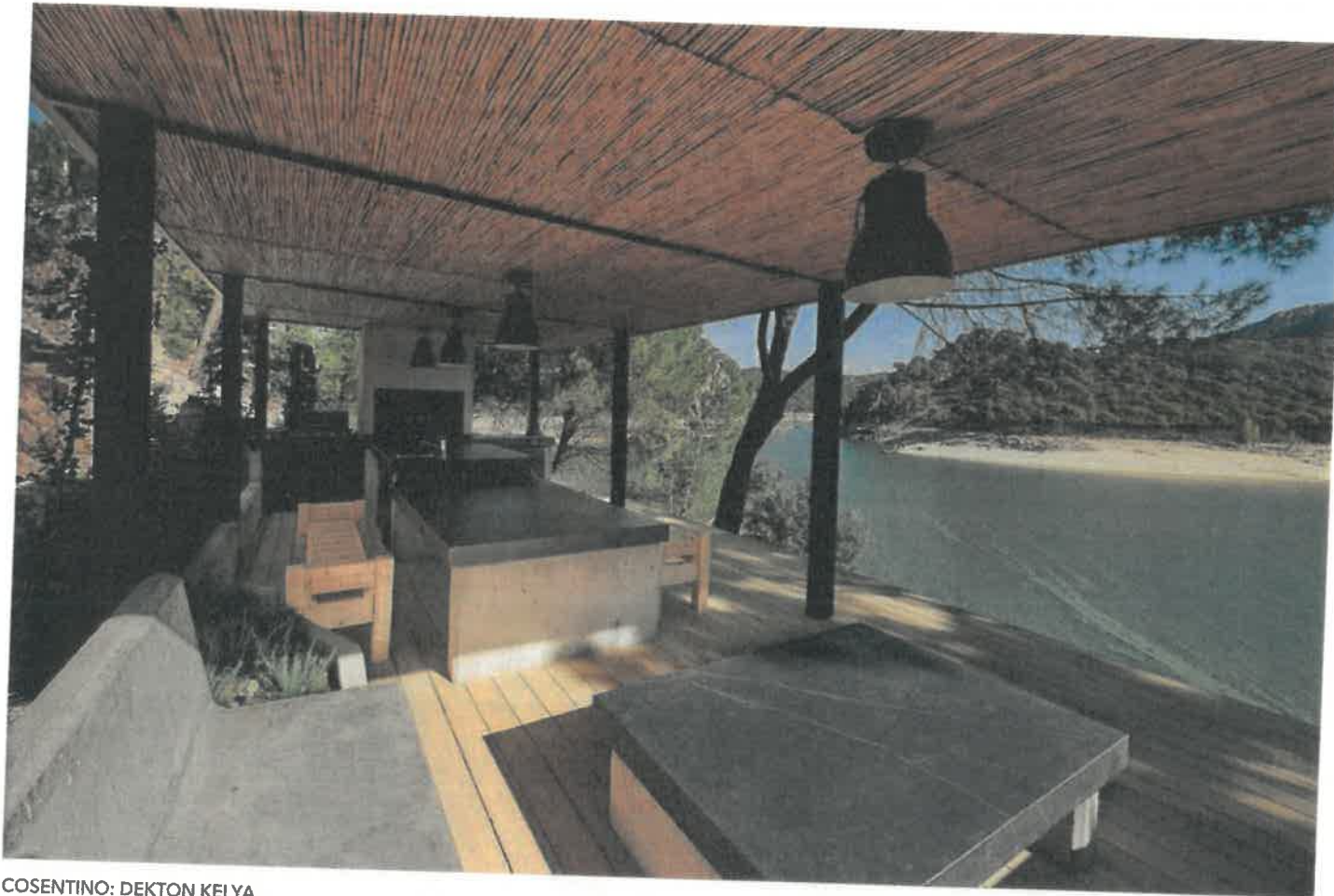
BY JESSICA DAILEY AUG 18, 2021



COSENTINO: DEKTON ORIX

The pandemic-induced craze for outdoor living is here to stay. A [2021 survey](#) found that 82 percent of homeowners are more interested in investing in outdoor rooms than they were prior to the pandemic. Once considered a nice-to-have amenity, space

But there's more to creating an outdoor kitchen than just buying a grill and a set of patio furniture. Materials matter in this space even more than they do indoors, as they need to withstand the sun, rain, wind, and anything else that might come your way. Here's everything you need to consider when designing an outdoor kitchen, from lighting and seating to appliances and countertops.



COSENTINO: DEKTON KELYA

1. Protection from the elements

The best outdoor kitchens are those that can be used nearly year-round, not just when the weather cooperates. An absolute necessity—no matter your climate—is an overhead covering like a pergola or awning that will keep the sun's rays at bay as well as add a layer of protection when it rains.

From there, consider add-ons that address specific needs. If wind is a problem, add screens or make a barrier with tall bushes. If temps are cooler, opt for wall-mounted



COSENTINO: DEKTON ORIX

2. The right materials

Durable materials are crucial for an outdoor kitchen, which will be subjected not just to the normal wear and tear of a high-trafficked space but also the whims of Mother Nature. Choose materials that can handle temperature fluctuations without warping or cracking.

Dekton from Cosentino is a composite surface made of minerals and raw materials that's virtually indestructible, which makes it the ideal material for countertops and flooring in an outdoor space. It can withstand extreme temperatures and exposure to UV rays without fading, it's highly scratch- and impact-resistant (you can chop right on the surface), and the nonporous design makes it easy to clean and maintain.

It's also a carbon-neutral line that uses a manufacturing process powered by 100-percent renewable energy sources, and all water used in production processes is treated and reused to eliminate waste. Plus, a few of its 50-plus styles, such as the oxidized steel–inspired Trillium, are made with up to 80 percent recycled materials.

3. Balanced lighting

Without proper lighting, an outdoor kitchen is rendered useless when the sun goes down. So you'll need to add task lighting above prep and cooking zones.

Avoid harsh spotlights when it comes to illuminating the entire space and instead opt for landscape lighting embedded in the floor or dimmable lights that can be hung on a pergola roof or awning. Candles on the table are always a nice touch. Another option: solar-powered tea lights that automatically turn on when it gets dark.



Cosentino: Dekton Olimpo and Keon.
COSENTINO

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THE ORIGINAL
MORRIS & Co
FOUNDED BY WILLIAM MORRIS IN 1861



THE ORIGINAL
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#FRESHMAXIMALISM



Introd
Discover

4. Appropriate appliances

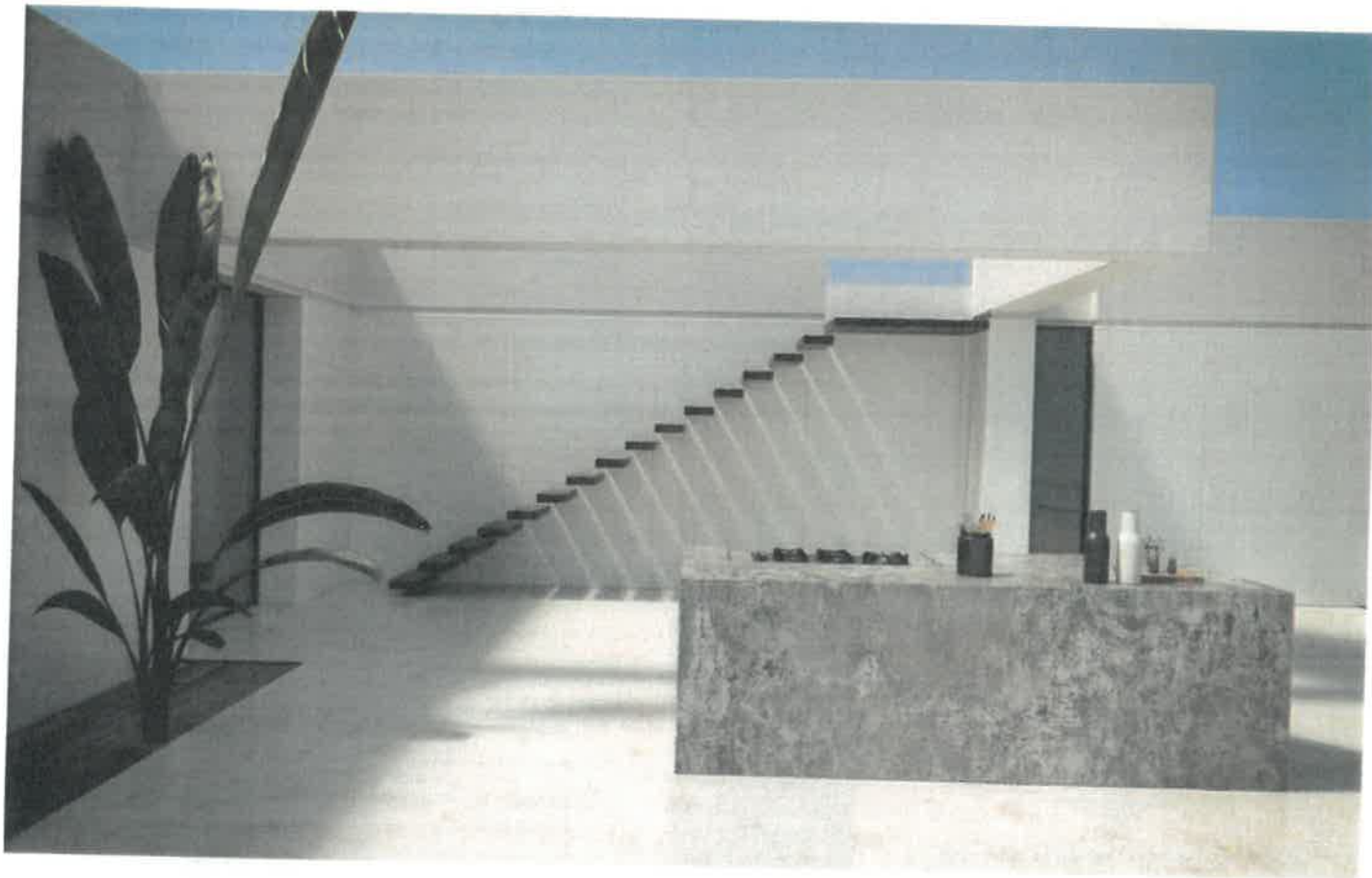
With hundreds of fancy pizza ovens, smokers, and grills on the market, it's easy to be

≡ VERANDA

CREATED BY  COSENTINO

consider how you cook and what will be most useful: If you've never whipped up a Margherita pie inside, are you really going to use a \$1,000 wood-burning pizza oven outside?

On the flip side, if you always serve a signature cocktail while you're cooking, make room for a mini-refrigerator and ice-maker. If you want space to boil shrimp and grill a dozen burgers at the same time, you'll need an ample amount of burners.



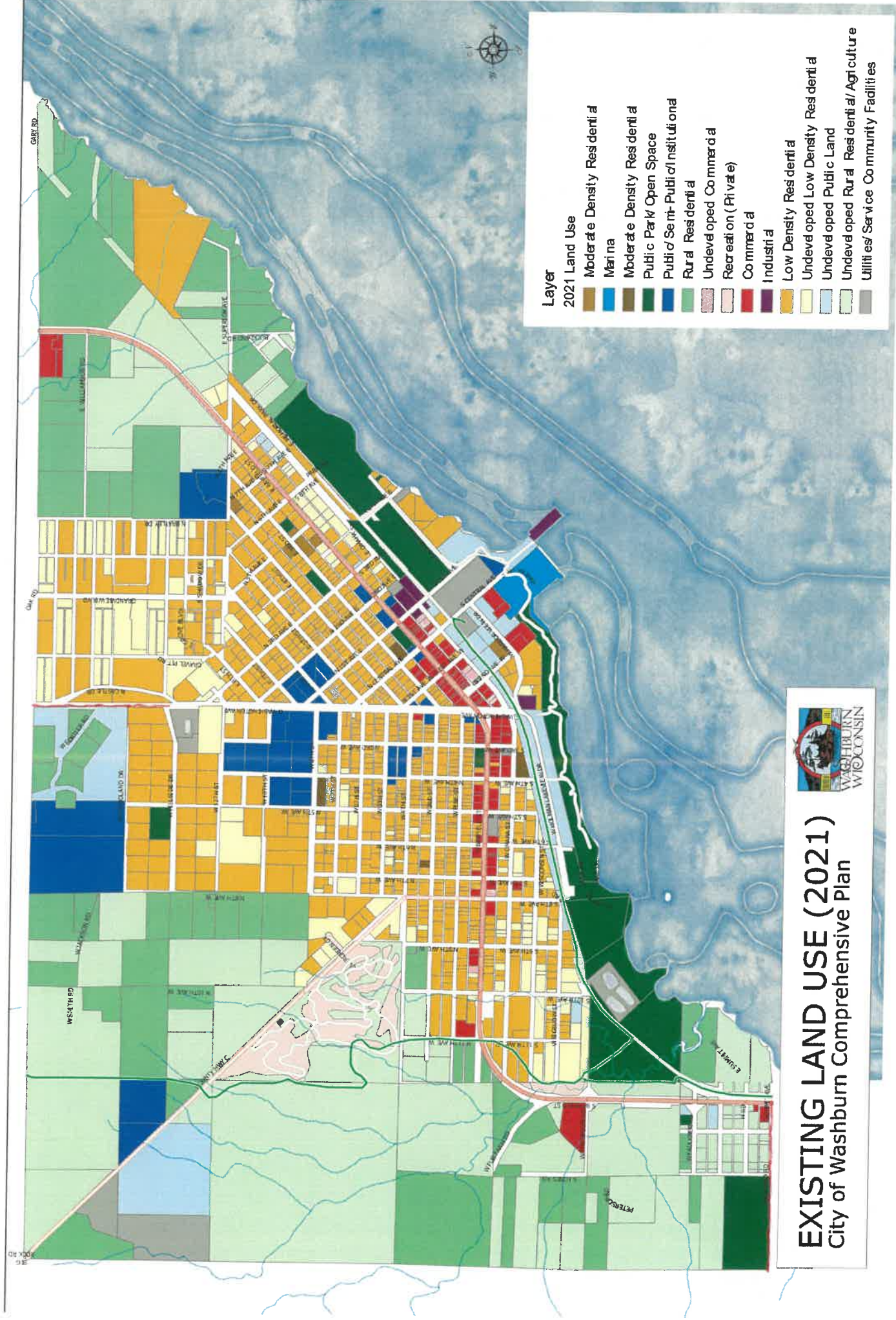
Cosentino: Dekton Orix

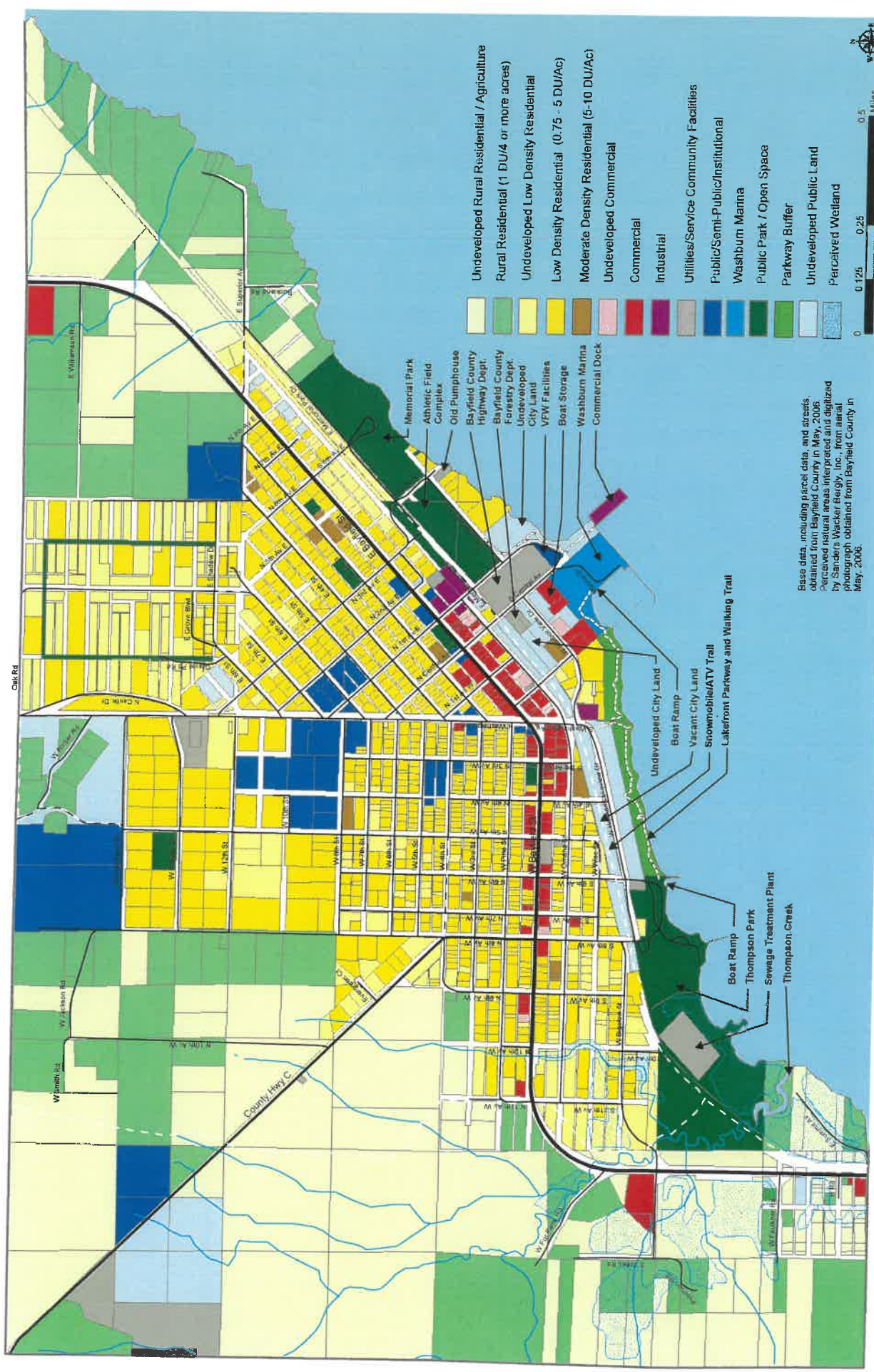
COSENTINO

5. A functional layout

The space in which you're working will dictate the layout of an outdoor kitchen. L-shaped kitchens with a bar are great for larger patios where you plan to entertain frequently, but a simple run of one or two cabinets with a grill can be just as functional in a smaller space.







City of Washburn, VT Comprehensive Plan 2007-2027
Figure 4-1: Existing Waterfront Development Page 4-7



Figure 4-2: Conceptual Sketch Showing Preliminary Ideas for Redevelopment of the Central Avenue/Omaha Street Area

- Provide attractive and functional pedestrian walks that lead south from Bayfield Street to the waterfront. In addition, provide connections to an enhanced multi-modal trail and parkway that runs along the former railroad right-of-way.
- Strive to bury the existing three-phase power line in the former railroad right-of-way. However, the Plan can be implemented without burying the power line.
- Work with Bayfield County to relocate the existing Forestry Department facilities.
- Promote commercial development at the intersection of West Omaha Street and Central Avenue and the intersection of West Omaha Street and Second Avenue West.

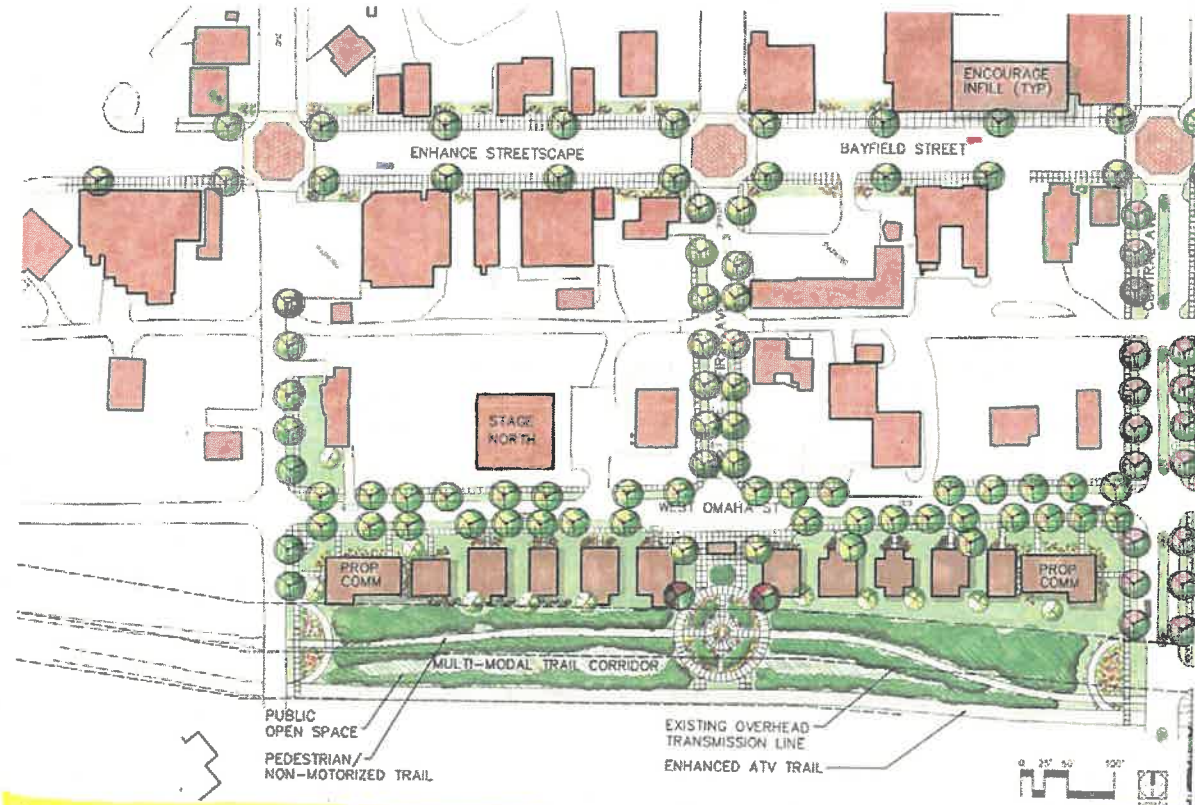


Figure 4-3: Conceptual Sketch Showing Preliminary Ideas for Redevelopment of Central Avenue from Bayfield Street to Omaha Street

Central Avenue from West Omaha Street to West Harbor View Drive

The Plan envisions mixed-use development south of West Omaha Street and north of West Harbor View Drive (see Figure 4-4). This would give people an opportunity to live, work, and shop in an area that has convenient access to the amenities of the waterfront. Key elements of the Plan include the following:

- Promote mixed-use development that provides commercial uses at the street level with residential uses above. Typical commercial uses could include artist studios, graphic designers, architects, attorneys, dentists, gift shops, and coffee shops.

- Promote design guidelines or standards to guide development in a manner consistent with the vernacular architecture of Washburn. Promote sustainable building designs. Figure 4-5 shows an illustrative concept of how the buildings may appear.
- Promote sustainable site design that incorporates native plantings and low impact storm water design techniques.
- Promote pedestrian oriented development. Provide parking behind buildings, rather than in front of buildings.
- Explore the possibility of developing a public pedestrian mall that would help connect Bayfield Street to the waterfront. The pedestrian mall could be used for art shows, displays, and community events (see Figure 4-5).
- Work with Bayfield County to provide an attractive and effective landscaped screen between the Highway Department facilities and Central Avenue.
- Encourage development of this area as a master planned neighborhood, rather than allowing the area to develop piecemeal without a coordinated master plan.



Figure 4-4: Conceptual Sketch Showing Preliminary Ideas for Redevelopment of Central Avenue from West Omaha Street to West Harbor Drive

The Plan envisions mixed-use development south of West Harbor View Drive (see Figure 4-8). It also envisions the expansion and enhancement of the commercial boat storage facilities associated with the marina. Key elements of the Plan include the following:

- Promote mixed-use development on the south side of West Harbor View Drive, similar to the proposed mixed-use on the north side.
- Continue the public pedestrian mall from the north side of West Harbor View Drive to the Lakefront Parkway and Walking Trail. Provide a public pavilion at the intersection of the pedestrian mall and the walking trail. Enhance the native plantings along the trail and lakeshore.
- Construct a municipal boat storage building, possibly west of the existing privately owned boat storage buildings. Develop and implement design guidelines and standards for the storage building and surrounding site.
- Work with Bayfield County to provide an attractive and effective landscaped screen between the Highway Department facilities and Central Avenue.
- Work with Bayfield County and the VFW to relocate the existing VFW facilities to another area. Shift First Avenue East to the north to allow development of a public park on the waterfront. Develop a pavilion and passive recreation facilities that will serve the residents of Washburn and those who use the marina. Link the new park to the existing Athletic Field Complex.
- Provide an attractive, landscaped center island at the base of Central Avenue. This island will be designed to provide an attractive terminus to Central Avenue and entrance to the marina. It will also help screen the commercial dock.



Figure 4-8: Conceptual Sketch Showing Preliminary Ideas for Area South of West Harbor View Drive

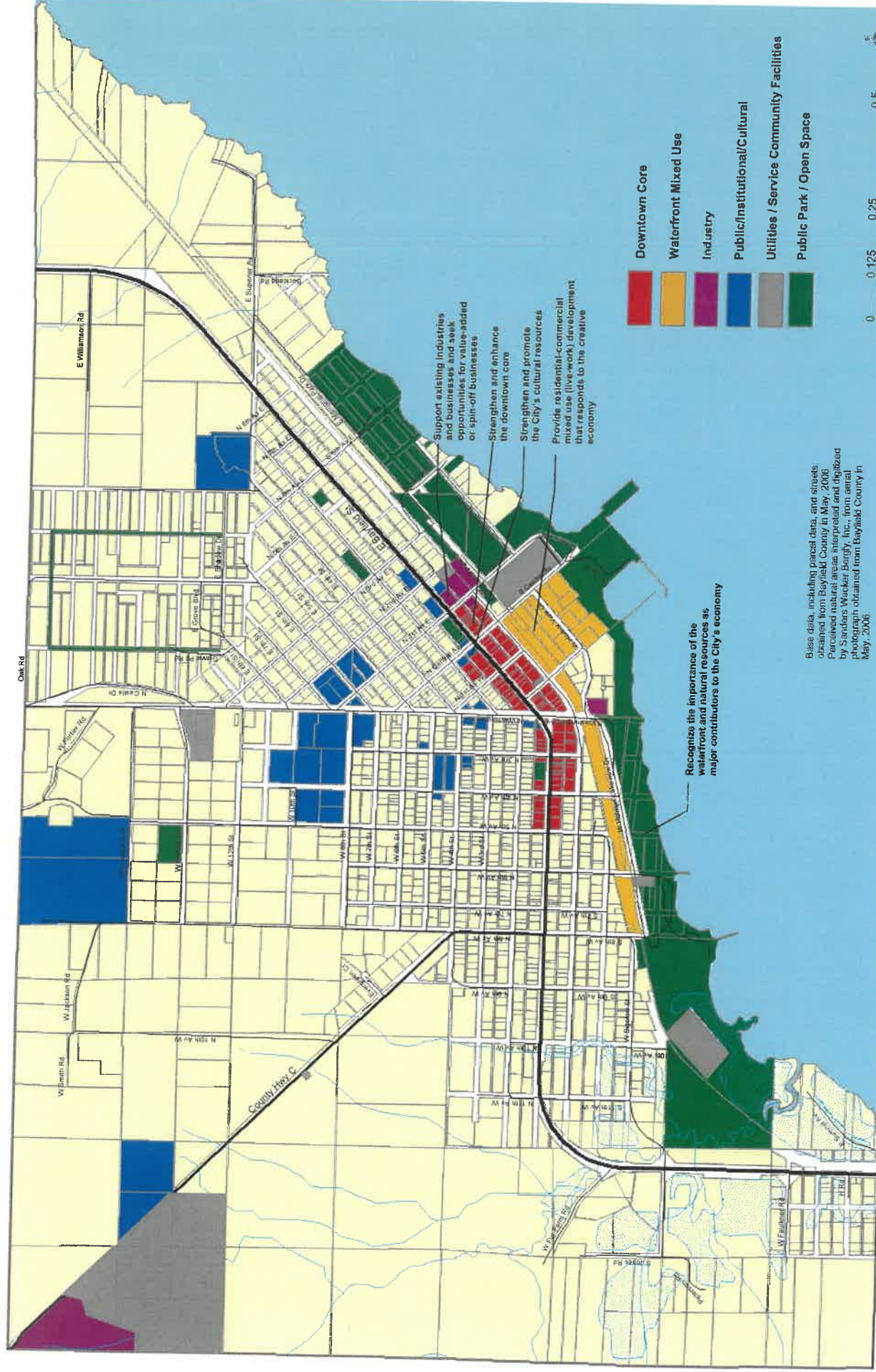
Marina and Commercial Dock Area

The Plan supports the efforts of the Harbor Commission to enhance the Washburn Marina and provide appropriate use of the commercial dock (see Figure 4-9). Key elements of the Plan include the following:

- Provide a new or enhanced marina building. Develop and implement sustainable design guidelines or standards for the building.
- Enhance site organization to provide better definition and separation of the various uses and to improve the functionality of the site.
- Provide an attractive and safe route for the Lakefront Walking Trail.
- Provide landscaped screening of the outdoor storage areas and implement sustainable site design measures including low impact storm water design techniques.
- Maintain commercial use of the commercial dock, but shift the dock's access drive to the west to provide additional parkland and additional landscaped screening of the dock.



Figure 4-9: Conceptual Sketch Showing Preliminary Ideas for Enhancement of the Marina and Commercial Dock Area



City of Washburn, WI Comprehensive Plan 2007-2027
 Figure 9-1: Generalized Economic Development Plan



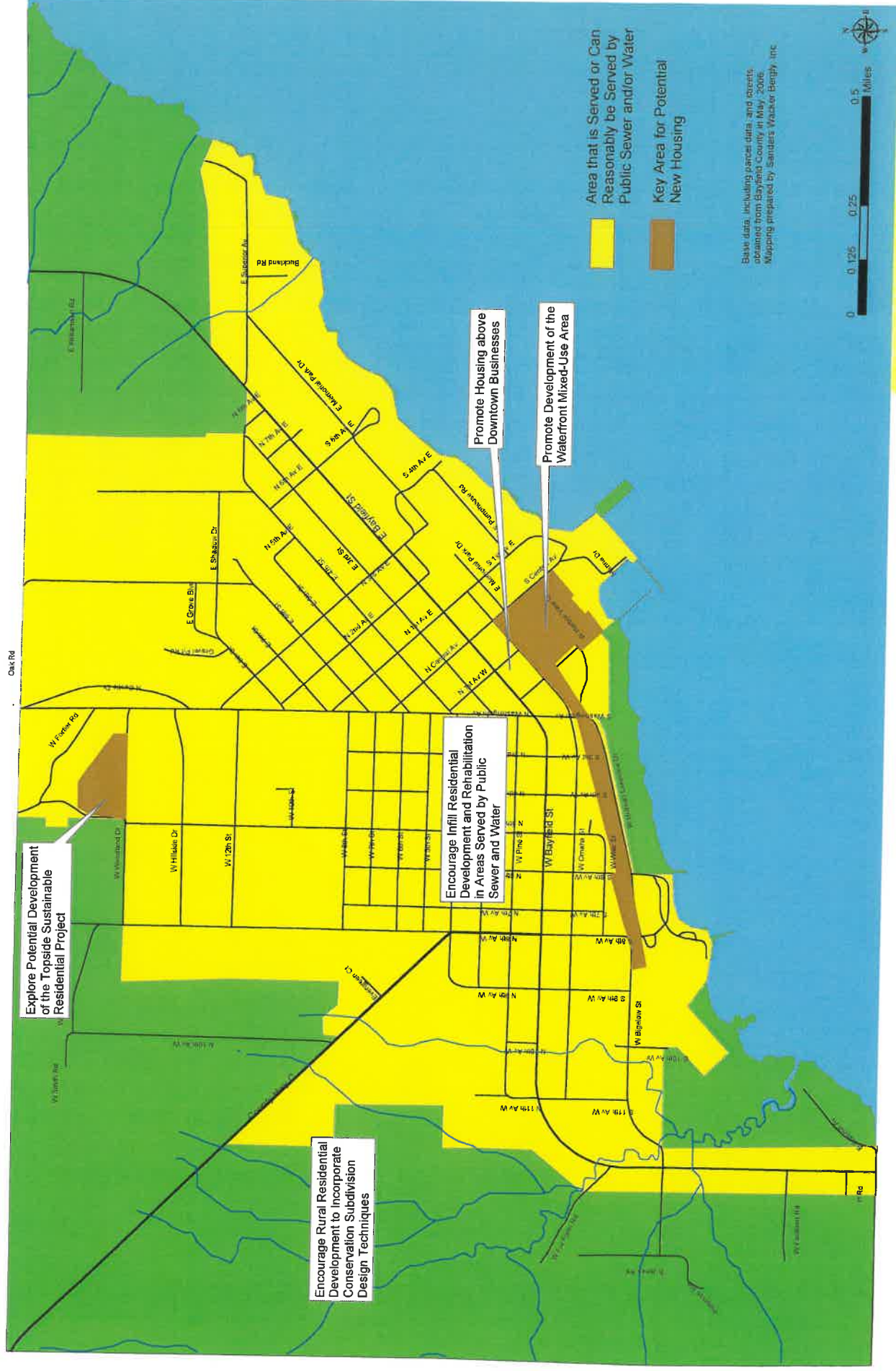
City of Washburn, WI Comprehensive Plan 2007-2027
 Figure 5-1: Existing Transportation - 2007 Page 5-3



City of Washburn, WI Comprehensive Plan 2007-2027
Figure 5-2: General Transportation Plan Page 5-11



City of Washburn, WI Comprehensive Plan 2007-2027
Figure 6-3: Utilities and Community Facilities
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City of Washburn, WI Comprehensive Plan 2007-2027
Figure 8-1: Generalized Housing Plan Page 8-13

LAND USE

Goal: Washburn's land use pattern promotes a strong, sustainable economy; respects natural resources; and meets human needs fairly and efficiently.
Objective 3.1: Use land in a manner that promotes a strong, sustainable economy.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
3.1.a	Minimize infrastructure and community services costs by encouraging development and redevelopment in areas currently served by municipal services.	CA, PC, M, CC, ZA	2007- Ongoing	
3.1.b	Promote well planned, mixed use development in the downtown core as a means to allow people to live, work, shop, and recreate in a relatively compact area, thereby creating a strong synergy between businesses and residents, minimizing public and private development and maintenance costs, and affording a high quality of life for those in the area.	CA, PC, M, CC, ZA	2007- Ongoing	downtown area and MU waterfront - ID general location, text or map C3, MUW ZD's
3.1.c	Protect existing agricultural areas and other economically productive areas in the City from development that would hinder their economic productivity.	CA, PC, M, CC	2007- Ongoing	
3.1.d	Identify the needs of existing businesses and industries in relation to the needs of the overall community and develop plans and/or tool to help them succeed. This may include developing a plan to enhance the appearance of the downtown area and developing a plan to help existing businesses relocate or expand within the City.	CA,PC, M, CC, CE, ZA	2007- Ongoing	limit nonconform due to changes in code?
3.1.e	Develop a plan and performance standards to allow limited, light industry to develop in the area guided for mixed-use development.	CA, PC, M, CC, ZA	2007- Ongoing	

Objective 3.2: Use land in a manner that is sensitive to the protection of natural, cultural, and agricultural resources.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
3.2.a	Recognize that significant natural, cultural, and agricultural resources (especially coastal resources) in Washburn contribute significantly to the City's high quality of life and to the economy of Washburn.	CA, PC, M, CC, PPPS, ZA	2007- Ongoing	
	Consequently, develop a plan to identify, protect, and enhance these resources.			
3.2.b	Promote infill development and redevelopment on suitable land in the existing urban service area.	CA, PC, M, CC, ZA	2007- Ongoing	Define service area - extent of services
3.2.c	Allow limited, planned development outside the urban service area consistent with the City Ordinances. Encourage cluster development, conservation design, or other techniques that minimize adverse impacts on significant natural, cultural, and agricultural resources.	CA, PC, M, CC, CE, ZA	2007- Ongoing	

Objective 3.3: Use land in a manner that meets human needs fairly and efficiently.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
3.3.a	Provide an opportunity for the public to be involved in land use decisions. Relate land use decisions to the needs and desires of the community.	CA, PC, M, CC, ZA	2007- Ongoing	
3.3.b	Ensure that the City has adequate and appropriate land to meet the City's housing needs, including affordable and temporary housing.	CA, PC, M, CC, HA, ZA	2007- Ongoing	Relate to Housing
3.3.c	Balance the need to guide land for private development with the community's social and cultural needs for public open space, parks, community facilities, and other uses that are important for maintaining and enhancing a high quality of life in Washburn.	CA, PC, M, CC, PPPS, ZA	2007- Ongoing	
3.3.d	Promote compatible land uses that respect the rights of adjacent land uses.	CA, PC, M, CC, ZA	2007- Ongoing	

WATERFRONT AND COASTAL RESOURCES

Goal: Washburn's waterfront promotes a strong and sustainable economy, protects and enhances natural resources, and provides public access and recreation opportunities to residents and visitors.

Objective 4.1: Use land in the waterfront in a manner that promotes a strong and sustainable economy.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
4.1.a	Enhance the Washburn Marina and provide appropriate use of the commercial dock.	CA, PC, M, CC, HC, ZA	2007- Ongoing	
4.1.b	Promote economic development near the waterfront for a well-planned, mixed-use development that allows people to live, work, and shop in an area that has convenient access to the amenities of the waterfront.	CA, PC, M, CC, CRC, HA, ZA	2007- Ongoing	Revisit
4.1.c	Promote and enhance public access and use of the waterfront.	CA, PC, CC, M, PPPS, ZA	2007- Ongoing	
4.1.d	Promote tourism and enhance downtown businesses by strengthening the connection of the downtown area to the waterfront.	CA, PC, M, CC, PPPS	2007- Ongoing	
4.1.f	Work with Bayfield County to enhance the function of the Highway Department facilities	CA, PC, MM, CC, ZA	2007-2009	

Objective 4.2: Protect and enhance the waterfront's natural resources.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
4.2.a	Implement best management practices to reduce erosion and sedimentation.	CA, PC, M, CC, PPPS, PW, ZA	2007- Ongoing	
4.2.b	Work to control exotic and invasive plant and animal species.	CA, PC, M, CC, PPPS, CE, ZA	2007- Ongoing	
4.2.c	Manage the landscape along the waterfront to protect and enhance the viewshed.	CA, PPPS, PC, M, CC, ZA	2007- Ongoing	

Objective 4.3: Provide public recreation opportunities and public access to the waterfront.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments

4.3.a	Develop and implement a plan for the public open space next to the commercial dock. Explore ways to link the public open space to the Athletic Fields Complex.	CA, CS, PPPS, ZA	2008-2010	Parks Commission
4.3.c	Work with various organizations and government agencies to promote waterfront events that meet the needs of residents and that help promote economic development.	CA, PPPS, M, CC	2007- Ongoing	
4.3.d	Explore opportunities to provide additional community gathering space and events facilities along the waterfront.	CA, PPPS, PC, M, CC	2008-2010	

TRANSPORTATION

Goal: Washburn has an integrated, multi-modal transportation system that provides healthy, safe, efficient, environmentally sensitive, and economical movement of people and goods.

Objective 5.1: Provide a functional, safe, accessible, and economical transportation system that meets the transportation needs of Washburn's residents, businesses, industries, and visitors.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
5.1.a	Integrate transportation and land use planning to help reduce transportation costs associated with conventional automobile-based development. For example, promote mixed-use development that allows residents to live, work, shop, and recreate within walking distance, thereby reducing the need for more roads, automobiles, and associated parking. Also, integrate park and ride opportunities, trails, walks, and the like into land use planning efforts, where appropriate.	CA, PC, BA, M, CC, ZA	2007- Ongoing	
5.1.b	Work with public, semi-public, and private transportation providers to ensure effective transportation services to businesses, residences, institutions, and other key areas in the City.	CA, BA, M, CC	2007- Ongoing	
5.1.c	Provide a functional and safe trail system in the City and to surrounding destinations, that provides a safe, cost, effective alternative to the road system.	CA, PPPS	2007- Ongoing	
5.1.d	Ensure continued use of the commercial dock as a means to transport goods to and from Washburn via watercraft.	HC, M, CC	2007- Ongoing	
5.1.e	Work closely with the government agencies and others regarding key issues relating to Highway 13, including the need to provide safe pedestrian crossings.	CA, PW	2007- Ongoing	
5.1.f	Ensure that Washburn's multi-modal transportation system is safe by separating incompatible modes of transportation. For example, separate motorized trails from pedestrian trails. Also, ensure safe crossings where roads and trails intersect.	CA, PW	2007- Ongoing	
5.1.g	Ensure that Washburn's multi modal-transportation system is consistent with the provisions of the American's with Disabilities Act (ADA).	PC, CA, BA	2007- Ongoing	

Objective 5.2: Provide an aesthetically pleasing transportation system that offers recreation and economic benefits.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
5.2.a	Seek highway beautification grants to provide enhanced entrance signs, informational/directional signs, landscaping, and streetscaping to beautify the Highway 13 corridor.	CA, M, CC	2007-2010	
5.2.b	Consider the unique character of a neighborhood and the environmental conditions of an area when planning, constructing, and maintaining transportation routes and facilities.	CA, M, CC, PW	2007- Ongoing	

5.2.c	Provide strong pedestrian links between the waterfront and the downtown core.			CA, PC, M, CC, PPPS, PW	2007- Ongoing	
5.2.d	Address issues and concerns that may arise relating to snowmobiling and ATV use on trails and along the waterfront.			CA, M, CC, PPPS	2007- Ongoing	
5.2.e	Expand Washburn's trail system and work with neighboring and overlapping jurisdictions to connect Washburn's trails and bicycle routes to surrounding communities and destinations. Support and promote the regional trail system as a tourist attraction.			PPPS, ZA	2007- Ongoing	
5.2.f	Encourage the creation of private businesses that can benefit from Washburn's transportation system (for example, a bicycle rental shop that caters to trail use, an electric rental car business adjacent to the marina or a park and ride, and so on).			BRLC, M, CC, ZA	2007- Ongoing	
5.2.g	Study the possibility of creating a public transportation node in Washburn with links to major cities in the Midwest. Coordinate with neighboring and overlapping jurisdictions and the major event providers. Market the sustainable transportation options available to visitors.			PC, CA, BA	2007- Ongoing	

Objective 5.3: Promote sustainable and healthy modes of transportation.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
5.3.a	Work towards converting conventional fossil fuel burning City vehicles to cleaner, healthier, and more efficient vehicles that reduce our reliance on fossil fuels and that have minimal adverse affect on the natural environment. Make City government an outstanding example of how to convert to sustainable and healthy modes of transportation.	CA, PW, M, CC	2007- Ongoing	
5.3.b	Promote efforts to reduce the use of single-occupancy, fossil fuel burning vehicles by promoting public transportation, carpooling, and non-motorized modes of transportation.	BA, M, CC	2007- Ongoing	
5.3.c	Promote land use planning that reduces our reliance on motorized modes of transportation and that encourages healthy modes of transportation including walking and bicycling.	PC, M, CC, ZA	2007- Ongoing	
5.3.d	Cooperate with Bay Area Rural Transit (BART) to provide local, regional, and national healthy, sustainable, transportation options.	BA, M, CC	2007- Ongoing	

UTILITIES AND COMMUNITY FACILITIES

Goal 1: Washburn provides cost effective, efficient delivery of community services and infrastructure that meet the needs of the community.

Objective 6.1: Plan and implement infrastructure extension, development, and maintenance of existing infrastructure in a cost-effective manner that increases property values, enhances livability, improves community attractiveness, and supports community public health.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
6.1.a	Work with property owners to provide public sewer and water service to those areas in the city that can be logically and sequentially served.	PW, CA, PC, M, CC	2007- Ongoing	
6.1.b	Discourage "leap-frog" development that would require premature extension of services to areas that cannot be logically and sequentially served.	PC, M, CC, ZA	2007- Ongoing	

6.1.c	Explore the possibility of burying existing above ground utilities (especially the three-phase power line adjacent to Holman Drive) and requiring new utilities in new developments to be placed underground.	PW, CA, PC, M, CC	2007- Ongoing
6.1.d	Work with telecommunication providers and others to ensure that Washburn has the necessary telecommunication infrastructure to support the needs of current and future businesses, industries, schools, institutions, and homeowners.	PW, CA	2007- Ongoing
6.1.e	Implement measures to retain and detain storm water onsite where feasible.	PW, CA, ZA	2007- Ongoing

Objective 6.2: Promote energy conservation measures and cleaner forms of energy that reduce the City's dependence on imported energy.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
6.2.a	Support the efforts of energy providers, government agencies and programs, and others to inform residents about energy conservation measures.	M, CA	2007- Ongoing	
6.2.b	Implement energy conservation measures in all City community facilities as a means to showcase energy conservation measures and to set a positive example for residential, commercial, and industrial uses.	PW, CA	2007- Ongoing	
6.2.c	Encourage energy providers and others to provide financial incentives for businesses and homeowners to conserve energy.	CA, M	2007- Ongoing	
6.2.d	Work with energy providers, neighboring and overlapping jurisdictions, and others to explore options to provide clean, safe, and sustainable energy production in the Chequamegon Bay area.	CA, M	2007- Ongoing	

Objective 6.3: Ensure that the community continues to be served by adequate waste disposal and recycling facilities.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
6.3.a	Work with waste disposal providers to ensure that waste disposal needs throughout the City are met.	CA	2007- Ongoing	
6.3.b	Promote and encourage residents, businesses, industries, and institutions to reduce, reuse, and recycle products.	CA, M, CC, PW	2007- Ongoing	
6.3.c	Encourage new business and industry endeavors that can recycle and use waste products in Washburn, rather than shipping all waste products out of the City. Communitywide compost site (consider as new strategy)	BRLC, CA, ZA	2007- Ongoing	

Objective 6.4: Ensure that the buildings, equipment, and staff associated with community services and facilities in Washburn are adequate to meet the needs of the community.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
6.4.a	Study the possibility of replacing the existing Public Works building on Highway 13 with a new Public Works building on existing City property adjacent to County Highway C in northwest Washburn. Explore the possibility of developing a joint facility with Bayfield County and/or surrounding towns. Incorporate green building techniques in any new development.	PW, CA, M, CC, CE, ZA	2007- Ongoing	
6.4.b	Evaluate the building and space needs associated with Washburn's community facilities. Develop plans to address concerns.	PW, CA, M, CC, CE	2007- Ongoing	

6.4.c	Plan and budget for City equipment replacement and repair as needed to provide the community with safe and efficient services. Consider energy efficiency and environmental responsibility when upgrading equipment.	PW, CA, CC	2007- Ongoing
6.4.d	Work with neighboring and overlapping jurisdictions to explore the feasibility and efficiency of jointly purchasing and sharing equipment.	CA	2007- Ongoing
6.4.e	Evaluate staffing needs and plan accordingly to ensure the safe and efficient delivery of community services.	CA	2007- Ongoing

Goal 2: Washburn’s community facilities and services contribute to the City’s high quality of life.

Objective 6.5: Provide high quality recreational opportunities and facilities that meet the needs and desires of residents and visitors.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
6.5.a	Protect and enhance public open space along the waterfront.	PPPS	2007- Ongoing	
6.5.b	Develop master plans to enhance Thompson’s West End Park and Memorial Park.	PPPS, PC, M, CC, ZA	2007- Ongoing	
6.5.c	Study the feasibility of creating a park on City land southeast of the athletic fields and northeast of the commercial dock.	PPPS, PC, CC, ZA	2007- Ongoing	
6.5.d	Work with the School District, overlapping and neighboring jurisdictions, and others to coordinate and share recreation facilities.	PPPS, CA, M, CC, RD	2007- Ongoing	
6.5.e	Provide a variety of summer and winter recreational activities in the park system.	PPPS, RD	2007- Ongoing	
6.5.f	Maintain the viability of the City’s marina and explore ways to expand the marina as per the recommendations of the City’s Waterfront Development Plan and the Harbor Commission’s Strategic Plan.	HC, CA, PC, M, CC	2007- Ongoing	

Objective 6.6: Provide high quality cultural opportunities and facilities that meet the needs of residents and visitors.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
6.6.a	Ensure that the Washburn Library remains a vital and dynamic community resource.	LB, M, CC	2007- Ongoing	
6.6.b	Encourage and support additional day care centers and activity centers for people of all ages as per the needs of the community.	CA, M, CC	2007- Ongoing	
6.6.c	Promote the use of existing museums and interpretive trails in the downtown and waterfront areas.	CA, M, CC	2007- Ongoing	
6.6.d	Ensure that the Washburn Civic Center continues to be a vital community center. Explore opportunities to enhance the existing center or build a new center, possibly near Thompson’s West End Park.	CA, PC, M, CC, PPPS	2007- Ongoing	
6.6.e	Explore opportunities to provide additional gathering spaces for community events like outdoor weddings, outdoor concerts, symposiums, and so on. Consider providing a community shelter/building near the marina and/or Thompson’s West End Park.	PPPS, CA, ZA	2007- Ongoing	

Objective 6.7: Encourage citizen involvement and responsibility in community affairs.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
6.7.a	Actively solicit citizen participation in City affairs including committees, community events, public meetings, and the like.	M, CC	2007- Ongoing	
6.7.b	Work with schools and education programs to promote opportunities for youth to be involved in government committees, to attend Planning Commission and City Council meetings, and to participate in mentorship and civic opportunities that develop character and leadership skills.	CA, PC, M, CC	2007- Ongoing	
6.7.c	Offer internships to area students interested in City government.	CA, M, CC	2007- Ongoing	

NATURAL, CULTURAL, AND AGRICULTURAL RESOURCES

Goal 1: Washburn protects and enhances its natural, coastal, and agricultural areas.

Objective 7.1: Protect and enhance natural habitats including creeks, wetlands, coastal resources, and forests to provide habitat for plant and animal species and to allow for sensitive use and enjoyment by humans.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
7.1.a	Work with government agencies and other stakeholders to develop a natural resource plan to identify, preserve, restore, and manage natural and coastal resources in the city.	PPPS, PC, M, CC, ZA	2007- Ongoing	
7.1.b	Maintain and enhance the water quality of creeks and drainage corridors within the City to prevent floods and erosion, and to preserve and protect the floodplain.	CA, PC, M, CC, ZA	2007- Ongoing	
7.1.c	Prohibit development (public or private) along Lake Superior that would cause erosion, endanger water quality, or otherwise adversely affect coastal resources.	CA, PC, M, CC, ZA	2007- Ongoing	
7.1.d	Work with government agencies, schools, and others to provide and/or promote educational opportunities regarding the protection and enhancement of coastal areas.	CA, M, ZA	2007- Ongoing	
7.1.e	Coordinate with government agencies and stakeholders to install boat washing facilities at all public launch sites in order to minimize the spread of exotic aquatic species.	HC, CA, CE	2007- Ongoing	
7.1.f	Promote sustainable development and preservation of natural resources in public and private developments.	CA, PC, M, CC, ZA	2007- Ongoing	
7.1.g	Recognize Chequamegon Bay and the waterfront as unique resources and plan for, encourage, and manage development and redevelopment activities in coastal areas to maximize aesthetic, environmental, recreational, and economic values.	HC, PPPS, PC, M, CC, ZA	2007- Ongoing	
7.1.h	Develop and implement performance standards for all development in coastal areas. Address the need to provide public access to Lake Superior and to preserve views of and from Lake Superior.	PC, M, CC, ZA	2008-2009	

Objective 7.2: Support agricultural opportunities in the city.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments

7.2.a	Promote the preservation of productive agricultural land holdings by encouraging best management practices.	CA, PC, M, CC, ZA	2007- Ongoing
7.2.b	Study the feasibility of developing a City tree nursery as part of an urban forestry program.	PPPS, PC, CA, ZA	2007- Ongoing
7.2.c	Explore the development of community produce gardens.	PPPS, PC, CA	2007- Ongoing

Goal 2: Washburn protects and promotes its historic, archaeological and cultural resources.

Objective 7.3: Identify and preserve sites and features having unique historical, archaeological, aesthetic, scenic or cultural value.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
7.3.a	Identify, preserve, and protect resources and structures that contribute to Washburn's architectural, historic, and cultural heritage		2007- Ongoing	
7.3.b	Support community events and programs that celebrate the history and culture of Washburn.		2007- Ongoing	
7.3.c	Encourage restoration and adaptive re-use of historic buildings.		2007- Ongoing	
7.3.d	Explore the preservation and/or restoration of the Washburn Civic Center (DuPont Club Building) and the old pumphouse. Consider designating the pumphouse as a building with special significance.		2007- Ongoing	

HOUSING

Goal: Diverse and attractive housing is available in the community to meet the needs of residents.

Objective 8.1: Encourage the rehabilitation and maintenance of the existing housing stock to provide for the needs of current residents and to accommodate anticipated future population growth.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
8.1.a	Work with public and private agencies and programs to help rehabilitate owner-occupied and rental units.	HA, HPC, CE, ZA	2007- Ongoing	
8.1.b	Identify housing needs and amend the Zoning Ordinance to address those needs.	HA, ZA	2007- Ongoing	
8.1.c	Explore developing and making available a handbook to guide homeowners in rehabilitation of their property.	CA, HPC, CE	2007- Ongoing	
8.1.d	Promote green building/sustainable design concepts (including energy efficient construction) for new housing and housing renovations.	CA, PC, M, CC, CE	2007- Ongoing	
8.1.e	Identify blighted properties that are vacant or for sale; consider acquiring them and improving them, or seek private rehabilitation support.	CA, PC, M, CC, HA, HPC, ZA, CE	2007- Ongoing	
8.1.f	Initiate and/or promote neighborhood cleanup programs. Conduct clean up/pick up days for appliances, furniture, and general neighborhood cleanup.	CA, PW, CE, PHS	2007- Ongoing	
8.1.g	Establish a community assistance program to encourage property maintenance.	CA, M, CC, BRLC, HPC, CE	2007- Ongoing	
8.1.h	Review, amend, and enforce property maintenance ordinances.	CA, PC, M, CC, CE	2007-2009	

Objective 8.2: Encourage the development or redevelopment of housing for all income levels, special needs, stages of life.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
8.2.a	Develop incentives to encourage development of low and moderate-income housing, as well as housing for those with special needs.	CA, PC, M, ZA, CE	2007- Ongoing	
8.2.b	Encourage infill housing in areas currently served by public utilities.	CA, PC, M, ZA, CE	2007- Ongoing	
8.2.c	Encourage the creation of mixed-use developments that include housing, employment, shopping, and recreation opportunities in a compact, pedestrian setting.	CA, PC, M, ZA, CE	2007- Ongoing	
8.2.d	Use and/or promote programs to assist with the development of multi-family rental housing.	CA, PC, M, ZA, CE	2007- Ongoing	
8.2.e	Use and promote programs that provide incentives to support the financing and marketing of a first-time homebuyer program.	CA, PC, M, ZA, CE	2007- Ongoing	
8.2.f	Develop housing linkage programs to construct or make financial contributions towards the development of affordable rental and ownership housing. These programs can include tools such as density bonuses, reduced setbacks, and reduced parking requirements.	CA, PC, M, ZA, CE	2007- Ongoing	
8.2.g	Support public and private programs that help address housing needs in Washburn.	CA, PC, M, ZA, CE	2007- Ongoing	
8.2.h	Encourage the development of transitional housing to meet the community's housing needs.	CA, PC, M, ZA, CE	2007- Ongoing	
8.2.i	Encourage multi-family, rental housing development for all income levels and for those with special needs.	CA, PC, M, ZA, CE	2007- Ongoing	
8.2.j	Ensure that housing addresses the standards set in the American's with Disabilities Act.	CA, PC, M, ZA, CE	2007- Ongoing	
8.2.k	Explore the idea of creating an architectural review board to guide builders toward compatible architectural design.	CA, PC, M, ZA, CE	2008	

ECONOMIC DEVELOPMENT

Goal: Washburn provides adequate jobs, meets the retail and service needs of residents and visitors, provides a strong municipal tax base, and enhances the quality of life.

Objective 9.1: Retain, encourage and support the expansion of local business and industry.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
9.1.a	Set retention of existing businesses and industries as a top priority of the City's economic development plan.	M, CA, PC	2007- Ongoing	
9.1.b	Develop and implement a program where the Mayor (or the Mayor's representative) meets periodically on an individual basis with businesses and industries to listen to concerns and discuss opportunities for growth.	M, CA, PC	2007- Ongoing	
9.1.c	Work with government agencies and others to promote training opportunities to help businesses and industries prosper. Co-sponsor and/or offer City facilities for employee training programs and help coordinate existing resources to present training seminars.	M, CA, PC	2007- Ongoing	
9.1.d	Promote the downtown business district and enhance the capability of downtown businesses to meet the daily needs of local, regional, and tourist customers.	M, CA, PC	2007- Ongoing	

9.1.e	Use physical design, investments in the public realm, appropriate signage, and coordinated promotions to strengthen the link between the City's downtown business district and the City's waterfront.	M, CA, PC	2007- Ongoing
9.1.f	Work to implement programs that conserve energy resources and reduce energy costs to businesses, industries, and residences.	M, CA, PC, PW, CE	2007- Ongoing
9.1.g	Explore participating in the Main Street Program as a way to help revitalize downtown businesses.	M, CA, CC	2008

Objective 9.2: Welcome industries and businesses that have a synergistic relationship with existing industries, businesses, and institutions, and those that help diversify Washburn's economic base.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
9.2.a	Recognize and promote the arts, recreation, and natural resources as major contributors to Washburn's high quality of life and as major economic forces in the community. Promote the City's high quality of life to help attract new businesses.	M, PC, CA	2007- Ongoing	
9.2.b	Recruit value-added industries and businesses that can take advantage of the City's and the region's amenities and natural resources.	M, PC, CA	2007- Ongoing	
9.2.c	Enhance Washburn's existing "creative economy" by marketing Washburn to artists, writers, and others.	M, PC, CA	2007- Ongoing	
9.2.d	Develop and maintain an inventory of public and private lands and buildings that are suitable for development or redevelopment of businesses and industries and that are consistent with the City's natural and social policies.	PC, CA, ZA	2007- Ongoing	
9.2.e	Identify blighted or potentially contaminated sites. Provide technical, financial, or administrative assistance for brownfields mitigation. Identify resources, promote state and federal programs, and invest in vacant sites to remediate risk and blight in the community.	BRLC, CE, PC, CA, ZA	2007- Ongoing	
9.2.f	Encourage new businesses and industries that can help serve the area's growing population of elderly residents.	M, PC, CA	2007- Ongoing	
9.2.g	Develop new opportunities for the City to stand out as a leader in sustainable business and community development.	M, PC, CA	2007- Ongoing	
9.2.h	Support eco-tourism and other tourism opportunities that are self-supportive revenue generators.	M, PC, CA	2007- Ongoing	
9.2.i	Partner with Chambers of Commerce, neighboring and overlapping jurisdictions, and others to promote tourism.	PC, CA, CAC	2007- Ongoing	
9.2.j	Promote a range of business types to help diversify Washburn's economy and enhance employment opportunities for its residents.	M, PC, CA	2007- Ongoing	
9.2.k	Identify under-utilized local resources and develop programs that create or encourage investment in these resources. Assist businesses to create new markets for products and services.	PC, CA	2007- Ongoing	
9.2.l	Identify under-utilized or under-served local and regional markets and encourage local business development to service these markets.	PC, CA	2007- Ongoing	
9.2.m	Encourage entrepreneurs who are developing new products and new markets to locate in Washburn.	PC, CA, M	2007- Ongoing	
9.2.n	Identify new economically and environmentally sustainable uses for the City's and the region's natural resources.	PC, CA	2007- Ongoing	

Objective 9.3: Support and encourage entrepreneurship.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
9.3.a	Inform those interested in starting a new business about available business counseling programs.	PC, CA	2007-Ongoing	
9.3.b	Support and promote business management education and training programs.	M, PC, CA	2007-Ongoing	
9.3.c	Promote the establishment of and organized business support network for new startup businesses.	M, PC, CA	2007-Ongoing	
9.3.d	Encourage local economic development organizations to study and make available information on Washburn's market potential for new retail, wholesale, service, and manufacturing businesses.	M, PC, CA	2007-Ongoing	
9.3.e	Identify and provide information on available business financing programs.	BRLC, CA, PC	2007-Ongoing	
9.3.f	Support the establishment of entrepreneurship education programs in schools.	M, CA, PC	2007-Ongoing	

INTERGOVERNMENTAL COOPERATION

Goal: The City of Washburn and all neighboring and overlapping governmental jurisdictions work proactively and cooperatively to ensure that the Chequamegon Bay region has a strong, sustainable economy; respects natural resources; and meets human needs fairly and efficiently.

Objective 10.1: Provide open communication and good working relationships between the City of Washburn and neighboring and overlapping jurisdictions.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
10.1.a	Lead efforts to organize intergovernmental workshops involving representatives from neighboring and overlapping jurisdictions.	M, CA	2007-Ongoing	
10.1.b	Encourage neighboring and overlapping jurisdictions to review and comment on amendments and updates to Washburn's Comprehensive Plan and other pertinent plans in Washburn. Request that neighboring and overlapping jurisdictions allow the City of Washburn to review planning efforts that may affect the City of Washburn.	M, CA, ZA	2007-Ongoing	
10.1.c	Openly share information that may be beneficial to neighboring and overlapping jurisdictions.	M, CA	2007-Ongoing	
10.1.d	Coordinate education efforts that may be beneficial to neighboring and overlapping jurisdictions.	M, CA	2007-Ongoing	
10.1.e	Collaborate with the Alliance for Sustainability.	M, CA	2007-Ongoing	

Objective 10.2: Partner with neighboring and overlapping jurisdictions to provide efficient, cost- effective, high-quality services, where practical or mutually beneficial.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
10.2.a	Share services and facilities with neighboring and overlapping jurisdictions, where practical or mutually beneficial.	M, CA	2007-Ongoing	

10.2.b	Support regional facilities and services that benefit Washburn and the region.	M, CA, ZA	2007- Ongoing
10.2.c	Work with neighboring and overlapping jurisdictions to coordinate shared purchases of bulk items and special equipment, where practical or mutually beneficial.	M, CA	2007- Ongoing
10.2.d	Work with the Washburn School District and neighboring communities to coordinate efforts to provide quality recreation programs and facilities for area residents.	M, CA, RAC, RD	2007- Ongoing

Objective 10.3: Work proactively and cooperatively on planning issues that may affect neighboring and overlapping jurisdictions.

Policy No.	Policy (STRATEGY)	Responsible Entities	Date	Comments
10.3.a	Work with neighboring and overlapping jurisdictions on all land use decisions that may affect the other jurisdictions.	M, CA, PC, ZA	2007- Ongoing	
10.3.b	Work with neighboring and overlapping jurisdictions to ensure that Washburn and the surrounding area have a safe, efficient, well maintained, and connected multi-modal transportation system.	M, CA	2007- Ongoing	
10.3.c	Work with the Bay Area Rural Transit (BART) system and neighboring and overlapping governments to promote the use of the public transportation system. Work to make the public transportation system more energy efficient and cost effective.	BA, M, CA	2007- Ongoing	
10.3.d	Work with neighboring and overlapping jurisdictions to preserve and enhance natural, coastal, cultural, and agricultural resources in the region.	PPPS, M, CA, PC, ZA	2007- Ongoing	
10.3.e	Work with neighboring and overlapping jurisdictions to coordinate development and improvements of utilities and community facilities that meet the needs of area residents.	M, CA, PW	2007- Ongoing	
10.3.f	Work with neighboring and overlapping jurisdictions to ensure that there is a full range of housing to meet the diverse needs of the area.	M, CA, PC, CE	2007- Ongoing	
10.3.g	Work with neighboring and overlapping jurisdictions on economic development issues and planning that will strengthen the economy of the region.	M, CA, PC	2007- Ongoing	
10.3.h	Partner with neighboring and overlapping jurisdictions to establish alternative energy programs that will provide sustainable, efficient, cost effective energy that is practical and mutually beneficial.	M, CA	2007- Ongoing	