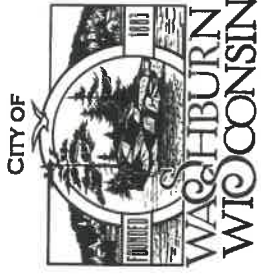


CITY OF WASHBURN
119 Washington Avenue
P.O. Box 638
Washburn, WI 54891



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

To: Plan Commission Members
From: Scott J. Kluver, Administrator
Re: James Ledin CUP – Agricultural Support Services in the I-1 Light Industrial District
Date: May 6, 2022

Enclosed you will find the application materials from James Ledin for a Conditional Use Permit (CUP) to operate a portable sawmill at 1454 CTH C.

The location was recently created via CSM and is included in the packet. At this time, no immediate structures are planned, but there may be a shed near the center of the property in the future. The special standards indicate that any structure must be 100 feet from all side and rear lot lines. Ingress/egress has been provided and would be available to deliveries and pick-ups. No additional employees except Mr. Ledin are anticipated.

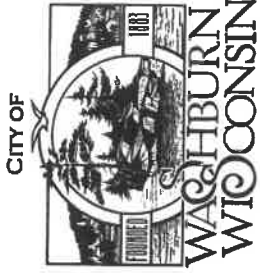
There would also be adequate space for the one additional off-street parking space required.

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.

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

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P.O. Box 638
Washburn, WI 54891



715-373-6160
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**CITY OF WASHBURN
NOTICE OF PUBLIC HEARING**

A Public Hearing will be held by the Plan Commission on, Thursday, May 19, 2022, at 5:30 P.M. at City Hall, 119 Washington Avenue, for public comment on the following issue:

Conditional Use Permit Application:

Request for Agriculture Support Services – Operate a portable sawmill in accordance with the regulations of 8 - 233 out of the property located at 1454 CTH “C”. James Ledin Jr., Petitioner

The property is zoned I-1, Light Industrial. 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 04/22/2022

ALEX STRACHOTA
PO BOX 92
WASHBURN, WI 54891

WASHBURN ASSEMBLY OF GOD
PO BOX 632
WASHBURN, WI 54891

TIM & ANNE McCLARAN
24 JAQUITH RD
LANDGROVE, VT 05148

MICHAEL & REBECCA WORBLEWSKI
1491 CTH C
WASHBURN, WI 54891

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CITY OF WASHBURN
119 Washington Avenue
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Scott J. Kluver
Zoning Administrator

publ.: Class 2 – April 29 and May 6, 2022
Daily Press Box Ad

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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 James Ledin Jr. (hereinafter User), in respect to property currently zoned I-1 Light Industrial, herein referred to as Subject Property, described as:

Street Address:	1454 CTH C		
Legal Description:	Lot 2 of Bayfield County CSM 2232		
Tax ID:	Not Assigned Yet	PIN:	Not Assigned Yet

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 portable sawmill (Agricultural Support Services use) at the property located at 1454 CTH C, in the I-1 Light Industrial District in accordance with Section 13-1-8-233 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 User must comply with Title 8, Chapter 3 of the City of Washburn ordinances regarding the placement and use of waste and recycling facilities.
4. All conditional uses referred to above may be carried out upon the Subject Property during times that are allowable by the City’s noise ordinance (11-2-6).
5. One off-street parking space for each employee shall be provided.
6. Any structure or storage area constructed on the property shall be at least 100 feet from any side or rear property lines.

Notary Public, Bayfield County, Wisconsin

My commission expires: _____

Scott J. Kluver, Zoning Administrator _____ Date
City of Washburn

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: _____



CITY OF WASHBURN

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3. The User must comply with Title 8, Chapter 3 of the City of Washburn ordinances regarding the placement and use of waste and recycling facilities.
4. All conditional uses referred to above may be carried out upon the Subject Property during times that are allowable by the City’s noise ordinance (11-2-6).
5. This permit shall remain in effect so long as the permit holder complies with all conditions of this permit and applicable City of Washburn ordinances.

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.

James Ledin, Jr. _____ Date _____

Personally came before me this ____ day of _____, 2022, the above-named James Ledin, Jr., to me known to be the person who executed for the foregoing instrument and acknowledged the same.

Notary Public, Bayfield County, Wisconsin

My commission expires: _____

Mary D. Motiff, Mayor _____ Date _____
City of Washburn

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 acknowledged the same.

Notary Public, Bayfield County, Wisconsin

My commission expires: _____

Scott J. Kluver, Zoning Administrator _____ Date _____
City of Washburn

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: _____



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



715-373-616
715-373-616
FAX 715-373-614

APPLICATION FOR CONDITIONAL USE PERMIT

(Zoning Code 13-7-51 through 62)

Name: James McLellan Jr Initial Application X Amendment/Renewal _____
Physical and Mailing Address of Applicant: 405 E 3rd St Washburn, WI
Telephone Number: 715-373-2227 E-mail: jledin@ yahoo.com
Address/Description of Permit Property: Lot 2 CSM 2232
Requested Conditional Use: Agriculture Support Services Zoning District: I-1

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 of the permit property. Please use attachments for longer lists.

1. Alex Stachota - PO Box 92, Washburn WI 54891
2. Washburn Assembly of God, PO Box 632, Washburn WI 54891
3. Tim & Anne McClaran, 24 Jagdish Rd, Landgrave VT 05148
4. Michael & Rebecca Wroblewski, 1491 CTHC, Washburn, WI 54891
5. _____

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:  Date: 4/15/22

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: 042022

Date of Public Hearing: 051922

Dates of Publication/Mailing: _____

Recommendation of Plan Commission: _____

Approval by Council: _____

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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

CITY OF WASHBURN

PO BOX 638
WASHBURN, WI 54891

Receipt Nbr: 32631

Date: 4/15/2022

Check

RECEIVED FROM James Ledin

\$150.00

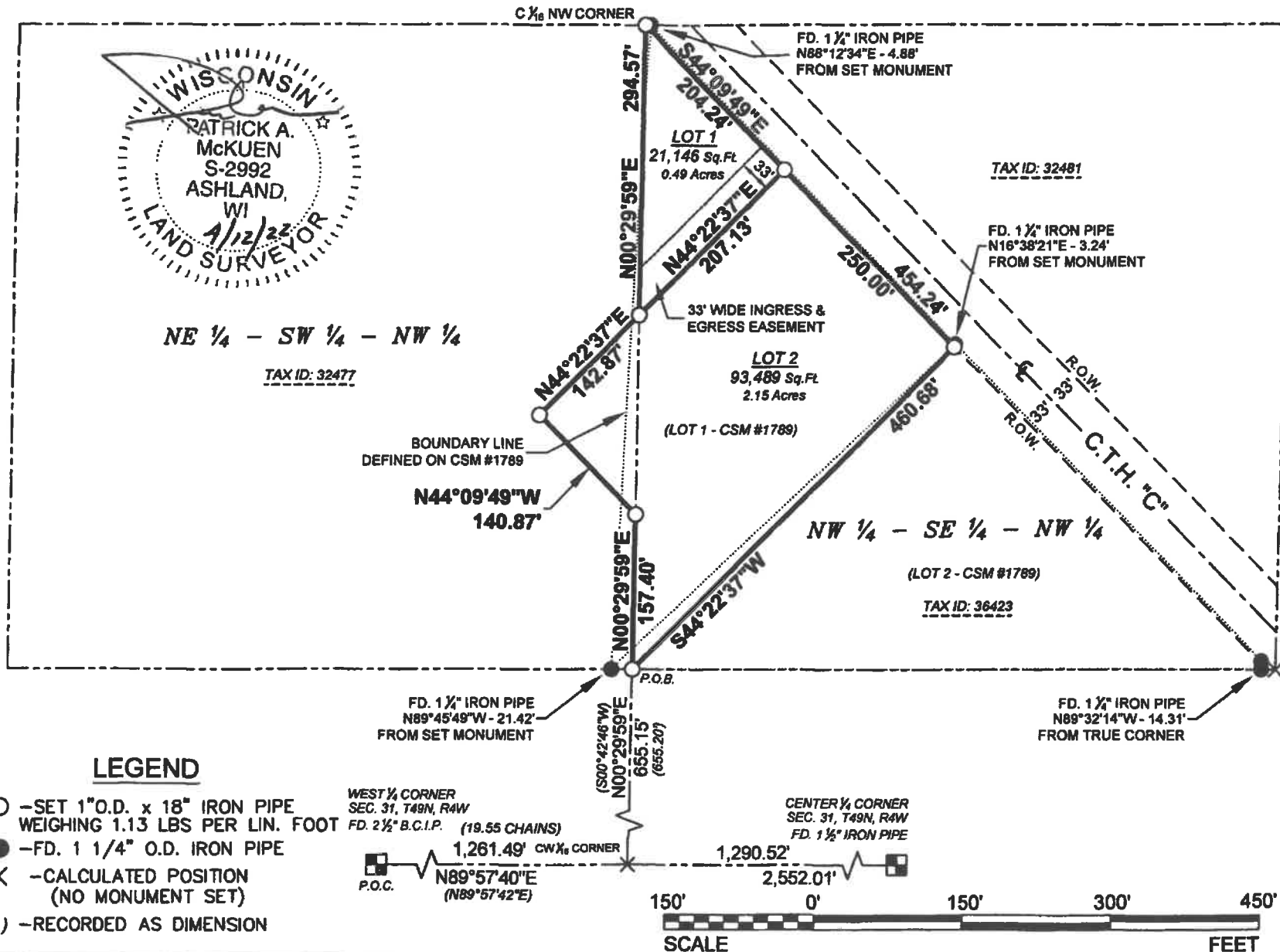
<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	ZONING PERMITS	150.00
	James Ledin CUP Application	

TOTAL RECEIVED	150.00
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Receipt Memo: Conditional Use Permit Application

BAYFIELD COUNTY CERTIFIED SURVEY MAP NO. 2232

LOT 1 OF CSM # 1789 RECORDED AS DOC. 2012R-542768 IN VOL. 10 OF CSM'S ON PG'S. 292-293 WITHIN THE BAYFIELD COUNTY REGISTRY, TOGETHER WITH A PARCEL OF LAND LOCATED IN THE NE 1/4 - SW 1/4 - NW 1/4, ALL LOCATED WITHIN THE SW 1/4 - NW 1/4 AND THE SE 1/4 - NW 1/4, SECTION 31, TOWNSHIP 49 NORTH, RANGE 4 WEST, CITY OF WASHBURN, BAYFIELD COUNTY, WISCONSIN.



2022R-594289

DANIEL J. HEFFNER
BAYFIELD COUNTY, WI
REGISTER OF DEEDS
04/20/2022 11:45AM
TF EXEMPT #:
RECORDING FEE: 30.00
PAGES: 3

Vol. 13 CSM Pg. 50-52



BEARINGS ARE GRID BASED
WCCS - BAYFIELD COUNTY WITH
THE SOUTH LINE OF THE NORTHWEST 1/4
MEASURED TO BEAR N89°57'40"E

SURVEYORS NOTE:
LARRY NELSON, PLS #1276 OF NELSON SURVEYING COMPLETED A 2-LOT CSM (CSM #1789) DATED 2/28/12. I FIND HIS DIMENSIONS AND PLACEMENT OF MONUMENTATION TO BE IN ERROR. IT APPEARS AN ERROR OCCURRED DURING PROPORTIONING SECTION 31 WITH THE ORIGINAL GLO FIELD NOTES.

FIELDWORK COMPLETED:
3/24/22

Pine Ridge Land Surveying, LLC.

Professional Land Surveying Services
Value & Quality in a Timely Manner...

PATRICK A. MCKUEN, PLS
1424 1/2 Lake Shore Dr. W.
Ashland, Wisconsin

Phone (715) 682-2969

WWW.PINERIDGESURVEYING.COM

PROJECT NO. C.O.W.22 - 31-49-4

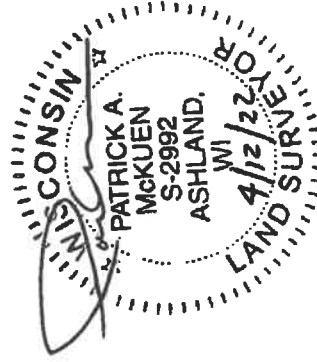
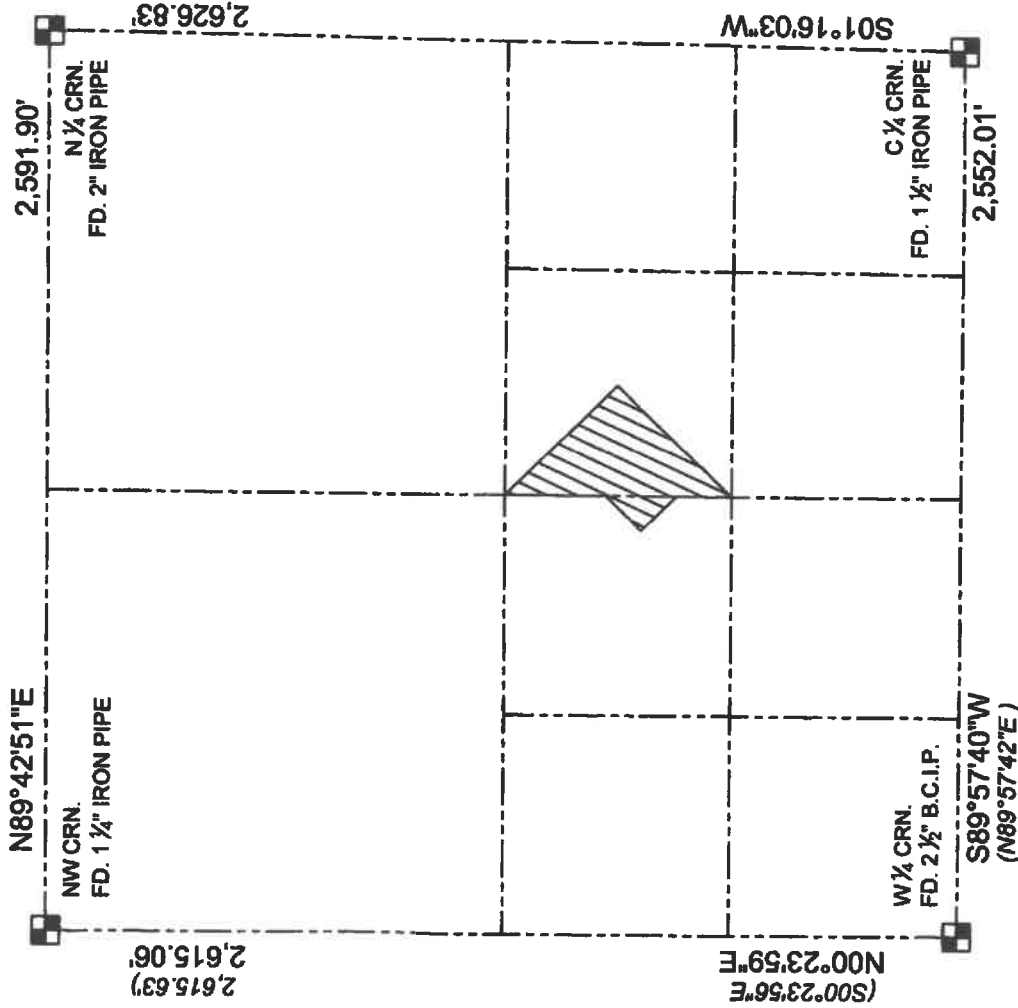
SHEET 1 OF 3 SHEETS

BAYFIELD COUNTY

CERTIFIED SURVEY MAP NO. 2232

LOT 1 OF CSM # 1789 RECORDED AS DOC. 2012R-542768 IN VOL. 10 OF CSM'S ON PG'S. 292-293 WITHIN THE BAYFIELD COUNTY REGISTRY, TOGETHER WITH A PARCEL OF LAND LOCATED IN THE NE 1/4 - SW 1/4 - NW 1/4, ALL LOCATED WITHIN THE SW 1/4 - NW 1/4 AND THE SE 1/4 - NW 1/4, SECTION 31, TOWNSHIP 49 NORTH, RANGE 4 WEST, CITY OF WASHBURN, BAYFIELD COUNTY, WISCONSIN.

NW 1/4 - SEC. 31 - T49N - R4W
NOT TO SCALE



Pine Ridge Land Surveying, LLC.
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PATRICK A. MCKUEN, PLS
1424 1/2 Lake Shore Dr. W.
Ashland, Wisconsin
Phone (715) 682-2969
WWW.PINERIDGESURVEYING.COM
PROJECT NO. C.O.W.22 - 31-49-4
SHEET 2 OF 3 SHEETS

BAYFIELD COUNTY

CERTIFIED SURVEY MAP NO. 2232

LOT 1 OF CSM # 1789 RECORDED AS DOC. 2012R-542768 IN VOL. 10 OF CSM'S ON PG'S. 292-293 WITHIN THE BAYFIELD COUNTY REGISTRY, TOGETHER WITH A PARCEL OF LAND LOCATED IN THE NE 1/4 - SW 1/4 - NW 1/4, ALL LOCATED WITHIN THE SW 1/4 - NW 1/4 AND THE SE 1/4 - NW 1/4, SECTION 31, TOWNSHIP 49 NORTH, RANGE 4 WEST, CITY OF WASHBURN, BAYFIELD COUNTY, WISCONSIN.

Surveyor's Certificate

I, Patrick A. McKuen, Professional Land Surveyor S-2992, hereby certify that I have surveyed and mapped; Lot 1 of CSM # 1789 recorded as Doc. # 2012R-542768 in Vol. 10 of CSM's on Pg's 292-293 within the Bayfield County Registry, together with a parcel of land located in the NE 1/4 - SW 1/4 - NW 1/4, all located within the SW 1/4 - NW 1/4 and the SE 1/4 - NW 1/4, Section 31, Township 49 North, Range 4 West, City of Washburn, Bayfield County, Wisconsin more particularly described as follows:

Commencing at the West 1/4 corner of said section; Thence N89°57'40"E along the monumented south line of the NW 1/4 of said section a distance of 1,261.49 feet to the CW 1/4 corner; Thence N00°29'59"E along the east line of the SE 1/4 - SW 1/4 a distance of 655.15 feet to the Point of Beginning; Thence N00°29'59"E and continuing along said east line a distance of 157.40 feet; Thence N44°09'49"W a distance of 140.87 feet; Thence N44°22'37"E a distance of 142.87 feet to the east line of the SE 1/4 - SW 1/4; Thence N00°29'59"E along said east line a distance of 294.57 feet to the C 1/4 NW corner of said section which falls along the southerly right of way of C.T.H. "C"; Thence S44°09'49"E along said right of way a distance of 454.24 feet; Thence S44°22'37"W a distance of 460.68 feet to the east line of the SE 1/4 - SW 1/4 and the Point of Beginning.

That the above described parcel of land contains 114,635 square feet which is 2.64 acres.

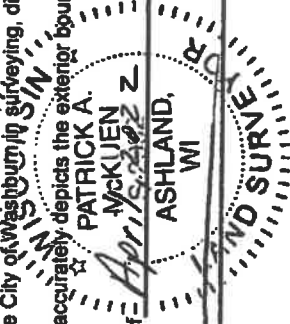
That I have made this map at the direction of Scott Kluver, AGENT for said lands.

That said parcel is subject to any easements, restrictions and right-of-ways of record.

That I have fully complied with the provisions of Section 236.34 of Wisconsin Statutes and with the subdivision regulations of the City of Washburn in surveying, dividing and mapping said parcel.

That this map correctly and accurately depicts the exterior boundaries of said parcel and the division thereof made.

Dated this 12 day of April, 2022
Pine Ridge Land Surveying
Patrick A. McKuen
WI PLS S-2992



CITY OF WASHBURN ZONING APPROVAL CERTIFICATE

I, SCOTT KLUVER, CITY OF WASHBURN PLANNING & ZONING DEPARTMENT, DO HEREBY APPROVE THIS BAYFIELD COUNTY CERTIFIED SURVEY MAP

SIGNED: Scott Kluver
SCOTT KLUVER

DATED THIS 14 DAY OF April, 2022.

Pine Ridge Land Surveying, LLC.

Professional Land Surveying Services
Value & Quality in a Timely Manner...

PATRICK A. MCKUEN, PLS
1424 1/2 Lake Shore Dr. W.
Ashland, Wisconsin

Phone (715) 682-2969

WWW.PINERIDGESURVEYING.COM

PROJECT NO. C.O.W.22 - 31-49-4

SHEET 3 OF 3 SHEETS