

November 20, 2014
5:30PM Washburn City Hall

CITY OF WASHBURN PLAN COMMISSION MEETING

COMMISSION MEMBERS: John Baregi, John Gray, Scott Griffiths, Jim Nowakowski, Adeline Swiston

ABSENT: Karen Bennett, Jeremy Oswald

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

Meeting called to order at 5:30PM by Mayor Griffiths, attendance as recorded above. Also attending were Assistant Administrator Cammilleri, City Councilor Mary Nowakowski, Randy Lund and Jonathan Walburg

Approval of Minutes – October 20, 2014 – Baregi moves to approve minutes as presented, second by Gray. Motion carried unanimously.

Moved by Swiston to open floor, second by Griffiths. Motion carried unanimously.

Discussion and Recommendation on Conditional Use Permit Application for Additional Accessory Structure at 415 E. 3rd Street, Randy Lund- Petitioner – Mr. Lund addressed the Commission stating he has a graveled area in the rear of his property that he has been using for parking. He was unaware a carport would need a permit or he could only have two accessory structures; he currently has a small shed, a playhouse and greenhouse. The proposed carport would be tubular construction with a metal roof; his original intention was to eventually turn it into a garage, sides and doors for the system he is using can be purchased. Kluver gave a brief background on the reason this particular ordinance came about including the concerns of water runoff and green space. It was also noted by Griffiths that the Zoning Ordinance we are working on would allow this as permitted. Mr. Lund states he has little to no water runoff from his property he has rain gardens that collect the majority of rain and there is plenty of space as he owns five lots. Moved by Nowakowski to recommend approval of the Conditional Use Permit Application of Randy Lund for an additional accessory structure at 415 E. 3rd Street, altering the language in the draft permit that would allow it to be changed into a garage without coming back for approval as long as the foot print does not change, second by Gray. Motion carried unanimously.

Discussion and Recommendation on Conditional Use Permit Application for Home Occupation Permit for Proposed Residential Structure Located on Tax ID 32873 (1100 Block of West) Third Street, Jonathan Walburg, Petitioner – Kluver explains Mr. Walburg is considering purchasing this property to build his home but; he only will do so if he is assured he will be allowed to operate his pottery studio from his home. If this CUP is approved, the language drafted by Kluver includes language that the permit would be active once the property is purchased and construction of a residence is completed; it also references section 13-1-70 for the time frame allowed. Commission members asking how often the kiln would be run and how much emission would be created. Mr. Walburg states the kiln would only be used four to six times a year, wood fired and brick constructed. The omissions for this would be similar to a campfire or wood stove. Moved by Gray to recommend approval of conditional use application for a home occupation to Jonathan Walburg for property located on the 1100 Block of West 3rd Street with Tax ID 32873 for the operation of his pottery studio, second by Nowakowski. Motion carried unanimously.

Discussion and Action on Resolution 14-001 Making Multiple Amendments to the Comprehensive Plan – Discussion held concerns on that the language providing the overview of the future land use changes are not well marked. The Commission would like to see the areas highlighted/ marked in some way that would make it easier to see what is changing and why. The Waterfront Mixed-Use description needs to further discussion; to address concerns brought up that single family residence shouldn't be allowed and if the reference to Chapter 4 still applies.

It was agreed that four (4) areas on the map need to be changed. 1) Property located between S. 1st Ave and S. Central Ave that is Highway Commercial/Residential and Moderate Density Residential should be changed to Industrial (this would keep with the surrounding area zoning and give a larger area for light industrial business to locate). 2) The current DNR Building on Bayfield Street shown in the Downtown Core should be changed to Moderate Density Residential (this will square off the downtown core and keep this area residential). 3) Two lots located on the vacated section of Pumphouse Rd, East and West of the City owned lot designated Waterfront Open Space should also be changed to Waterfront Open Space (these lots are currently non-conforming, they do not front a street and there are utility issues. They can continue to be used as residential property as long as the current structures remain). 4) The area on S. Washington Avenue were Western Engraving is currently located should be changed to Waterfront Residential (this can continue to be used without affecting the current owner or future owner as long as the use doesn't change).

Moved by Baregi to table further discussion on Resolution 14-001 until the next meeting, second by Swiston. Motion carried unanimously.

Adjourn – Swiston moves to adjourn 2nd by Gray. Motion carried unanimously.

Tammy DeMars
Treasurer