

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



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

CITY OF WASHBURN
NOTICE OF PUBLIC HEARING

A Public Hearing will be held by the Plan Commission on, Thursday, August 20, 2020, at 5:30 P.M. at City Hall, 119 Washington Avenue, for public comment on the following issue:

Conditional Use Permit Application:

Request for Tourist Rooming House – Operate a tourist rooming house out of the property located at 215 West 4th Street – Rebecca Wygonik, Petitioner

The property is zoned R-6, Mixed Residential. Residents unable to attend the public hearing may provide written comment to the Zoning Administrator prior to the hearing.

Scott J. Kluver
Zoning Administrator

publ.: Class 2 – August 1, and 8, 2020
Daily Press Box Ad

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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 07/23/2020

PAULA JUNG
211 W 4th ST.
WASHBURN, WI 54891

NICHOLAS & BRITTANY KUKA
217 W 4th ST.
WASHBURN, WI 54891

MICHAEL & MELISSA GUSTAFSON
227 W 4th ST.
WASHBURN, WI 54891

KEVIN SMITH
PO BOX 394
WASHBURN, WI 54891

JANE ALSTON
18193 BLUE RIDGE DR.
SANTA ANA, CA 92705

MYRON & STEPHANIE BASINA
421 WASHINGTON AVE.
WASHBURN WI 54891

KAREN NASELIUS
883 STATION ST.
HERNDON, VA 20170

AMY DAY
212 W. 4th ST.
WASHBURN, WI 54891

REBECCA GEYER
216 W. 4th ST.
WASHBURN WI 54891

PATRICIA KARKER
503 18th AVE. W
ASHLAND, WI 54806

SCOTT & AMANDA KOCH
228 W. 4th ST.
WASHBURN, WI 54891

KATHY WOLFRAM
PO BOX 143
WASHBURN, WI 54891

JODI SUPANICH
103 WILLIAMSON 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 Rebecca Wygonik (hereinafter User), in respect to property currently zoned R-6 Mixed Residential District, herein referred to as Subject Property, described as:

Street Address: 215 West 4th Street

Legal Description: VAUGHN & AUSTRIAN ADDITION TO TOWNSITE OF
WASHBURN LOT 15 BLOCK 19 IN DOC 2019R-578837 1647

Tax ID: 33713 **PIN:** 04-291-2-49-04-32-3 00-303-11600

This Conditional Use Permit is granted for the purpose of permitting the User, and only the User, to engage in the permitted use set forth immediately below:

1. To operate a tourist rooming house in accordance with Section 13-1-8-294 of the City of Washburn Zoning Code.

This Conditional Use Permit is subject to the following special conditions:

1. This Conditional Use Permit is issued exclusively to the User, does not run with the land for which it is issued, and may not be sold, conveyed, assigned or otherwise transferred to any other person or entity. This permit will be effective once all conditions are complied with as specified in ordinance.
2. Issuance of a Conditional Use Permit does not indicate that the City of Washburn has certified the above referenced dwelling nor has it inspected the building, nor does it ensure that it meets local, state, federal, or professional requirements or standards related to the subject use.
3. All waste container facilities on the Subject Property shall be screened from view (from adjacent streets).
4. User shall construct a sign upon the property; identifying the User's business and the property address. A sign permit is required prior to constructing the sign, and the sign must conform to the City's Sign Ordinance.
5. User shall provide onsite parking for employees and all other visitors to the Subject Property and concrete, bituminous concrete pavement, or gravel shall be required for all driveways and parking areas in accordance with 13-1-17-5.04 of the City of Washburn Zoning Code. At the time of issuance of this permit, two spaces are required. This provision needs to be complied with before the permit is valid.



6. All conditional uses referred to above may be carried out upon the Subject Property twenty-four (24) hours per day, seven (7) days a week.
7. The Common Council for the City of Washburn may at some future date require regular review and renewal of Conditional Use Permits or otherwise change the Conditional Use Permit Ordinances. The holder of the permit may be subject to permit termination and/or renewal at the discretion of the Common Council or its designee. Holder of the permit may be subject to additional ordinance requirements and expense in that event.
8. Rebecca Wygonik shall be listed as the agent for this tourist rooming house.

Statement on the nature of the approval:

In approving this Conditional Use Permit, the Plan Commission confirmed the size of the parcel was not an issue, the use is compatible, the location of the use on the property is not a concern, traffic safety should not be a problem, it is a suitable additional use, there are no negative impacts on the environment known of, concerns with impacts on the neighbors were discussed and guest rules will be posted to help address these concerns, and it would not impede the normal development. The Common Council adopts these findings.

Appeal rights for applicant and other aggrieved persons:

Within 30 days of the decision date, a written appeal, including the reasons for the appeal, must be received by the City Clerk. The appeal process will follow the procedure outlined in 13-1-7-23 of the zoning ordinance.

Rebecca Wygonik

Date

Personally came before me this _____ day of _____, 2020, the above-named Rebecca Wygonik, 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: _____



Mary D. Motiff, Mayor
City of Washburn

Date

Personally came before me this ____ day of _____, 2020, 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 _____, 2020, 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: _____



7/25/2020

RE: Conditional Use Permit Application for 215 W 4th St, Washburn WI

I plan to live at the 215 W 4th St residence and operate as a tourist rooming house.

To address ordinance 7-55:

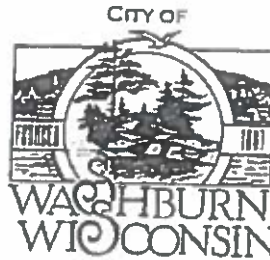
- (1) The parcel at 215 West 4th Street is on .11 acres.
- (2) The property is compatible with its current use as a single family dwelling upon approval of this conditional use permit.
- (3) The property will operate as a tourist rooming house within the same area of its current use as a primary residence.
- (4) Guests will not affect any traffic safety or add to traffic congestion due to adequate off street parking located on the property. This parking is located on the alley side of the property with unobstructed ingress and egress and will be posted as guest parking. House rules will limit visiting vehicles to the existing parking spaces and shall not exceed existing number of spaces. Pedestrian circulation will not be hindered by on street parking because of designated guest parking in the rear of the property away from existing pedestrian walkways.
- (5) The proposed use is well suited for and will be marketed to small families looking to enjoy our area's natural beauty and patron our local businesses. The property is located a few blocks from the downtown area making it easily accessible by foot, bike, and any other chosen mode of transportation.
- (6) The proposed use will not affect the natural environment beyond existing normal residential use.
- (7) All guests will adhere to strict house policies in accordance with city statutes and ordinances especially when pertaining to noise ordinances. Immediate neighbors have already been notified of this proposed use and have given verbal consent.
- (8) The proposed use will not affect or be adverse to anything mentioned in section (8) or (9).

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Rebecca Wygonik". The script is cursive and fluid.

Rebecca Wygonik

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



715-373-61
715-373-61
FAX 715-373-61

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

Name: Rebecca Wygonik Initial Application ☒ Amendment/Renewal ☐

Physical and Mailing Address of Applicant: 215 W 4th St, Washburn WI 54891. PO Box 273, Washburn WI 54891

Telephone Number: 715-209-3248 E-mail: disruptiveoperations@gmail.com

Address/Description of Permit Property: 215 W 4th St, Washburn WI 54891

Requested Conditional Use: Tourist Rooming House Zoning District: R-6

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. PAULA JUNG, 211 W 4TH ST, WASHBURN, WI, 54891
NICHOLAS & BRITTANY KUKA, 217 W 4TH ST, WASHBURN, WI, 54891
2. MICHAEL & MELISSA GUSTAFSON, 227 W 4TH ST, WASHBURN, WI, 54891
KEVIN SMITH, PO BOX 394, WASHBURN, WI, 54891
3. JANE ALSTON, 18193 BLUE RIDGE DR, SANTA ANA, CA, 92705
MYRON & STEPHANIE BASINA, 421 WASHINGTON AVE, WASHBURN, WI, 54891
4. KAREN NASELIUS, 883 STATION ST, HERNDON, VA, 20170
AMY DAY, 212 WEST 4TH ST, WASHBURN, WI, 54891
5. REBECCA GEYER, 216 W 4TH ST, WASHBURN, WI, 54891
PATRICIA KARKER, 503 18TH AVE W, ASHLAND, WI, 54806
SCOTT & AMANDA KOCH, 228 W 4TH ST, WASHBURN, WI, 54891

Kathy Hoffman P.O. Box 143 Washburn
Jodi Supanich 103 Williamson Rd. Washburn WI 54891-3410
The City of Washburn is an equal opportunity provider, employer, and lender.

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: Betty Wyzinski Date: 7/21/2020

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

OFFICE USE ONLY

Date of Review Completed by Zoning Administrator: _____

Date of Public Hearing: _____

Dates of Publication/Mailing: _____

Recommendation of Plan Commission: _____

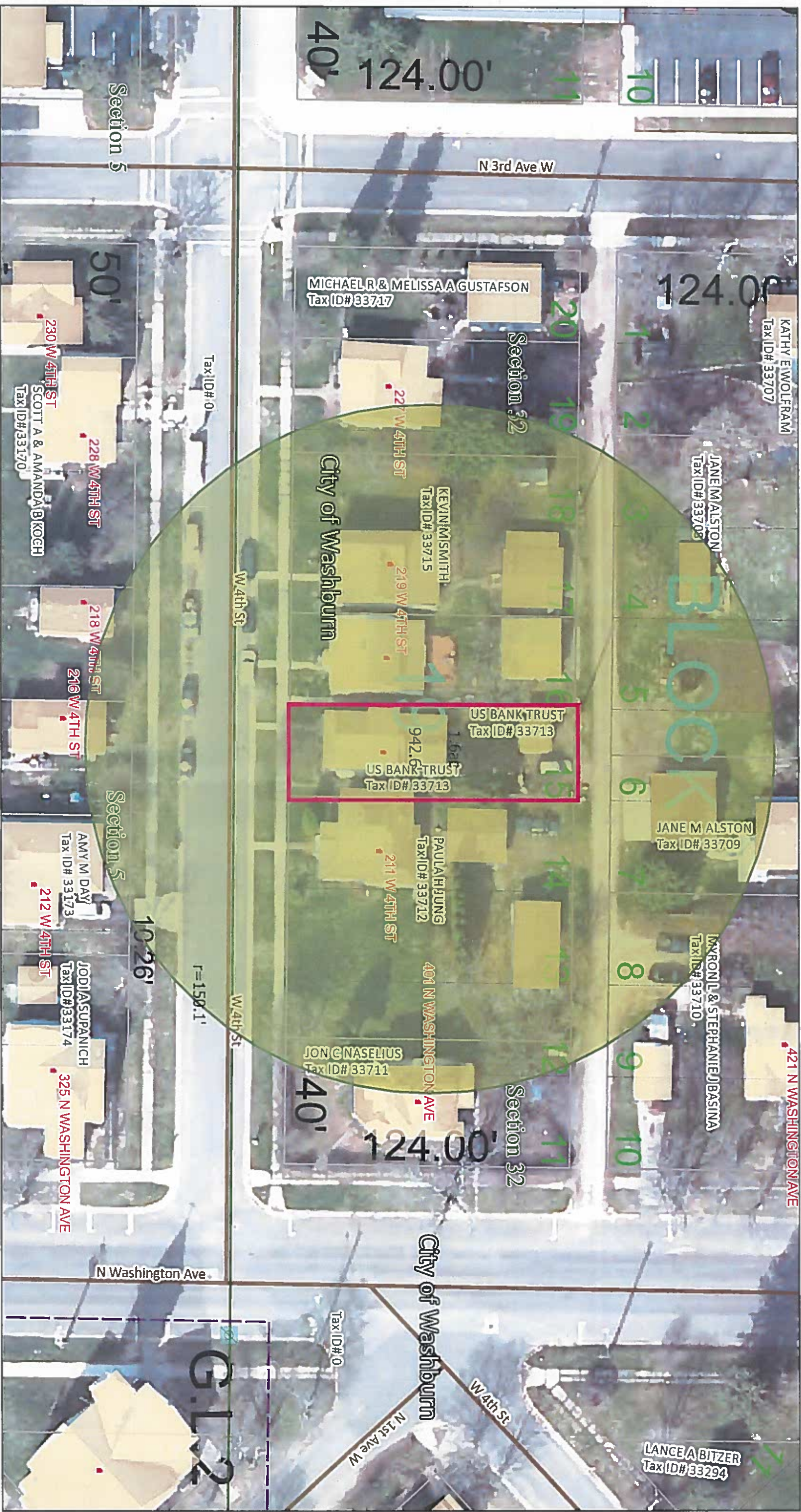
Approval by Council: _____

CITY OF WASHBURN
PO BOX 638
WASHBURN, WI 54891

Receipt Nbr: 30018
Date: 7/22/2020
Check

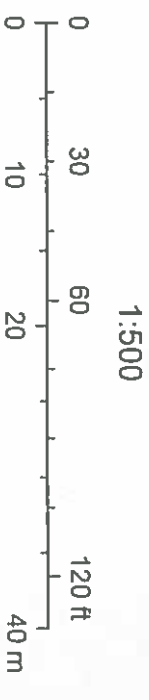
RECEIVED FROM DISRUPTIVE OPERATIONS, LLC \$150.00

| <u>Type of Payment</u> | <u>Description</u> | <u>Amount</u> |
|------------------------|-------------------------------------|---------------|
| Accounting | Account Nbr: 100-00-44400-000-000 | 150.00 |
| | ZONING PERMITS | |
| | CONDITIONAL USE PERMIT-215 W 4th ST | |
| TOTAL RECEIVED | | 150.00 |



7/22/2020, 11:23:46 AM

- ☐ Ashland Co Parcels
- ☐ Douglas Co Parcels
- ☐ Rivers
- ☐ Lakes
- ☐ Tie Lines
- ☐ Meander Lines
- ☐ Approximate Parcel Boundary
- ☐ Section Lines
- ☐ Government Lot
- ☐ Municipal Boundary
- ☐ Red Cliff Reservation Boundary
- ☐ All Roads
- ☐ Federal
- ☐ State
- ☐ County
- ☐ Town
- ☐ CFR
- ☐ Private
- ☐ Survey Maps
- ☐ UnRecorded Map
- ☒ Recorded Map
- ☒ Corner Tie Sheets
- ☒ Section Corner Monument on File
- ☒ Section Corner Monument Referenced on Survey
- ☐ Building Footprint 2009-2015
- ☐ Changed
- ☐ Demolished

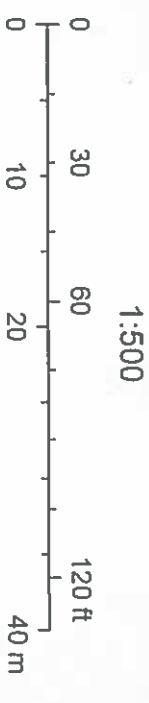


Bayfield County, Bayfield County Land Records



7/22/2020, 11:25:28 AM

- ☐ Ashland Co Parcels
- ☐ Douglas Co Parcels
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- ☐ Tie Lines
- ☐ Meander Lines
- ☐ Approximate Parcel Boundary
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- ☐ All Roads
- ☐ Federal
- ☐ State
- ☐ County
- ☐ Town
- ☐ CFR
- ☐ Private
- ☐ Survey Maps
- ☐ UnRecorded Map
- ☒ Recorded Map
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- ☐ Section Corner Monument on File
- ☐ Section Corner Monument Referenced on Survey
- ☐ Building Footprint 2009-2015
- ☐ Changed
- ☐ Demolished



Bayfield County, Bayfield County Land Records

Background Project Information

Rebecca Wygonik
Prepared: 7/22/2020
Prepared by: Rebecca Wygonik

Survey Information
215 W 4th St, Washburn
Lot Size: .11 Acres, 40' x 123'

North

Scale: 1" = 10'
10 feet

Project Development Information
Easements/rights-of-ways: None
Common areas/conservancy areas: None

