

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



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

NOTICE OF PLAN COMMISSION MEETING

DATE: Thursday, September 19, 2019

TIME: 5:30 P.M

PLACE: Washburn City Hall

AGENDA:

- Call to Order
- Roll Call
- Approval of Minutes – August 15, 2019
- Public Hearing(s)
 - Discussion and Recommendation on Conditional Use Amendment Request for Elevated Vision Tattoo. Amendment Will Address Hours of Operation Changes from the Previously Approved Permit. – Property Located at 331 W. Bayfield Street – Keith Peterson, Petitioner.
- Discussion and Action on Site Plan and Architectural Review for Deck Addition and Façade Renovations at 123 S. 2nd Ave. West, C3 Zoning District, Emily & Bruce Sytsma
- Adjourn

August 15, 2019
5:30pm Washburn City Hall

CITY OF WASHBURN PLAN COMMISSION MEETING

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

ABSENT: Dave Anderson, Leo Ketchum-Fish,

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

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

Approval of Minutes – July 18, 2019 – Moved by Avol to approve minutes of July 18, 2019 as presented, second by Swiston. Motion carried unanimously.

Public Hearing(s) – Moved by Baregi to open the floor for the public hearing, second by Swiston. Motion carried unanimously. There was no public comment.

Discussion and Recommendation to Adopt the Proposed Zoning Amendment Ordinance No. 19-009 Addressing Greenhouses in Commercial Zoning Districts - Baregi moves to recommend approval of the proposed Zoning Amendment Ordinance No. 19-009 Addressing Greenhouses in the Commercial Zoning Districts as written, second by Gray. Motion carried unanimously.

Discussion and Recommendation to Adopt the Proposed Zoning Amendment Ordinance No. 19-010 Addressing Earth Materials Stockpiles in the Marina District – Moved by Baregi to recommend approval of Zoning Amendment Ordinance No. 19-010 Addressing Earth Materials Stockpiles in the Marina District as written, second by Gray. Swiston questioned if this was for whole Marina District or just the coal dock? B. Anderson stated for the whole district. Motion carried unanimously.

Discussion and Recommendation to Adopt the Proposed Zoning Ordinance Amendment No. 19-011 Addressing Land Use Definition of Accessory Dwelling Unit – Moved by Swiston to recommend the proposed Zoning Ordinance Amendment No. 19-011 Addressing Land Use Definition of Accessory Dwelling Unit as written, second by Baregi. Motion carried unanimously.

Avol moves to close floor, 2nd by Baregi. Motion carried unanimously.

Discussion and Action on Architectural Review for New Roof, at 123 S. 2nd Ave. West, C3 Zoning District, Emily & Bruce Sytsma. Emily Sytsma in attendance. In accordance with Article 14-5(b) since the roofing material is not the same or similar to the existing an Architectural Review is required. Ms. Sytsma is wishing to replace her asphalt shingled roof with a metal roof. Moved Baregi to approve replacing the roof at 123 s. 2nd Ave West with a metal roof, second by Gray. Discussion on why this has to go for Architectural Review discussed. Swiston asked about the color, Mrs. Sytsma stated it would be polar white. Motion carried unanimously. Baregi suggest we may want to look at changing the code so every roof change in the C3 district isn't required to come to Plan Commission. Deputy Zoning Administrator Anderson, felt part of the reason for the code may be to try and regulate wild things from happening, like a hot pink roof.

Adjourn - Moved by Baregi to adjourn @ 5:40pm, second by Swiston. Motion carried unanimously.

Respectfully Submitted,
Tammy L. DeMars
Treasurer/Deputy Clerk

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715-373-6160
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To: Honorable Mayor and Plan Commission Members
From: Bob Anderson, Deputy Zoning Administrator 
Re: Elevated Vision Tattoo CUP Amendment
Date: September 11, 2019

Elevated Vision Tattoo located at 331 W Bayfield Street has submitted an application to amend their current Conditional Use Permit that would extend their operating hours. Currently their hours are from 8:00 AM thru 10:00 PM with the proposed hours being 8:00 AM thru 12:00 AM, midnight. No other modifications to the permit are requested.

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APPLICATION FOR CONDITIONAL USE PERMIT

(Zoning Code 13-7-51 through 62)

Name: Elevated Vision Tattoo Initial Application Amendment/Renewal

Physical and Mailing Address of Applicant: 331 W. Bayfield Street

Telephone Number: 715 208 4907 E-mail: ElevatedVisionStudio@gmail.com

Address/Description of Permit Property: 331 W. Bayfield Street

Requested Conditional Use: Amendment of Current CuP. Extension of Hours Zoning District: _____

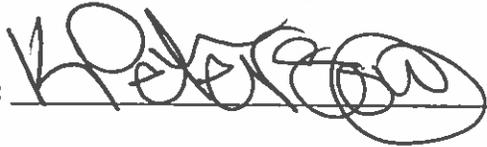
Applicant shall submit a letter detailing the desired use, along with a scaled site plan of the property if new construction is involved.

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

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

APPLICATION FOR CONDITIONAL USE PERMIT --- Page 2

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

Application Signature:  Date: 9/19

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

OFFICE USE ONLY

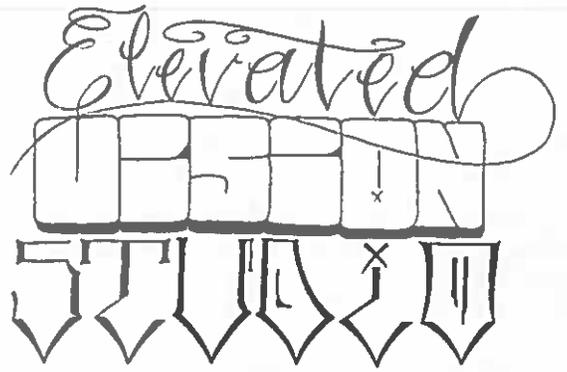
Date of Review Completed by Zoning Administrator: _____

Date of Public Hearing: 9/19/19

Dates of Publication/Mailing: _____

Recommendation of Plan Commission: _____

Approval by Council: _____



331 West Bayfield Street
Washburn, WI 54891
elevatedvisionstudio@gmail.com

August 1, 2019

To Whom It May Concern:

I would like to amend the current conditional use permit so the hours of operation 8:00AM-10:00PM, would change to 8:00AM-12:00AM.

Sincerely,
Keith AM Peterson

1 of 2	1 of 1	1 of 2
Parcel Boundary: HEIDI SHEIDI S COOK NOVUS - Tax and Property Information TaxID#: 33,095.00 Name: HEIDI S, COOK Site Address (Physical Address): 415 W BAYFIELD ST, WASHBURN, WI, 54891 Mail Address: PO BOX 457, WASHBURN, WI, 54891 Last Tax Amount: \$1,997.47 Est Fair Mrkt Val Imp: \$78,500.00 Est Fair Mrkt Val Land: \$14,300.00 Total Imprvmt Value: \$82,100.00 Total Land Value: \$15,000.00 Sale Amount: \$0.00 Sale Date: Deed Vol Page: Deed Document#: Section: 05 Town: 48 Range: 04 Municipality: CITY OF WASHBURN School District: WASHBURN Short Description: LOTS 15&16, BLK 27 GIS Acres: 0.16 Deed Acres: 0.00 Parcel Problem Area Note: PARCELS ALIGNED TO AERIAL PHOTO ...	Parcel Boundary: HANSON, DALE & DALE HANSON NOVUS - Tax and Property Information TaxID#: 33,125.00 Name: HANSON, DALE &, STENSVAD, LOIS Site Address (Physical Address): 310 W BAYFIELD ST, WASHBURN, WI, 54891 Mail Address: PO BOX 677, WASHBURN, WI, 54891 Last Tax Amount: \$2,195.90 Est Fair Mrkt Val Imp: \$87,300.00 Est Fair Mrkt Val Land: \$14,300.00 Total Imprvmt Value: \$91,400.00 Total Land Value: \$15,000.00 Sale Amount: \$135,000.00 Sale Date: Deed Vol Page: Deed Document#: Section: 05 Town: 48 Range: 04 Municipality: CITY OF WASHBURN School District: WASHBURN Short Description: LOTS 11-12, BLK 35 GIS Acres: 0.16 Deed Acres: 0.00 Parcel Problem Area Note: PARCELS ALIGNED TO AERIAL PHOTO ...	Parcel Boundary: ARNTSEN, SHIRLEY & WILLIAM & SHIRLEY A & WILLIAM T ARNTSEN REV TRUST NOVUS - Tax and Property Information TaxID#: 33,123.00 Name: ARNTSEN, SHIRLEY & WILLIAM &, BEEKSMA, JOYCE &, JACOB Site Address (Physical Address): 320 W BAYFIELD ST, WASHBURN, WI, 54891 Mail Address: 1677 WALDO RD, TWO HARBORS, MN, 55616 Last Tax Amount: \$712.93 Est Fair Mrkt Val Imp: \$29,900.00 Est Fair Mrkt Val Land: \$5,400.00 Total Imprvmt Value: \$31,300.00 Total Land Value: \$5,600.00 Sale Amount: \$0.00 Sale Date: Deed Vol Page: Deed Document#: Section: 05 Town: 48 Range: 04 Municipality: CITY OF WASHBURN School District: WASHBURN Short Description: LOTS 7-8, BLK 35 GIS Acres: 0.16 Deed Acres: 0.00 Parcel Problem Area Note: PARCELS ALIGNED TO AERIAL PHOTO ...

1 of 1	1 of 1	1 of 1
Parcel Boundary: GARY R & KARLYN G GARY R & KARLYN G HOLMAN NOVUS - Tax and Property Information TaxID#: 36,206.00 Name: GARY R & KARLYN G, HOLMAN Site Address (Physical Address): 318 W BAYFIELD ST, WASHBURN, WI, 54891 Mail Address: 116 E 5TH ST, WASHBURN, WI, 54891 Last Tax Amount: \$3,160.36 Est Fair Mrkt Val Imp: \$130,500.00 Est Fair Mrkt Val Land: \$14,300.00 Total Imprvmt Value: \$136,600.00 Total Land Value: \$15,000.00 Sale Amount: \$0.00 Sale Date: Deed Vol Page: Deed Document#: Section: 05 Town: 48 Range: 04 Municipality: CITY OF WASHBURN School District: WASHBURN Short Description: LOTS 9 & 10 BLOCK 35 GIS Acres: 0.16 Deed Acres: 0.00 Parcel Problem Area Note: PARCELS ALIGNED TO AERIAL PHOTO ...	Parcel Boundary: MATTHEW & DEBORAH MATTHEW & DEBORAH SCHWANTES NOVUS - Tax and Property Information TaxID#: 33,136.00 Name: MATTHEW & DEBORAH, SCHWANTES Site Address (Physical Address): 318 W PINE ST, WASHBURN, WI, 54891 Mail Address: 318 W PINE ST, WASHBURN, WI, 54891 Last Tax Amount: \$1,715.80 Est Fair Mrkt Val Imp: \$74,800.00 Est Fair Mrkt Val Land: \$5,400.00 Total Imprvmt Value: \$78,300.00 Total Land Value: \$5,600.00 Sale Amount: \$110,000.00 Sale Date: Deed Vol Page: Deed Document#: Section: 05 Town: 48 Range: 04 Municipality: CITY OF WASHBURN School District: WASHBURN Short Description: LOTS 7-8, BLK 36 GIS Acres: 0.16 Deed Acres: 0.00 Parcel Problem Area Note: PARCELS ALIGNED TO AERIAL PHOTO ...	Parcel Boundary: SORENSEN DEVELOPMENT INC NOVUS - Tax and Property Information TaxID#: 36,600.00 Name: , SORENSEN DEVELOPMENT INC Site Address (Physical Address): 406 W BAYFIELD ST, WASHBURN, WI, 54891 Mail Address: 108 STRATFORD ST, GWINN, MI, 49841 Last Tax Amount: \$1,250.60 Est Fair Mrkt Val Imp: \$54,300.00 Est Fair Mrkt Val Land: \$10,700.00 Total Imprvmt Value: \$56,800.00 Total Land Value: \$11,200.00 Sale Amount: \$0.00 Sale Date: Deed Vol Page: Deed Document#: Section: 05 Town: 48 Range: 04 Municipality: CITY OF WASHBURN School District: WASHBURN Short Description: ORIG TOWNSITE OF WASHBURN LOTS 13 - 16 BLOCK 28 GIS Acres: 0.32 Deed Acres: 0.00 Parcel Problem Area Note: PARCELS ALIGNED TO AERIAL PHOTO ...

1 of 1	1 of 1	1 of 1
<p>Parcel Boundary: NEW HORIZONS NORTH INC</p> <p>NOVUS - Tax and Property Information TaxID#: 33,122.00 Name: , NEW HORIZONS NORTH INC</p> <p>Site Address (Physical Address): 324 W BAYFIELD ST, WASHBURN, WI, 54891</p> <p>Mail Address: 514 W MAIN ST, ASHLAND, WI, 54806</p> <p>Last Tax Amount: \$1,451.22 Est Fair Mrkt Val Imp: \$46,800.00 Est Fair Mrkt Val Land: \$21,500.00 Total Imprvmt Value: \$49,000.00 Total Land Value: \$22,500.00 Sale Amount: \$140,000.00 Sale Date: Deed Vol Page: Deed Document#: Section: 05 Town: 48 Range: 04 Municipality: CITY OF WASHBURN School District: WASHBURN Short Description: LOTS 4-6, BLK 35 GIS Acres: 0.24 Deed Acres: 0.00 Parcel Problem Area Note: PARCELS ALIGNED TO AERIAL PHOTO</p> <p>...</p>	<p>Parcel Boundary: GEORGE W & BARBARA HGEORGE W & BARBARA H ENGELHARD</p> <p>NOVUS - Tax and Property Information TaxID#: 33,121.00 Name: GEORGE W & BARBARA H, ENGELHARD</p> <p>Site Address (Physical Address): 328 W BAYFIELD ST, WASHBURN, WI, 54891</p> <p>Mail Address: 77905 WASHINGTON AVE, WASHBURN, WI, 54891</p> <p>Last Tax Amount: \$2,699.47 Est Fair Mrkt Val Imp: \$102,700.00 Est Fair Mrkt Val Land: \$21,500.00 Total Imprvmt Value: \$107,500.00 Total Land Value: \$22,500.00 Sale Amount: \$115,000.00 Sale Date: Deed Vol Page: Deed Document#: Section: 05 Town: 48 Range: 04 Municipality: CITY OF WASHBURN School District: WASHBURN Short Description: LOTS 1-3, BLK 35 GIS Acres: 0.24 Deed Acres: 0.00 Parcel Problem Area Note: PARCELS ALIGNED TO AERIAL PHOTO</p> <p>...</p>	<p>Parcel Boundary: OLD BROKEDOWN PALACE LLC</p> <p>NOVUS - Tax and Property Information TaxID#: 33,135.00 Name: , OLD BROKEDOWN PALACE LLC</p> <p>Site Address (Physical Address): 320 W PINE ST, WASHBURN, WI, 54891</p> <p>Mail Address: 318 W PINE ST, WASHBURN, WI, 54891</p> <p>Last Tax Amount: \$1,269.85 Est Fair Mrkt Val Imp: \$52,200.00 Est Fair Mrkt Val Land: \$8,000.00 Total Imprvmt Value: \$54,600.00 Total Land Value: \$8,400.00 Sale Amount: \$0.00 Sale Date: Deed Vol Page: Deed Document#: Section: 05 Town: 48 Range: 04 Municipality: CITY OF WASHBURN School District: WASHBURN Short Description: LOTS 4-6, BLK 36 GIS Acres: 0.24 Deed Acres: 0.00 Parcel Problem Area Note: PARCELS ALIGNED TO AERIAL PHOTO</p> <p>...</p>

1 of 1	1 of 1	1 of 1
<p>Parcel Boundary: DENNIS A & CHARLENE MDENNIS A & CHARLENE M WILEY</p> <p>NOVUS - Tax and Property Information TaxID#: 33,134.00 Name: DENNIS A & CHARLENE M, WILEY</p> <p>Site Address (Physical Address): 332 W PINE ST, WASHBURN, WI, 54891</p> <p>Mail Address: 5868 BRADLEY RD, BYRON, IL, 61010</p> <p>Last Tax Amount: \$1,035.12 Est Fair Mrkt Val Imp: \$41,700.00 Est Fair Mrkt Val Land: \$8,000.00 Total Imprvmt Value: \$43,600.00 Total Land Value: \$8,400.00 Sale Amount: \$53,000.00 Sale Date: Deed Vol Page: Deed Document#: Section: 05 Town: 48 Range: 04 Municipality: CITY OF WASHBURN School District: WASHBURN Short Description: LOTS 1-3, BLK 36 GIS Acres: 0.24 Deed Acres: 0.00 Parcel Problem Area Note: PARCELS ALIGNED TO AERIAL PHOTO</p> <p>...</p>	<p>Parcel Boundary: ROGER WROGER W SOLBERG</p> <p>NOVUS - Tax and Property Information TaxID#: 33,093.00 Name: ROGER W, SOLBERG</p> <p>Site Address (Physical Address): 401 W BAYFIELD ST, WASHBURN, WI, 54891</p> <p>Mail Address: 401 W BAYFIELD ST, WASHBURN, WI, 54891</p> <p>Last Tax Amount: \$680.88 Est Fair Mrkt Val Imp: \$34,100.00 Est Fair Mrkt Val Land: \$5,400.00 Total Imprvmt Value: \$35,700.00 Total Land Value: \$5,600.00 Sale Amount: \$0.00 Sale Date: Deed Vol Page: Deed Document#: Section: 05 Town: 48 Range: 04 Municipality: CITY OF WASHBURN School District: WASHBURN Short Description: LOTS 9-10, BLK 27 GIS Acres: 0.16 Deed Acres: 0.00 Parcel Problem Area Note: PARCELS ALIGNED TO AERIAL PHOTO</p> <p>...</p>	<p>Parcel Boundary: KATHERINE UKATHERINE U MARTIN</p> <p>NOVUS - Tax and Property Information TaxID#: 33,143.00 Name: KATHERINE U, MARTIN</p> <p>Site Address (Physical Address): 325 W BAYFIELD ST, WASHBURN, WI, 54891</p> <p>Mail Address: 325 W BAYFIELD ST, WASHBURN, WI, 54891</p> <p>Last Tax Amount: \$1,024.47 Est Fair Mrkt Val Imp: \$41,200.00 Est Fair Mrkt Val Land: \$8,000.00 Total Imprvmt Value: \$43,100.00 Total Land Value: \$8,400.00 Sale Amount: \$0.00 Sale Date: Deed Vol Page: Deed Document#: Section: 05 Town: 48 Range: 04 Municipality: CITY OF WASHBURN School District: WASHBURN Short Description: LOTS 28-30, BLK 36 GIS Acres: 0.24 Deed Acres: 0.00 Parcel Problem Area Note: PARCELS ALIGNED TO AERIAL PHOTO</p> <p>...</p>

CITY OF WASHBURN

PO BOX 638
WASHBURN, WI 54891

Receipt Nbr: 28462

Date: 8/01/2019

Cash

RECEIVED FROM ELEVATED VISION LLC \$150.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	ZONING PERMITS	150.00
	CONDITIONAL PERMIT APP. ELEVATED VISION	
TOTAL RECEIVED		150.00

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715-373-6160
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FAX 715-373-6148

To: Honorable Mayor and Plan Commission Members
From: Bob Anderson, Deputy Zoning Administrator 
Re: Emily & Bruce Sytsma Site Plan & Architectural Review
Date: September 11, 2019

Mr. and Mrs. Sytsma are requesting a Construction Permit to install a new deck and renovate the façade on the building located at 123 S 2nd Avenue W, at the corner of Omaha Street. This property is located within the C-3, Downtown Commercial Zoning District and requires a Site Plan and Architectural Review to complete this work.

The submitted application requests a new 10'x10' deck and sliding glass door entrance on the Omaha Street side of the building, the removal and replacement of a window along the S 2nd Ave W side while adding scalloped shingles on both gabled end sections, and replacing an existing windows on the north side of the building adjacent to the driveway. Additional proposed work will be to repaint the building.

The proposed colors for the building are as seen below.



CONSTRUCTION PERMIT APPLICATION

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

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

Owner Emily and Bruce Sytsma E-Mail bruce.sytsma@yahoo.com
 Construction Contractor Lake Effect Builders LLC Phone 715 209-0300
 Address PO Box 55 License # _____
 Excavation Contractor _____ Phone: _____
 Address _____ License # _____

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

PROJECT INFORMATION

Site Address 123 South 2nd Ave west Pin # 04291248040510031230700
 RE Tax ID # 33224 Zoning District _____ Lot Area _____

Description of work Add Scallop to NE gable & SW Gable - Paint
Replace 3 windows units, Remove and replace two. Remove an unit on SE side replace w/ P.V.
Door, Paint exterior, remove & replace interior finishes, Minor new electric
Replace HVAC system, Add new Estimated Project Cost _____
Entry Patio outside new Door 10x10. Building 13 currently 15' Back & No

NEW CONSTRUCTION	Area Involved	Water & Sewer: <u>side yard setback required</u>
Building Height _____	Basement _____ sq ft	Water Municipal or Private Well _____
1-story Other _____	Living Area _____ sq ft	Sewer Municipal or Septic _____
2-story Basement _____	Garage _____ sq ft	Permit Numbers _____
	Total _____ sq ft	

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

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

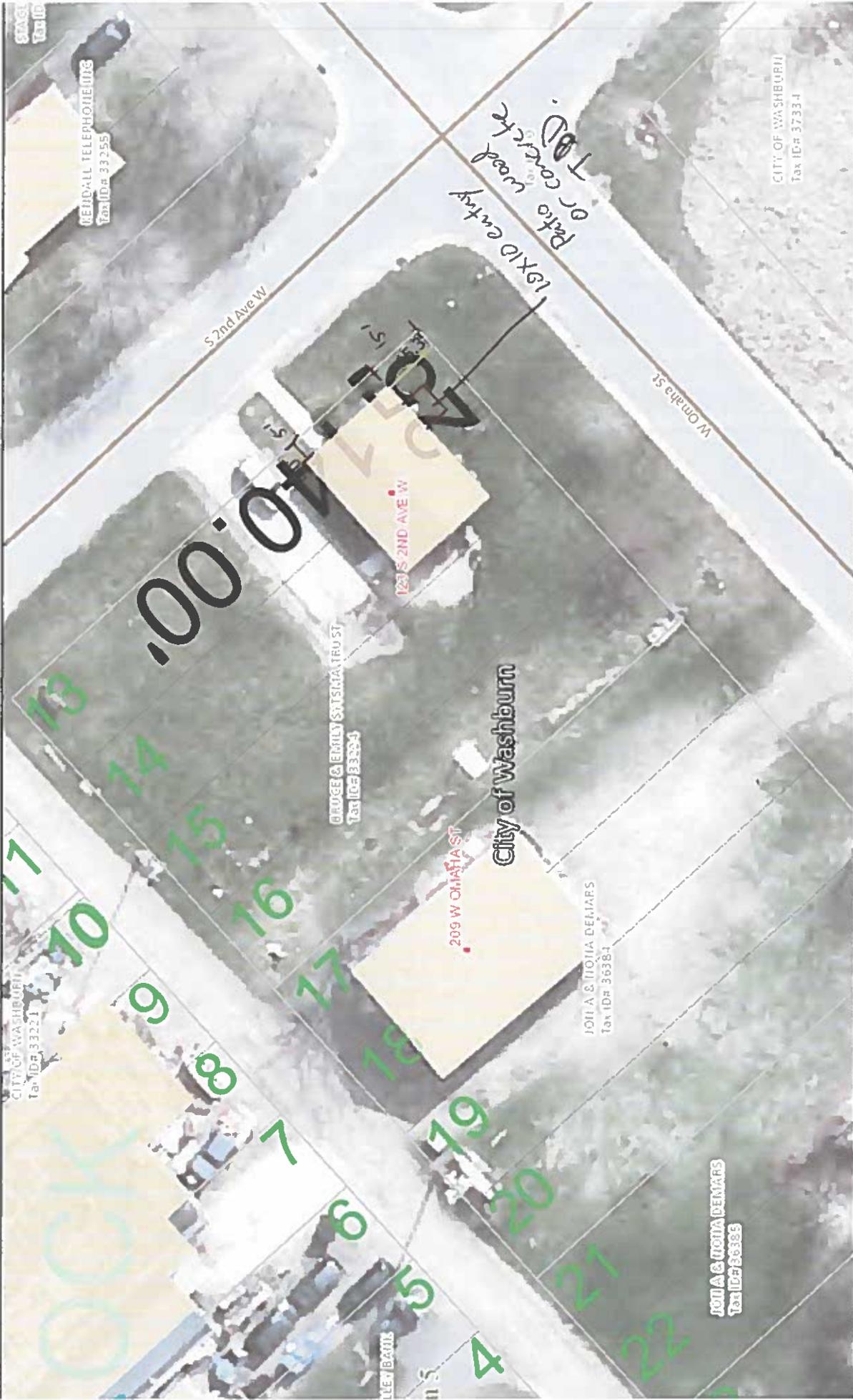
[Signature]
Applicant Signature

8/17/19
Date

CONDITIONS OF APPROVAL This permit is issued pursuant to the following conditions. Failure to comply with these conditions may result in suspension or revocation of this permit or other penalty.

See Attached Condition Letter

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



<input type="checkbox"/> All Roads	<input type="checkbox"/> Recorded Map
<input type="checkbox"/> Approximate Parcel Boundary	<input type="checkbox"/> Corner Tie Sheets
<input type="checkbox"/> Section Lines	<input type="checkbox"/> Section Corner Monument on File
<input type="checkbox"/> Government Lot	<input type="checkbox"/> Section Corner Monument Referenced on Survey
<input type="checkbox"/> Municipal Boundary	<input type="checkbox"/> Building Footprint 2009-2015
<input type="checkbox"/> Red Cliff Reservation Boundary	<input type="checkbox"/> Changed
<input type="checkbox"/> Private	<input type="checkbox"/> Demolished
<input type="checkbox"/> Survey Maps	

Scale: 0 0.01 0.01 0

1:315

Bayfield County, Bayfield County Land Records

SE

Remove

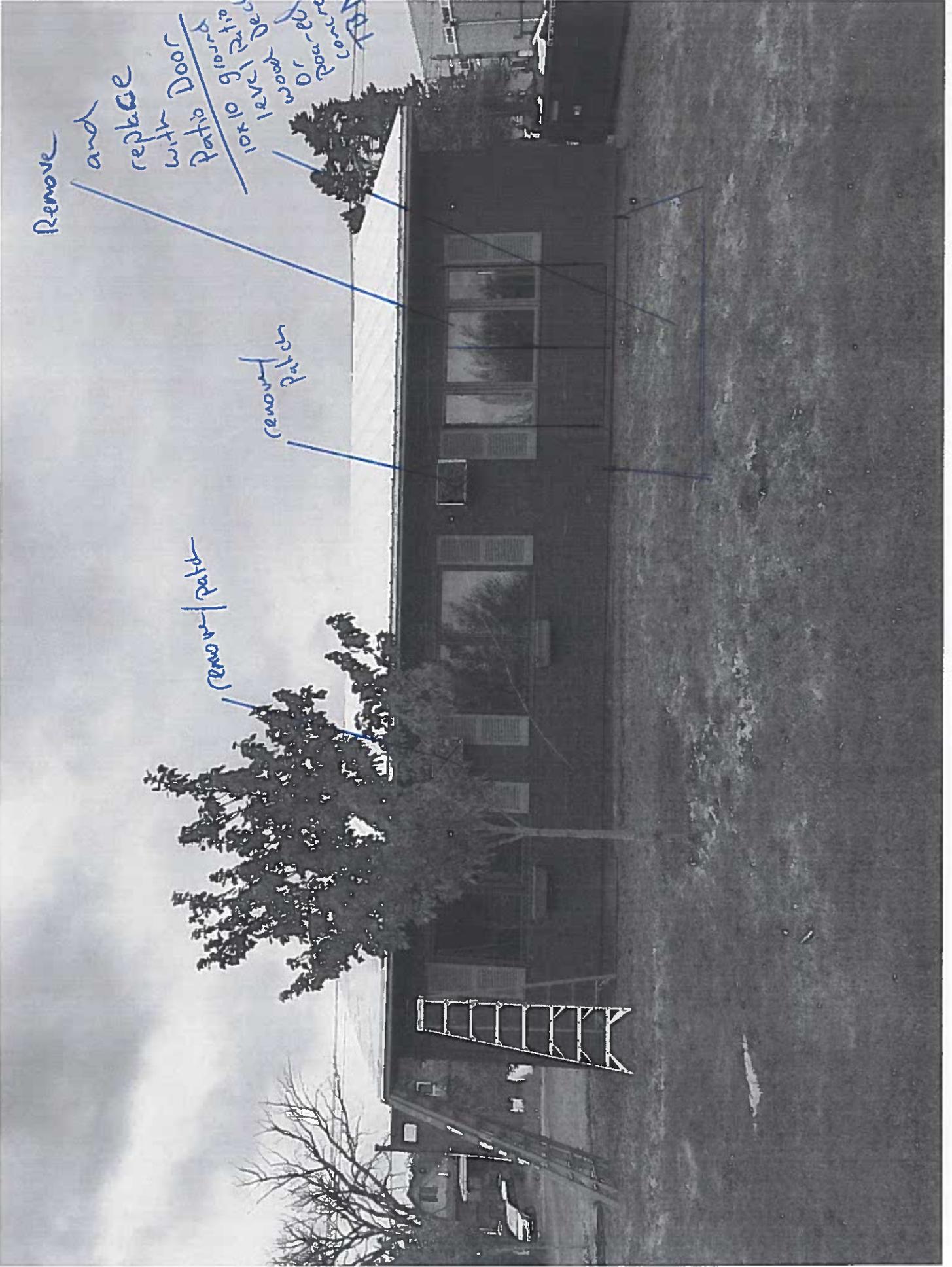
and
replace

with Door

Ratio
10x10 9 10x10
12x12 12x12
wood
Or
Paw
Paw
Paw

Remove
Patio

Remove
Patio



NE

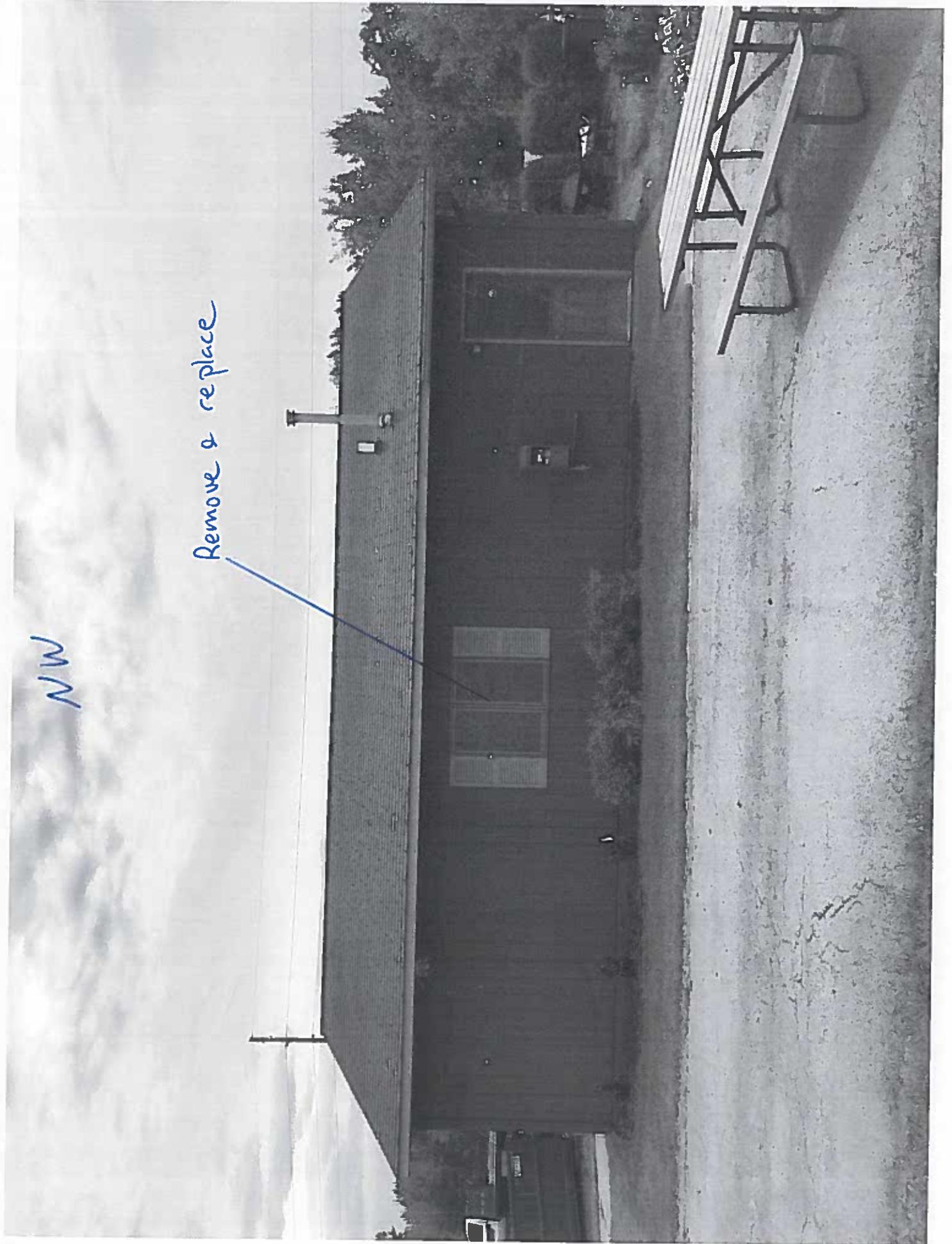
Remove & replace

ADD scallop shingles
to upper Gable

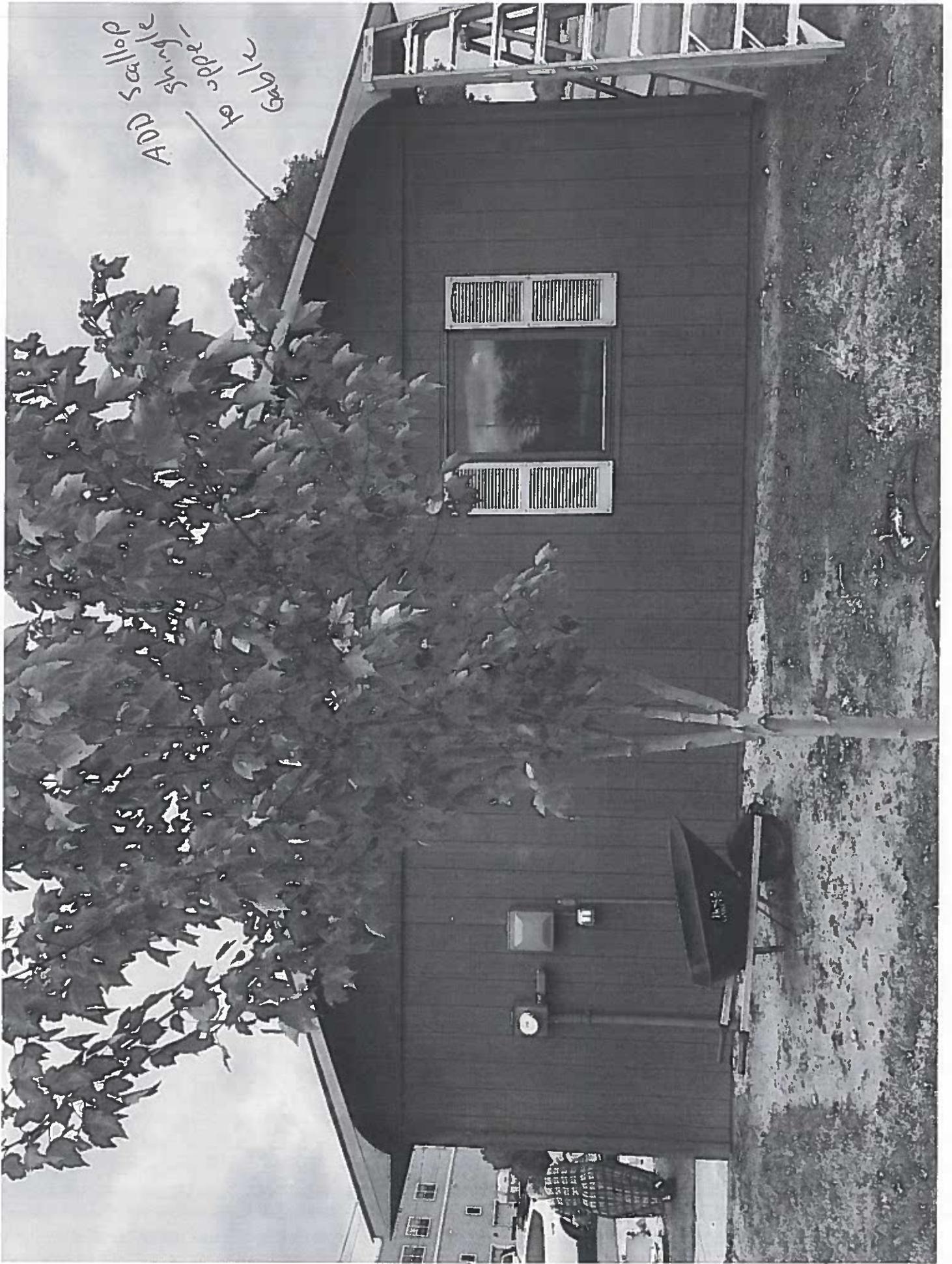


NW

Remove & replace



~~SW~~ SW



ADD Silltop
to open
Gable
Shingle