

**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, October 15, 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 200 & 202 West Harbor View Drive – Bayfield Properties LLC, Petitioner

The property is zoned MUW- Mixed Use Waterfront. 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 – September 25, and October 2, 2020**  
**Daily Press Box Ad**

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## APPLICATION FOR CONDITIONAL USE PERMIT

(Zoning Code 13-7-51 through 62)

Name: BayField Properties, LLC Initial Application ☒ Amendment/Renewal ☐

Physical and Mailing Address of Applicant: 200 & 202 W Harbor View Dr. Washburn, WI

Telephone Number: 715-373-2629 E-mail: john@washburnlawyers.com

Address/Description of Permit Property: 200 & 202 W. Harbor View Dr.

Requested Conditional Use: Tourist Rooming House 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. Kenner & Kimberly Christensen, 204 W. Harbor View Dr. Washburn, WI  
54891
2. Cheryl A. Grant, 206 W Harbor View Dr. Washburn, WI 54891
3. Zei Family Irrevocable Trust, 210 W Harbor View Dr. Washburn, WI 54891
4. Janet Giacherio, 212 Harbor View Dr. Washburn, WI 54891
5. American Hotel Assn, LLC & Washburn Development Property, LLC  
2052 85th Ave. Dresser, WI 54009

## 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: 9/11/2020

**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: \_\_\_\_\_

washburnadmin@cityofwashburn.org

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**From:** John Carlson <john@washburnlawyers.com>  
**Sent:** Thursday, September 17, 2020 1:51 PM  
**To:** washburnadmin@cityofwashburn.org  
**Subject:** Re: CUP Application - Bayfield Properties LLC

Scott:

1. I will take care of the DATCP requirements prior to rental. The property will not be rented prior to next year, so there is plenty of time. A condition in the CUP will be fine. I can be the agent for the CUP. If you need my home address it is 31350 Maki Road (within 5 miles).

2. 7-55 (a)(1-9)

1. Doesn't apply.
2. No significant change in use (residential)
3. Proximity to similar use. This property is adjacent to the hotel which is very similar.
4. There will not be any effect on the traffic safety and efficiency or pedestrian circulation.
5. Suitability. There does not appear to be any evidence this would not be suitable and Wis. Stat. 66.1014 precludes disallowance of short term rentals by municipalities.
6. There would not be any impact on the natural environment.
7. Effects on the surrounding properties. This fact is very important to the applicant. The applicant has discussed short term rentals with the neighbors and they have consented to it. The applicant will be very cognizant of the impact on neighbors and has a vested personal interest in ensuring there is no nuisance of any kind.
8. Effects on the normal and ordinary development. Pursuant to the city's zoning, this is a conditioned permitted use. Thus, it is a use that was anticipated to occur in this zoning district.
9. Other factors. This will result in additional revenue to the city without there being additional cost to the city.

3. Looks good.

4. I had a check delivered.

Let me know if you need anything further.

John

On 9/17/20, 11:45 AM, "washburnadmin@cityofwashburn.org" <washburnadmin@cityofwashburn.org> wrote:

Hi John,

Today I began to process the CUP application that you dropped off. There are a few things I would like to note:

1. The first attached document lists a few additional requirements for tourist rooming houses in the zoning code. So you are aware, you will need to get a health department permit for your CUP to be valid, so you may wish to begin that process as well. Also, we will need an agent for the property to be listed. The agent must reside within 5 miles of the property.

**CITY OF WASHBURN**

PO BOX 638

WASHBURN, WI 54891

**Receipt Nbr:** 30302**Date:** 9/18/2020**Check****RECEIVED  
FROM** SPEARS, CARLSON & COLEMAN, SC

\$150.00

**Type of Payment**

Accounting

**Description**

ZONING PERMITS

C.U.P APPLICATION BAYFIELD PROPERTIES

**Amount**

150.00

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**TOTAL RECEIVED**

150.00