

**CITY OF BAYFIELD  
ARCHITECTURAL REVIEW BOARD MEETING  
Minutes of January 18, 2016**

Chairman McMullin called the meeting to order at 4:30 p.m. at the Bayfield City Hall.

**Present:** Tom McMullin, Sharon Johnson, Tina Nelson, Bill Cornelius, Hannah Stonehouse Hudson (Alt.) and Dionne Johnston – Deputy Zoning Admin.

**Absent:** Dan Curran, Bob Durfey, and Rob Riemer

**Others:** Ken Nourse, David Eades, Rich Ryan, Janel Ryan, Cheryl Fosdick, and Wes Martins

***Johnson/Nelson made a motion to approve the agenda. Motion carried.***

***Nelson/Johnson made a motion to approve the minutes from December 14, 2015. Motion carried.***

**Public Input:** None.

**Building permits:**

- 1. Laurel Sedgwick – 22 North First Street, Permit Application # #39-15.** Ken Nourse was present representing Laurel Sedgwick with revised drawings of the south and east elevations. Nourse stated the north elevation will not change; the west elevation he will remove the door (fill in the space with recycled siding from the south elevation from the new window openings) and dilapidated deck, and will refinish exiting shutters; the south elevation he will install a new stairway to 2<sup>nd</sup> level with 2" spindle railing, install a roof over 2<sup>nd</sup> level entry, install two 6'6"x4'6" casement triple picture windows with divided light grills, and install a 36"x80" entry door with glass; the east elevation will install a 3'x4'6" double glide window, and install a 6' x 6'8" sliding patio door. ***Johnson/Nelson made a motion to approve the revised drawings as presented. Motion carried.***
  
- 2. West's Big Lake Properties, LLC – 34 South Broad Street, Block 90, Lots 12, 13 & ½ 14, Permit Application #01-16.** Rich Ryan and Cheryl Fosdick were present representing Kim West with a request to demolish the principal structure. Discussion ensued. Ryan presented the ARB with a cover letter describing the issues with the current structure and a large scale site plan and preliminary plans for a replacement structure. Fosdick stated there is also a statement from her in the packet and further stated that they had a structural engineer go through the building, the building is disintegrated and there are several floor areas that are not contiguous which make it inhabitable due to current code requirements. All the foundations need to be replaced and in essence they need to start from the ground up. The preliminary proposal for new construction adds key historical elements including a cornice line; double hung windows; recessed glass retail storefronts with a header over the top; divisions between the base, middle, and top; clapboard siding; and to use materials that are historic with no vinyl or aluminum. The proposed use for the new structure will be low income housing on the 2nd floor and 2 large retail spaces on the main floor with a small courtyard which is needed in this area. Nelson asked if approved what is the timeframe for new construction? Ryan stated with permission from the owner he would like to start pouring foundations this summer pending approval from the state and city. Nelson asked if there is enough access for off-street parking on the back side of the lot because Broad Street is a very busy street and the close proximity of the Post Office and Chamber of Commerce buildings. Fosdick stated the alley side of the property has enough parking for 7 spaces. Fosdick also stated that new construction will correct the existing issue of the current structure sitting over the property line on the southwest corner next to the sidewalk and Chamber of Commerce property. Johnson stated it's exciting for Bayfield especially on a pivotal corner. She remembers when Halvor Reiten owned it and perhaps the building could be named after him. She also stated it will give the city a stronger tax base, provide for new businesses and provide much needed safe affordable housing. Johnston said there is a garage on the property that will stay. Current zoning code states you cannot have an accessory structure without the principal structure, so a timeframe needs to be included in the motion if the ARB agrees to this demolition application giving them a year to start construction on the principal structure. This will keep them in compliance with code requirements. ***Johnson/Nelson made a motion to approve the demolition of the principal structure at 34 South Broad Street, Block 90, Lots 12, 13 & ½ 14 with the condition plans for a new principal structure are applied for within one year. Motion carried.***

**Zoning Administrator Report:** Placed on file.

**Other Discussion:** None.

The next meeting will be February 15, 2016, 4:30 pm at City Hall.

***Johnson/Nelson made a motion to adjourn at 4:50 p.m. Motion carried.***