

City of Bayfield

Architectural Review Board Meeting Agenda

March 25, 2024, 5:00 p.m. Bayfield City Hall

Please join this meeting in person or from your computer, tablet or smartphone.

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Access Code: 774-325-373

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Call to Order

Approve Agenda

Review Previous Meeting Minutes of February 19, 2024

Public Input on Agenda Items

Agenda:

1. **04-2024: Scott Kluver, 33 S 4th Street**
 - Seeking permission to replace front yard railing.
2. **05-2024: Ross Huelster, 120 N 2nd Street**
 - Seeking permission to replace all windows in home except one bathroom window.
3. **06-2024: William Peterson, 1126 Rice Ave**
 - Seeking permission to build a garage.
4. **07-2024: Craig Hoopman, 207 Wilson Ave**
 - Seeking permission to build 20' X 24' shelter.
5. **11-2024: Island Gateway LLC., 23 N 2nd Street**
 - Seeking permission to rehabilitate Masonic Temple.
6. **12-2024: Keith Payne, 204 N 2nd Street**
 - Seeking permission to replace single pane windows, repair porch & add garage.
7. **Zoning Admin Report & Correspondence**
8. **Next Meeting Date and Time:**
 - April 22, 2024, at 5p.m.

Note:

- Applications and plans will be available for inspection during the meeting.
- The Architectural Review Board may adjourn temporarily to inspect any of the properties listed on the agenda. If they elect to do so, a notice will be placed on the front door informing the public.

Adjournment

City of Bayfield

Architectural Review Board Meeting Agenda

Minutes of February 19, 2024

Call to Order

Chairperson Carrier called the meeting to order at 5:07p.m.

Present: Bogaard, Carrier, Hedman, Phillips, Shrider, Spence

Others: Mary Whittaker, Clerk/ZA Hoopman and Office Admin. Weeks

Approve Agenda: Spence/Shrider moved to approve the agenda as presented. Carried.

Review Previous Meeting Minutes of February 8, 2024: Hedman/Phillips made a motion to approve the minutes of February 8, 2024, as presented. Carried.

Public Input on Agenda Items: None.

Agenda:

1. Historic District Ordinance Revisions:

- a. Continue discussions and consider two new drafts of Historic Preservation Ordinances
 - i. Carrier/Hedman summarized drafts A, B & C.
 - ii. Carrier clarifies standards in zoning would still be applicable to new construction/alterations under option C for undesignated sites.
 - iii. New ordinance A, B or C would need to mirror the new zoning rewrite & happen concurrently.
 - iv. Board agrees to take option A off the table.
 - v. Board agrees that there is a critical public component needed with whole process – most importantly with rescinding & designation.
 - vi. Standard Operating Procedures needed for new ordinance.

2. Survey / Site Plans Information

Next Steps:

Timeline to create Historic Preservation Guidelines for new ordinance (B or C).

Create new Standard Operating Procedures from new Guidelines.

Plan to Host a forum to explain direction of ARB & Historic Preservation Commission.

Research legal mechanisms to rescind district & understand that timeline.

Next Meeting Date and Time: Special Session March 18, 2024 3:30p.m. / March 25, 2024, 5p.m. / April 22, 2024, 5p.m.

Adjournment: Hedman/Shrider moved to adjourn. Carried (7p.m.)

Minutes by Dakota C Weeks, Utility Clerk/Office Admin.

BUILDING PERMIT APPLICATION

CITY OF BAYFIELD, WISCONSIN

IMPORTANT -- Complete All items. Mark boxes where applicable

I. LOCATION OF BUILDING

Number and Street

33 S. 4th St.

Lot

3-5

Block

93

II. TYPE AND COST OF BUILDING-- All applicants complete

A. TYPE OF IMPROVEMENT

- 1 ☐ New building
 2 ☐ Addition (If residential, enter number of new housing units added if any in Part D, 13)
 3 ☐ Alteration (See 2 above)
 4 ☒ Repair, replacement Roofing, floor
 5 ☐ Wrecking (If multifamily residential enter number of units in building in Part D, 13)
 6 ☐ Moving (relocation)
 7 ☐ Foundation only

B. OWNERSHIP

- 8 ☒ Private (individual, corporation, nonprofit institution, etc.)
 9 ☐ Public (Federal, State, or local government)

D. PROPOSED USE For "Wrecking" most recent use

Residential

- 12 ☐ One Family
 13 ☒ Two or more family - Enter number of units 2
 14 ☐ Transient hotel, motel, or dormitory Enter number of units _____
 15 ☐ Garage
 16 ☐ Carport
 17 ☐ Other - Specify _____

Non residential

- 18 ☐ Amusement, recreational
 19 ☐ Church, other religious
 20 ☐ Industrial
 21 ☐ Parking garage
 22 ☐ Service station, repair garage
 23 ☐ Hospital, institutional
 24 ☐ Office, bank, professional
 25 ☐ Public Utility
 26 ☐ School, library, other educational
 27 ☐ Stores, mercantile
 28 ☐ Tanks, towers
 29 ☐ Other - Specify _____

C. COST

10. Cost of improvement -----
 To be installed but not included in the above cost
 a. Electrical -----
 b. Plumbing -----
 c. Heating, air conditioning -----
 d. Other (elevator, etc.) -----

(Omit cents)
 \$ 6,900

11. TOTAL COST OF IMPROVEMENT \$ _____

IV. BUILDING PERMIT APPLICATION SUBMITTAL

- Building Permit Application (provided by the City) must be filled out in it's entirety and signed by the property owner.
- Detailed Site Plan - must list all dimensions to property owners lot line. Use reverse side or similar drawing.
- Elevation Drawings - must submit elevation drawings for all sides of building that will be changed or modified.
- Survey - required for all new construction, and for any project where the existing footprint is increased.
- Historic Preservation - written information is needed to support your application with respect to historic preservation (does new construction fit with old, how does new construction fit with other neighboring properties, see Historic District Guidelines).
- You or a representative must be at the Architectural Review Board meeting to present plans and answer any questions the Board may have about your application/project.

III. SELECTED CHARACTERISTICS OF BUILDING

PRINCIPAL TYPE OF FRAME

- 30 ☐ Masonry (wall bearing)
 31 ☒ Wood frame
 32 ☐ Structure steel
 33 ☐ Reinforced concrete
 34 ☐ Other - Specify _____

DIMENSIONS

48. Number of stories 2
 49. Total square feet of floor area, all floors, based on exterior dimensions 2000
 50. Total land area, sq. ft. 14900

RESIDENTIAL BUILDINGS ONLY

53. Number of bedrooms 3
 54. Number of bathrooms { Full 2
 Partial

V. IDENTIFICATION To be completed by all applicants

	Name	Mailing address - Number, Street, City, State	ZIP code	TeI. No.
1. Property Owner	Bayfield Bankhaus LLC Scott Hauer	PO Box 82 Bayfield WI 54804		715-373-5004
2. Contractor	Lewis Stewart, Stewart LLC, LLC 72 Schmale. Nacogdoches			605-520-5656
3. Architect			54055	

The owner of this building and the undersigned agree to conform to all applicable laws of (name of permit jurisdiction).

Signature of Property Owner [Signature] Address PO Box 81 Walbeem WI 54994 Application date 02/11/24

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE

Approved by _____ Permit fee _____ Date permit issued _____ Permit number 04-2024

The diagram is a hand-drawn site plan of a rectangular residential lot. The lot is bounded by a solid line. The dimensions are as follows:

- Rear Yard:** Indicated by a vertical double-headed arrow and the text "Rear Yard 45'".
- Side Yard (Left):** Indicated by a horizontal double-headed arrow and the text "40' Side Yard".
- Side Yard (Right):** Indicated by a horizontal double-headed arrow and the text "50' Side Yard".

The building footprint is shown in the lower half of the lot, with the following features:

- House:** The main structure, labeled "House".
- Building Line:** A dashed horizontal line separating the house from the rear yard.
- Lot Line:** A dashed horizontal line at the bottom of the lot.
- Steps:** A vertical line with horizontal rungs, labeled "Steps 25'".
- Parking:** A rectangular area to the left of the house, labeled "Parking to be replaced".

At the bottom of the lot, there is a horizontal double-headed arrow labeled "Parking" on the left and "Sidewalk - New" on the right.

Certificate of Approval Application

Name: Scott Kluver
Street Address: 33 S 4th St.
Mailing Address: PO Box 91
City/State/Zip (Mailing): Washburn WI 54891
Block: 93 Lots: 3-5

Description of proposed activity:

To replace the rotting railing on the steps from the front street level steps up to the yard level. It would not include the steps from the yard going up to the porch. It would be a Deck Pro Railing aluminum railing for durability. Colors are black, bronze, white, or maple cream. Enclosed is a photo of the same product on my own deck.

Describe how this project complies with the Historic Preservation Ordinance:

Alteration of Railing Replacement is accepting of a surface not attached to the house, that is beyond repair. The aluminum material is durable for the climate, and does not have elaborate ornamentation. Brackets will be included on the railing. Other examples of similar railings are included - Madison Taked Station

I have received a copy of the City of Bayfield's Historic District Guidelines, and I understand I must abide by the terms of the permit, and that it is my responsibility to contact the City should my site plans change.

[Signature]
Applicant's Signature

021724
Date

NOTE: Permits may be revoked without notice if misrepresentation or any of the above information or attachments is found to exist.
Permits shall expire within 6 months, they may be extended for an additional 6 months with proper approval.
Permit is null and void if issued in error.

Permit No.: _____
Permit Received: _____

Approval/Denial Date: _____
Building Permit No.: _____

By: _____

Building Permit Paid: ____ Yes / ____ No

Building Permit Application Worksheet

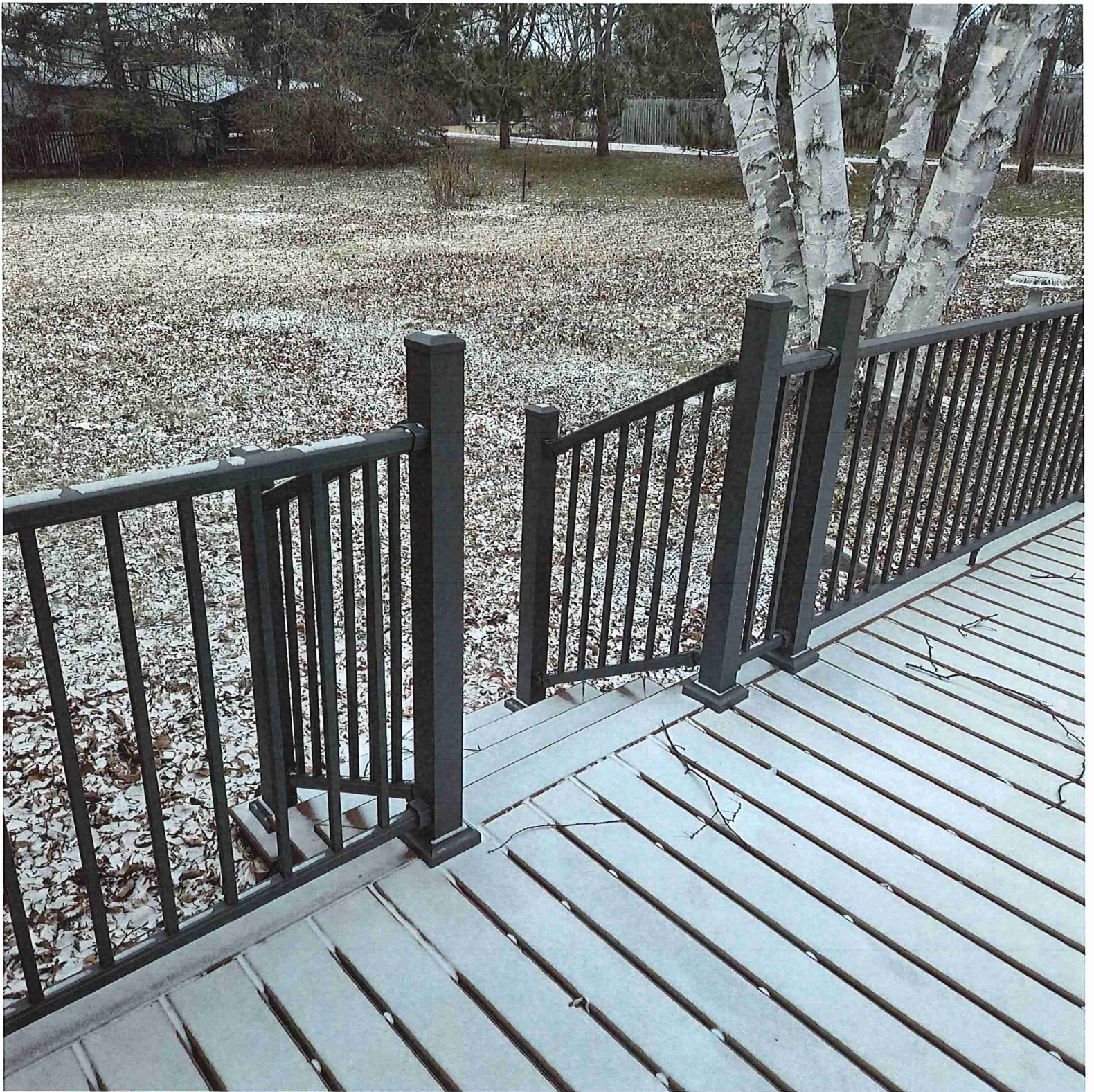
Must be filed with the Application

Please check each box and attach the required material as indicated:

- ☒ Completed Building Permit Application.
- ☒ Completed Building Permit Application Worksheet.
- ☒ Elevation Drawings – for all sides of building that will be changed or modified including all current and new exterior lighting.
- ☒ Survey – for all new construction and for any project where lot lines are questionable.
- ☒ Certificate of Approval Application – for properties located in the Historic District.
- ☒ Acknowledge that you or a representative will be present at the meeting.

Please respond to all that apply, be specific:

1. Construction Type: Wood Frame house - duplex
2. Size (Dimensions): House footprint - 30' x 46' Approx 2000 sqft living space
3. Siding Material:
Currently: Wood Proposed: No change
Siding Color:
Currently: Cream / green trim Proposed: No change
4. Roofing Materials:
Currently: Metal Proposed: No change
Roof Color:
Currently: Brown / Bronze Proposed: No change
5. Windows: Style: N/A Size: _____
Style: _____ Size: _____
Style: _____ Size: _____
Style: _____ Size: _____
6. Doors: Style: N/A Size: _____
Style: _____ Size: _____
Style: _____ Size: _____
7. Height: 20' (to be measured from the lowest elevation on the footprint of the building projected vertically on the natural surface of the building site, as it existed prior to any filling, excavating, or grading and verified by the certified topographical survey, to the highest roof peak)







[Level Rail](#)[Stair Rail](#)[Installation](#)[Download](#)[Warranty](#)

Prestige Aluminum Railing System

Dekpro Prestige Railing combines elegant form, superior function and precision to create a quality rail system at an economical price. Featuring all aluminum components and a durable, finely textured powder coat finish this low maintenance system that will last for years. A simple installation process ensures this rail is easy to install and quick to install. The stylish, architectural design sets it apart from other railing systems.

CITY OF BAYFIELD, WISCONSIN

IMPORTANT - Complete All items. Mark boxes where applicable

I. LOCATION OF BUILDING

Number and Street

Lot

Block

120 N Second St.

II. TYPE AND COST OF BUILDING- All applicants complete

A. TYPE OF IMPROVEMENT

- 1 ☐ New building
 2 ☐ Addition (if residential, enter number of new housing units added if any in Part D, 13)
 3 ☐ Alteration (See 2 above)
 4 ☒ Repair, replacement Windows
 5 ☐ Wrecking (If multifamily residential enter number of units in building in Part D, 13)
 6 ☐ Moving (relocation)
 7 ☐ Foundation only

B. OWNERSHIP

- 8 ☒ Private (individual, corporation, nonprofit institution, etc.)
 9 ☐ Public (Federal, State, or local government)

D. PROPOSED USE For "Wrecking" most recent use

Residential

- 12 ☒ One Family
 13 ☐ Two or more family - Enter number of units _____
 14 ☐ Transient hotel, motel, or dormitory
 Enter number of units _____
 15 ☐ Garage
 16 ☐ Carport
 17 ☐ Other - Specify _____

Non residential

- 18 ☐ Amusement, recreational
 19 ☐ Church, other religious
 20 ☐ Industrial
 21 ☐ Parking garage
 22 ☐ Service station, repair garage
 23 ☐ Hospital, institutional
 24 ☐ Office, bank, professional
 25 ☐ Public Utility
 26 ☐ School, library, other educational
 27 ☐ Stores, mercantile
 28 ☐ Tanks, towers
 29 ☐ Other - Specify _____

C. COST

10. Cost of improvement _____
 To be installed but not included in the above cost
 a. Electrical _____
 b. Plumbing _____
 c. Heating, air conditioning _____
 d. Other (elevator, etc.) _____

(Omit cents)

\$ _____

11. TOTAL COST OF IMPROVEMENT \$47,750

IV. BUILDING PERMIT APPLICATION SUBMITTAL

1. Building Permit Application (provided by the City) must be filled out in it's entirety and signed by the property owner.
2. Detailed Site Plan - must list all dimensions to property owners lot line. Use reverse side or similar drawing.
3. Elevation Drawings - must submit elevation drawings for all sides of building that will be changed or modified.
4. Survey - required for all new construction, and for any project where the existing footprint is increased.
5. Historic Preservation - written information is needed to support your application with respect to historic preservation (does new construction fit with old, how does new construction fit with other neighboring properties, see Historic District Guidelines).
6. You or a representative must be at the Architectural Review Board meeting to present plans and answer any questions the Board may have about your application/project.

III. SELECTED CHARACTERISTICS OF BUILDING

PRINCIPAL TYPE OF FRAME

- 30 ☐ Masonry (wall bearing)
 31 ☒ Wood frame
 32 ☐ Structure steel
 33 ☐ Reinforced concrete
 34 ☐ Other - Specify _____

DIMENSIONS

48. Number of stories _____
 49. Total square feet of floor area, all floors, based on exterior dimensions _____
 50. Total land area, sq. ft. _____

RESIDENTIAL BUILDINGS ONLY

53. Number of bedrooms _____
 54. Number of bathrooms { Full _____
 Partial _____

V. IDENTIFICATION To be completed by all applicants

	Name	Mailing address - Number, Street, City, State	ZIP code	Tel. No.
1. Property Owner	Ross Huelster	120 N 2nd St Bayfield WI	54814	651-783-2553
2. Contractor	Seth Vasser	76175 Paulson Rd Washburn WI	54821	715-209-0209
3. Architect				

The owner of this building and the undersigned agree to conform to all applicable laws of (name of permit jurisdiction).

Signature of Property Owner

Address

(Contractor) 76175 Paulson Road

Application date

2/14/24

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE

Approved by

Permit fee

Date permit issued

Permit number

05-2024

Certificate of Approval Application

Name: Seth Vassar
Street Address: 120 N 2nd St Bayfield WI 54814
Mailing Address: 76175 Paulsen Rd
City/State/Zip (Mailing): Washburn WI 54881
Email Address: Seth.vassar@gmail.com

Block: _____ Lots: _____

Description of proposed activity:
Replace all windows in home minus one bathroom window

Describe how this project complies with the Historic Preservation Ordinance:
Windows will be same color and style with the exception of
two awning windows designed to simulate double hung windows
(see attached) Trim will look the same as it does now.

I have received a copy of the City of Bayfield's Historic District Guidelines, and I understand I must abide by the terms of the permit, and that it is my responsibility to contact the City should my site plans change.

Applicant's Signature



Date

2/14/23

NOTE: Permits may be revoked without notice if misrepresentation or any of the above information or attachments is found to exist
Permits shall expire within 6 months, they may be extended for an additional 6 months with proper approval
Permit is null and void if issued in error.

Permit No.: _____

Permit Received: _____

By: _____

Approval/Denial Date: _____

Building Permit No.: _____

Building Permit Paid: _____ Yes / _____ No

Building Permit Application Worksheet

Must be filed with the Application

Please check each box and attach the required material as indicated:

- ☐ Completed Building Permit Application.
 - ☒ Completed Building Permit Application Worksheet.
 - ☒ Elevation Drawings – for all sides of building that will be changed or modified including all current and new exterior lighting.
 - ☒ Survey – for all new construction and for any project where lot lines are questionable.
 - ☒ Certificate of Approval Application – for properties located in the Historic District.
 - ☒ Acknowledge that you or a representative will be present at the meeting.
-

Please respond to all that apply, be specific:

1. Construction Type: Wood
2. Size (Dimensions): apx. 45'x21'
3. Siding Material:
Currently: Wood *Proposed:* n/a
Siding Color:
Currently: White *Proposed:* _____ Any siding or exterior trim replaced will match original.
4. Roofing Materials:
Currently: _____ *Proposed:* n/a
Roof Color:
Currently: _____ *Proposed:* n/a
5. Windows:

Style: <u>Double Hung</u>	Size: <u>30" x 71 3/4"</u>	Qty: <u>8</u>
Style: <u>Double Hung</u>	Size: <u>21 1/2" x 71 3/4"</u>	Qty: <u>1</u>
Style: <u>Double Hung</u>	Size: <u>25 3/4" x 63 1/4"</u>	Qty: <u>1</u>
Style: <u>Two Lite Casment</u>	Size: <u>21 1/2" X 71 3/4"</u>	Qty: <u>2</u>
6. Doors:

Style: _____	Size: _____
Style: _____	Size: _____
Style: _____	Size: _____
7. Height: n/a (to be measured from the lowest elevation on the footprint of the building projected vertically on the natural surface of the building site, as it existed prior to any filling, excavating, or grading and verified by the certified topographical survey, to the highest roof peak)

From: Seth Vasser <sethvasser@gmail.com>
Sent: Wednesday, February 14, 2024 3:48 PM
To: cityclerk cityofbayfield.com
Subject: Fwd: letter

----- Forwarded message -----

From: **ross huelster** <ross.huelster@gmail.com>
Date: Wed, Feb 14, 2024 at 3:45 PM
Subject: letter
To: Seth Vasser <sethvasser@gmail.com>, rhuelster@aol.com <rhuelster@aol.com>

Dear City of Bayfield.

My wife, Anne Lynch, and I (Ross Huelster) give Evergreen Construction (Seth Vasser) permission to commence window replacement on our home at 120 North Second St. in Bayfield and for him to apply for a building permit for this job.

Thank you, Ross Huelster

--

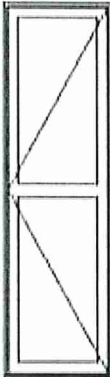
Seth

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: ROSS / WINTERGREEN	Net Price:		1,681.20
Qty: 1		Ext. Net Price:	USD	1,681.20

MARVIN



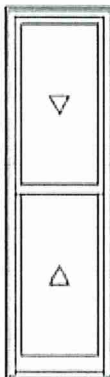
As Viewed From The Exterior

RD 22 1/2" X 72 1/4"

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Casement - Left Hand
Frame Size 21 1/2" X 71 3/4"
Rough Opening 22 1/2" X 72 1/4"
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
TG - 1 In - 1 Lite
Tempered Tripane Low E2/E1 w/Argon
Black Perimeter Bar
2 13/32" SDI - No SBAK
Rectangular - Special Cut 1W2H
Stone White Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Standard Bottom Rail
White Weather Strip
White Folding Handle
White Multi - Point Lock
Extruded Aluminum Screen
White Surround
Bright View Mesh
4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: ROSS / WINTERGREEN	Net Price:		1,279.44
Qty: 1		Ext. Net Price:	USD	1,279.44

MARVIN



As Viewed From The Exterior

RD 22 1/2" X 72 1/4"

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Double Hung G2
Frame Size 21 1/2" X 71 3/4"
Rough Opening 22 1/2" X 72 1/4"
Glass Add For All Sash/Panels
Top Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
TG - 1 Lite
Tripane Low E2/E1 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
TG - 1 Lite
Tripane Low E2/E1 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
White Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Extruded Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin

From: Seth Vasser <sethvasser@gmail.com>
Sent: Thursday, February 15, 2024 12:07 PM
To: cityclerk cityofbayfield.com
Subject: Re: FW: Building Permit - Huelster

The new windows are triple pane so there will be no need for storms. I was going to discard them.

Seth

On Thu, Feb 15, 2024 at 10:47 AM cityclerk cityofbayfield.com <cityclerk@cityofbayfield.com> wrote:

Thank you. One last question. It appears there are true divided light storm windows on the house now. Will they be retained?

Thanks,

~ Billie

Billie L. Hoopman, Clerk

City of Bayfield

P.O. Box 1170

Bayfield, WI 54814

715-779-1201 x111

Check your Voter Status, Change your address, or Request an Absentee Ballot at www.myvote.wi.gov





materials.

- It is not appropriate to remove significant features or elements of a historic structure, such as a porch, to construct a deck.
- Generally, align the height of the deck with the floor level of the structure.
- If applicable, install compatible skirt boards and, where appropriate, lattice panels to screen deck framing.
- Cantilevered second story decks do not appear connected to a structure. Appropriately scaled supports should be incorporated into the structure.
- Design decks to be compatible in material, color, and detail with the structure.
- It is not appropriate to use raw lumber as the finished appearance of the deck. Paint or stain decks in colors compatible with the color of the structure.
- Design deck railings to be compatible in material, color, scale, and detail with the structure.
- Railings should have a molded cap and balusters inserted between a top and bottom rail.
- Attaching balusters to the outside/inside of the top and bottom rail is inappropriate and prohibited

Windows

Windows are one of the most important design features of any structure. The material, design and placement of the windows reflect the architectural and cultural character of the structure's period or style.

Openings

- Original window openings should be preserved wherever possible.
- An original opening should not be closed to accommodate a smaller window.
- Adding additional openings or removing existing openings on facades that are visible from the street is discouraged.
- Restoring original openings that have been altered over time is appropriate.
- New openings should be similar in location, size and type to those seen traditionally.

Solids & Voids

- Maintain the historic ratio of window openings to solid wall. This applies both to historic structures and new construction.
- Large surfaces of glass are inappropriate on residential structures and on the upper floors and sides of commercial structures.

Window Hoods

- Original window hoods should be preserved.
- Removing window hoods is inappropriate.
- Replace missing parts in the same material as the original.

Divided Lights

- Historic subdivisions of window lights should be maintained.
- Multiple panes should not be replaced with a single pane.
- Replacing true divided lights with snap-in muntin's is inappropriate.
- On a replacement window, wooden pop-in muntin's and mullions may be considered on a case-by-case basis.

Materials & Design

The functional and decorative features of original windows should be preserved.

- New windows should be appropriate to the structure in style, materials and proportions.
- A general rule for a window opening is that the height should be three times the dimension of the width.
- Glass in a window or door should be clear. Any type of tinting is inappropriate.
- Leaded glass and stained glass are appropriate.

Doors

Openings & Entrances

- Door openings and entrances should be preserved wherever possible.
- Changes to door size and configuration should be avoided.
- New entrances on the main elevation or ones that alter the character of a structure should be avoided.
- Installing a door in a new location may be considered where it does not substantially alter the character of a significant structure wall.

Materials & Design

- Altering original or historically significant entries (including reveals, doors, surrounds, vestibule sidewalks, transoms or fanlights, sidelights and other features) is not appropriate.
- New doors should be appropriate to the existing surround in style, material and proportions.
- Only paneled doors of appropriate design, material and assembly are appropriate
- Flush doors with or without applied surface molding are not appropriate
- Door hardware should replicate the original or be of an appropriate design.

Storm Windows and Doors

Whenever possible original exterior windows, storm windows and doors should be preserved. Replacement/new storm windows and doors should provide minimal visual impact on the primary window or door.

Materials

- Wood, painted aluminum or anodized aluminum may be considered.
- Raw aluminum (with a silver finish) is not appropriate.
- Glass should be clear
- Acrylic is not appropriate.

Design

- Frame colors should match those of the window trim.
- Storm windows should have narrow perimeter framing, and the meeting rails between upper and lower panels should align with the meeting rails of the primary sash.
- Storm and screen doors should be as simple as possible, with a plain glass or screen insert.

Dimensions

- Storm and screen windows and doors should be sized to fit the window and door opening.
- Rectangular storm windows are not appropriate on windows with unusual shapes.

Shutters and Blinds

Shutters (with solid panels) and blinds (with louvers) were traditionally used to control light and ventilation, and to improve privacy. Today, their primary use is decorative. Original shutters and blinds should be preserved.

Materials

- Use historic materials and design elements.
- Wood (painted a dark color) is the traditional material.
- Vinyl and metal do not adequately replicate the appearance of wood and are discouraged.
- Composite will be considered on a case by case basis.

Design

- Each shutter or blind should match the height and one-half the width of the window opening.
- Shutters and blinds are generally inappropriate on windows that are wider than they are tall, such as picture windows.
- Shutters and blinds for arched windows should follow the shape of the window opening.

Awnings

Awnings can add color and architectural interest to a

commercial or residential structure.

Residential

- Awnings should be placed only on structures for which they are appropriate, late and post-Victorian houses.
- Metal awnings should be placed only on post-World War II homes.
- Awnings should be made of canvas, vinyl-coated canvas, or acrylic.
- Awning color should complement, rather than match, the colors of a residence.
- Awnings should be mounted within the window opening, directly on the frame. If this is not possible, attach it just outside the opening. On masonry structures, attachments for awnings should be made in the mortar joints and not in the brick itself.
- Awnings should not be used where there is evidence of the previous use of shutters.

Commercial Structures

- Standard street level awnings should be mounted so that the valance is about eight (8) feet above the sidewalk and projects out about four (4) feet from the structure. A twelve (12) inch valance flap is usually attached at the awning bar.
- An awning may be attached above display windows. It may also be attached below the cornice or sign panel. It may be mounted between the transom and the display windows.
- An awning should reinforce the frame of the storefront and should not cover the piers or the space between the second story windowsills and the storefront cornice.
- Metal awnings are not allowed except on post-World War II structures.
- Awnings should be made of one of the following materials: canvas, vinyl-coated canvas, or other canvas-like synthetic materials.
- Awning color should compliment, rather than match, the colors of a structure.
- Awnings are appropriate on upper floor windows. If evidence indicates the structure originally had shutters, awnings should not be used.
- Arched awnings are appropriate for arched windows.

Chimneys and Stovepipes

A chimney is an important exterior design element.

- A historic chimney should be retained and preserved if possible.
- New or replacement chimneys should be in the historic style.
- The chimney shape should match that of the historic one being replaced or of those in the Historic District.
- The brick laying pattern and mortar should match that of the historic chimneys in Bayfield.

BUILDING PERMIT APPLICATION

CITY OF BAYFIELD, WISCONSIN

IMPORTANT -- Complete All items. Mark boxes where applicable

I. LOCATION OF BUILDING

Number and Street

1126 RICE AVE

Lot

15+16

Block

67

II. TYPE AND COST OF BUILDING-- All applicants complete

A. TYPE OF IMPROVEMENT

- 1 ☒ New building
 2 ☐ Addition (if residential, enter number of new housing units added if any in Part D, 13)
 3 ☐ Alteration (See 2 above)
 4 ☐ Repair, replacement
 5 ☐ Wrecking (If multifamily residential enter number of units in building in Part D, 13)
 6 ☐ Moving (relocation)
 7 ☐ Foundation only

B. OWNERSHIP

- 8 ☒ Private (individual, corporation, nonprofit institution, etc.)
 9 ☐ Public (Federal, State, or local government)

D. PROPOSED USE For "Wrecking" most recent use

Residential

- 12 ☐ One Family
 13 ☐ Two or more family - Enter number of units
 14 ☐ Transient hotel, motel, or dormitory
 Enter number of units
 15 ☒ Garage
 16 ☐ Carport
 17 ☐ Other - Specify

Non residential

- 18 ☐ Amusement, recreational
 19 ☐ Church, other religious
 20 ☐ Industrial
 21 ☐ Parking garage
 22 ☐ Service station, repair garage
 23 ☐ Hospital, institutional
 24 ☐ Office, bank, professional
 25 ☐ Public Utility
 26 ☐ School, library, other educational
 27 ☐ Stores, mercantile
 28 ☐ Tanks, towers
 29 ☐ Other - Specify

C. COST

10. Cost of improvement
 To be installed but not included in the above cost
 a. Electrical
 b. Plumbing
 c. Heating, air conditioning
 d. Other (elevator, etc.)

(Omit cents)

\$

11. TOTAL COST OF IMPROVEMENT \$

IV. BUILDING PERMIT APPLICATION SUBMITTAL

- Building Permit Application (provided by the City) must be filled out in it's entirety and signed by the property owner.
- Detailed Site Plan - must list all dimensions to property owners lot line. Use reverse side or similar drawing.
- Elevation Drawings - must submit elevation drawings for all sides of building that will be changed or modified.
- Survey - required for all new construction, and for any project where the existing footprint is increased.
- Historic Preservation - written information is needed to support your application with respect to historic preservation (does new construction fit with old, how does new construction fit with other neighboring properties, see Historic District Guidelines).
- You or a representative must be at the Architectural Review Board meeting to present plans and answer any questions the Board may have about your application/project.

III. SELECTED CHARACTERISTICS OF BUILDING

PRINCIPAL TYPE OF FRAME

- 30 ☐ Masonry (wall bearing)
 31 ☒ Wood frame
 32 ☐ Structure steel
 33 ☐ Reinforced concrete
 34 ☐ Other - Specify

DIMENSIONS

48. Number of stories
 49. Total square feet of floor area, all floors, based on exterior dimensions
 50. Total land area, sq. ft.

1

1280

1280

RESIDENTIAL BUILDINGS ONLY

53. Number of bedrooms
 54. Number of bathrooms { Full
 Partial

V. IDENTIFICATION To be completed by all applicants

	Name	Mailing address - Number, Street, City, State	ZIP code	TeI. No.
1. Property Owner	WILLIAM PETERSON	1126 RICE AVE P.O. Box 435 BAYFIELD	612 2475335	
2. Contractor	SCOTT BOON CONST	P.O. Box 367 BAYFIELD	715 292 4691	
3. Architect	WILLIAM PETERSON	SAME AS ABOVE		

The owner of this building and the undersigned agree to conform to all applicable laws of (name of permit jurisdiction).

Signature of Property Owner

William Peterson

Address

1126 RICE AVE BAYFIELD

Application date

2/1/24

Approved by

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE

Permit fee

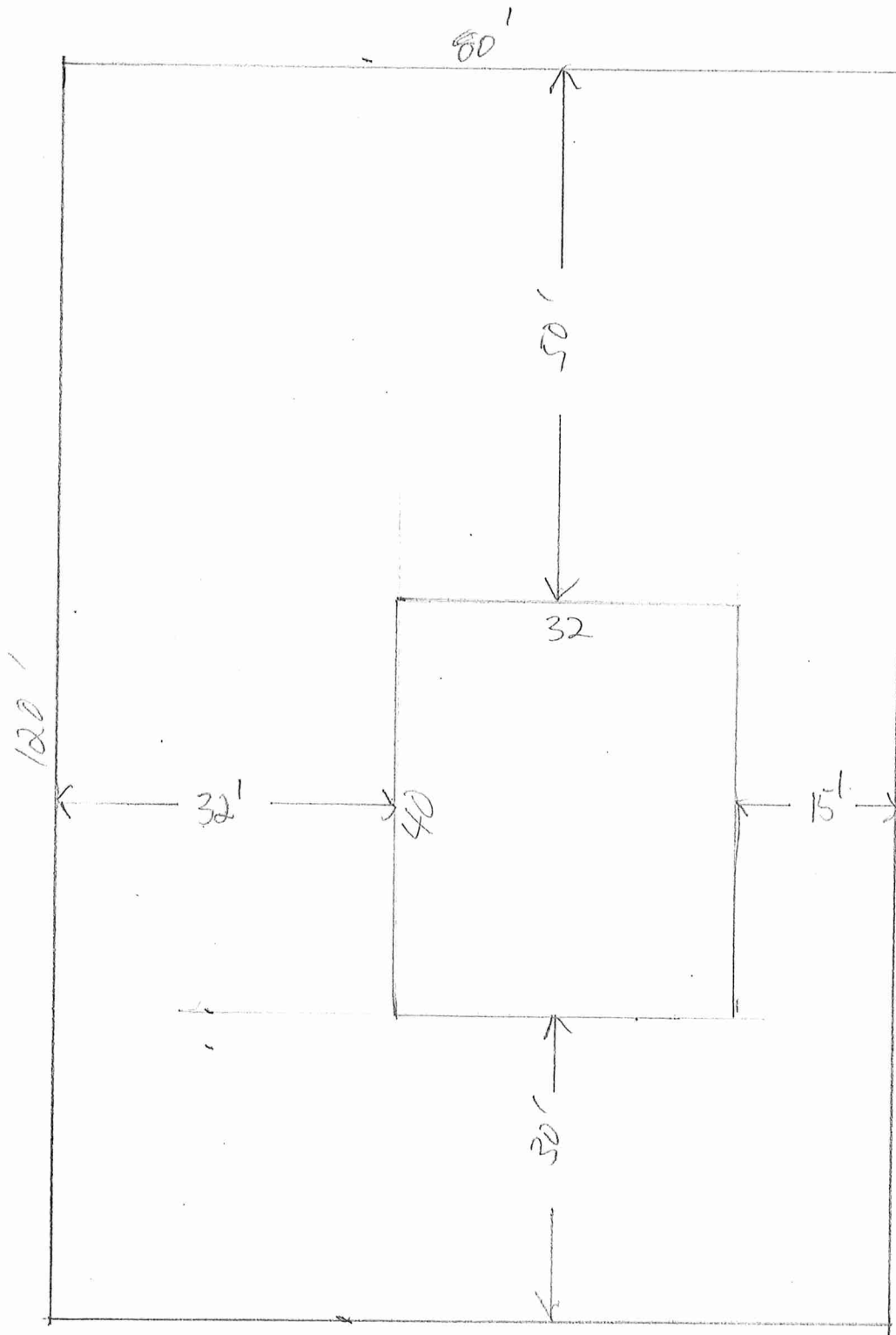
Date permit issued

Permit number

04-2024

ALLEY

Block 67 Lots 15, 16



11th ST.

William Peterson Property - Bayfield County, WI



2/5/2024, 9:12:52 AM

Tie Lines

Meander Lines

Approximate Parcel Boundary

Section Lines

Municipal Boundary

All Roads

Town

Survey Maps

UnRecorded Map

Building Footprint 2009-2015

Changed

Existing

Buildings

Bayfield

County

0 0.01 0.01 0.03 0.03 mi

0 0.01 0.01 0.03 0.06 km

Bayfield County Land Records Department
<https://maps.bayfieldcounty.wi.gov/BayfieldWAB/>



www.nelsonsurveying.com
101 West Main Street, Suite 207
Ashland, Wisconsin 54806
715-682-2692 800-682-9780

Bill Peterson
P.O. Box 435
Bayfield, WI 54814
Email: capnchewy@gmail.com

January 19, 2024

DESCRIPTION: Survey and map of Lots 15 & 16, Block 67, located in the City of Bayfield, Bayfield County, Wisconsin.
Tax Id: 31875

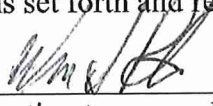
SCOPE OF SERVICES

- Surveying and mapping services required to monument and map the exterior corners and boundary lines of the above parcel.
- Locate and map visible improvements on the above parcel, if any.
- Locate and map the right of way of the adjoining platted streets and alleyways.
- NSI will map the building setbacks as determined by the City of Bayfield on the above parcel.
- Locate and map observed evidence of possession, per Chapter A-E 7 of the Wisconsin Administrative Code.
- Draft and file a Map of Survey meeting the requirements of Chapter A-E 7 of the Wisconsin Administrative Code, showing the pertinent data obtained during the survey.

NOTE: All projects with estimates exceeding \$1,000.00 will be billed and paid on a monthly basis. Final payment is due on or before delivery of the final documents. We accept VISA, MASTERCARD and DISCOVER.

ESTIMATED COST: \$700-900
Requested Retainer: \$300

By signing below, I state that I have read the terms and conditions enclosed in this contract and agree to the terms set forth and request the survey to be performed.



Authorization to proceed



Date

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED
FOR LOT JOINING ONLY

Document Number

Document Name

DOCUMENT NUMBER
2024R-602249

DANIEL J. HEFFNER
REGISTER OF DEEDS
BAYFIELD COUNTY, WI

RECORDED
02/15/2024 AT 1:04 PM
RECORDING FEE: \$30.00
PAGES: 1

THIS DEED, made between WILLIAM S PETERSON & DOREEN L JOHNSON
REV LIVING TRUST DTD 09/29/2016

("Grantor," whether one or more),
and WILLIAM S PETERSON & DOREEN L JOHNSON REV LIVING TRUST
DID 09/29/2016

("Grantee," whether one or more).
Grantor quit claims to Grantee the following described real estate, together with the
rents, profits, fixtures and other appurtenant interests, in BAYFIELD
County, State of Wisconsin ("Property") (if more space is needed, please attach
addendum):

This document is intended to combine the legal description of two parcels into one
parcel under the same ownership and is not conveyance per Sec.77.21 {1}. Wis Stats.

CITY OF BAYFIELD LOTS 17,18,19,21 BLOCK 67 IN 2016R-56506
{WILLIAM S PETERSON AND DOREEN L JOHNSON REV LIVING TRUST
DTD 09/29/2016} PIN: 04-206-2-50-04-14-1 00-127-32100 STR:14 50N 04W

AND

CITY OF BAYFIELD LOTS 15 AND 16 BLOCK 67 IN 2016R-565507
{WILLIAM S PETERSON AND DOREEN L JOHNSON REV LIVING TRUST
DTD 09/29/2016} PIN: 04-206-2-50-04-14-1 00127-32000 STR: 14 50N 04W

Recording Area

Name and Return Address
William Peterson
1126 Rice Ave, PO Box 435
Bayfield, WI 54814

206-1039-05 019 & 206-1039-05 990

Parcel Identification Number (PIN)

This is _____ homestead property.
(is) (is not)

Dated 2/15/2024

Wm S Peterson
*
TRUSTEE
*



Doreen L Johnson
*
TRUSTEE
*



AUTHENTICATION

Signature(s) _____

authenticated on _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
Bayfield) ss.
COUNTY)

Personally came before me on February 15, 2024,
the above-named William S Peterson &
Doreen L Johnson
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Stephanie Basina
*
Stephanie Basina
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: February 7, 2026)

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

William Peterson
1126 Rice Ave, Bayfield WI 54814

(Signatures may be authenticated or acknowledged. Both are not necessary.)

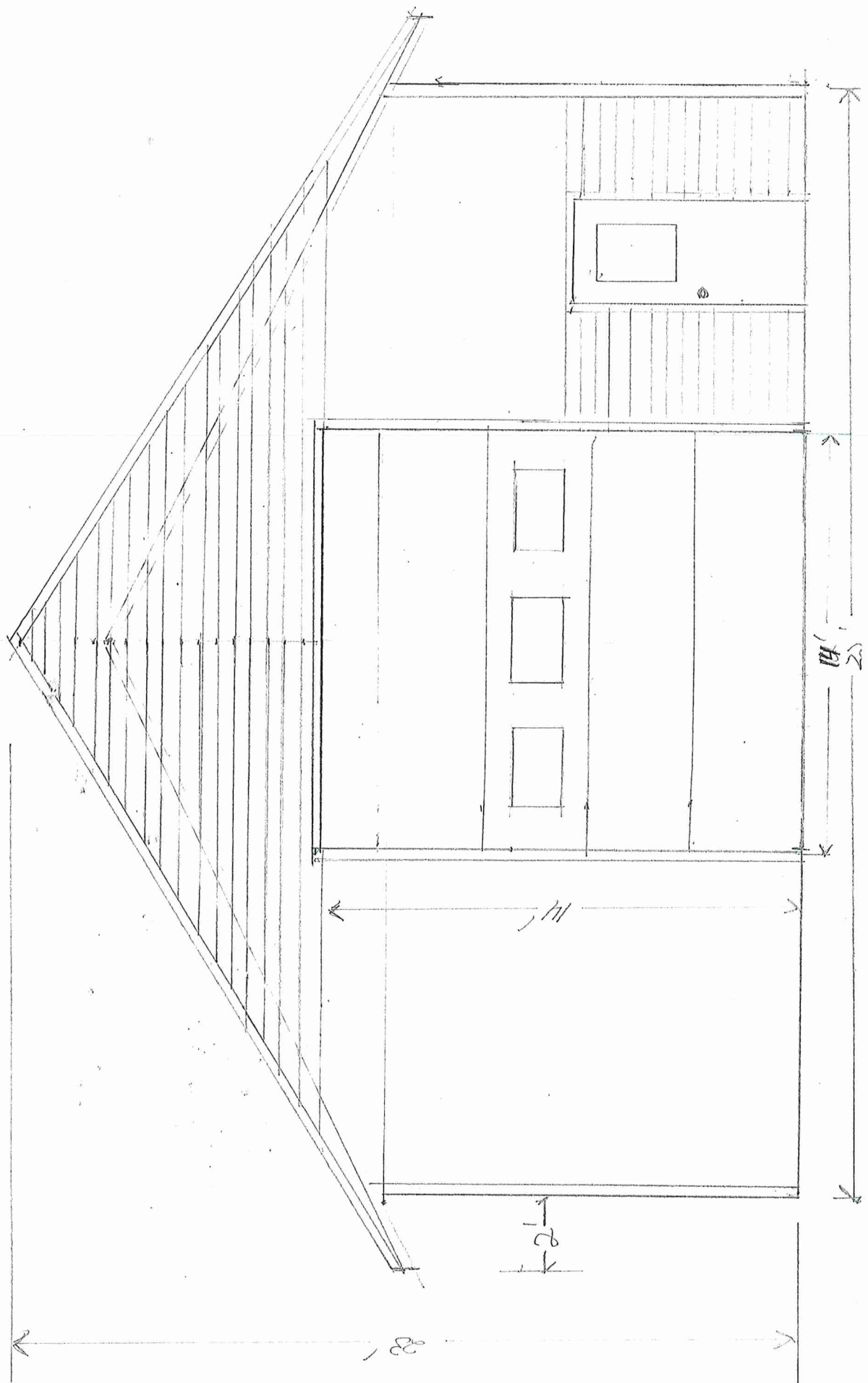
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
QUIT CLAIM DEED

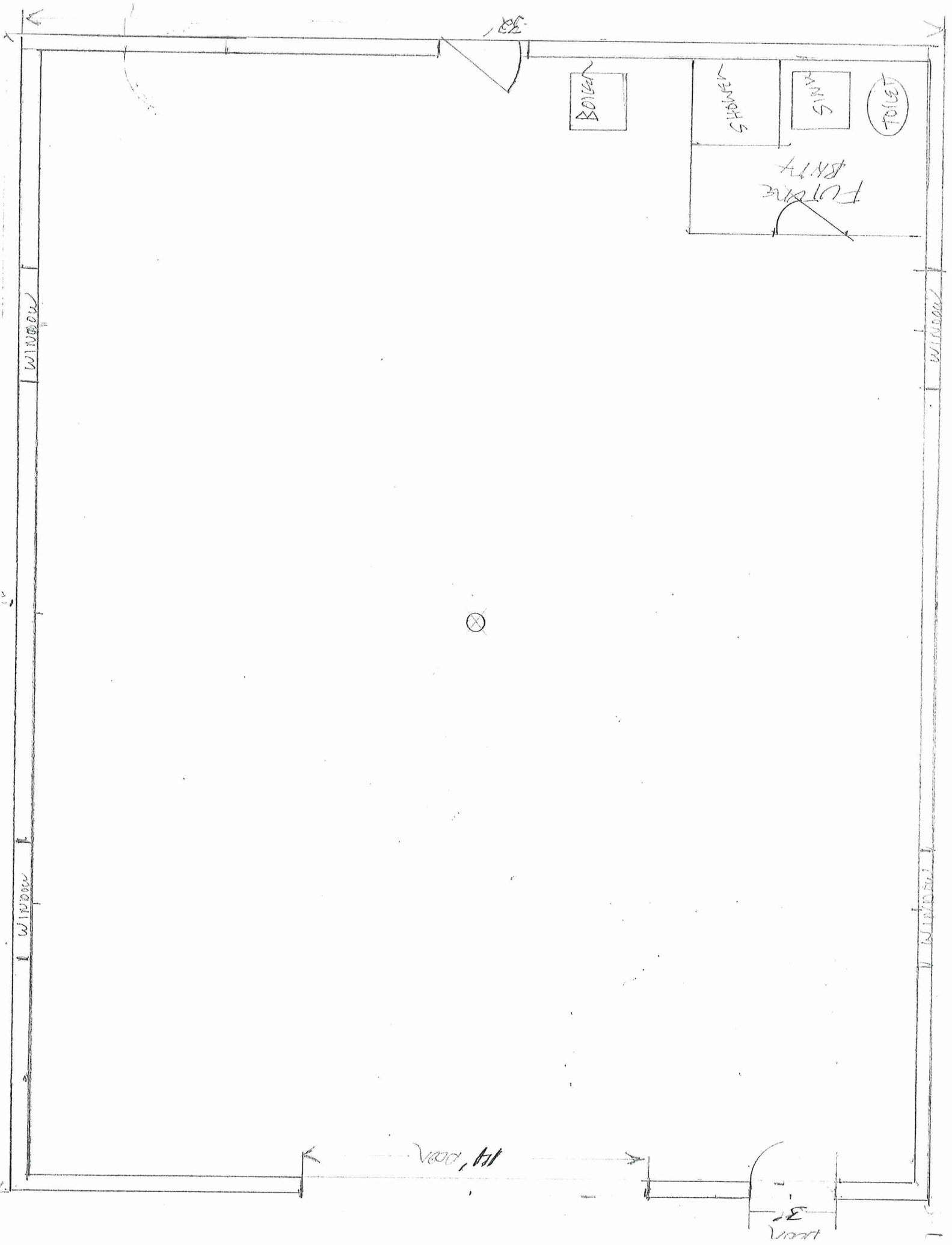
© 2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

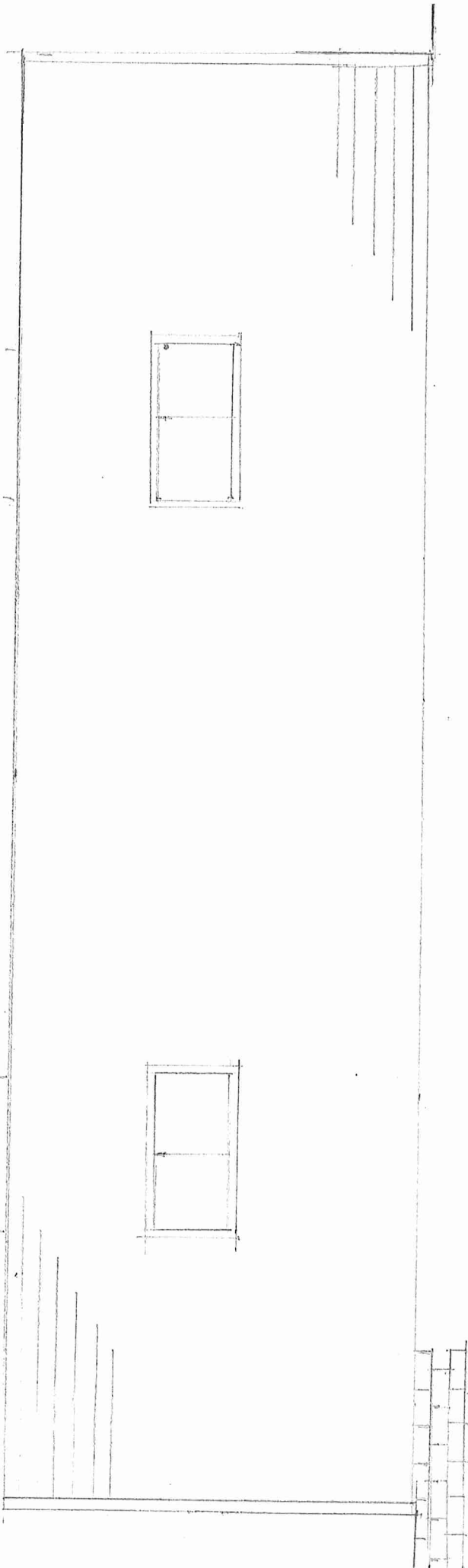
* Type name below signatures.

FACING WEST





FRONT NO + SO



Certificate of Approval Application

Name: WILLIAM PETERSON
Street Address: 1126 RICE AVE
Mailing Address: P.O. BOX 435
City/State/Zip (Mailing): BAYFIELD WI 54814
Block: 67 Lots: 15 + 16

Description of proposed activity:

BUILD A GARAGE

Describe how this project complies with the Historic Preservation Ordinance:

N/A

I have received a copy of the City of Bayfield's Historic District Guidelines, and I understand I must abide by the terms of the permit, and that it is my responsibility to contact the City should my site plans change.

Applicant's Signature _____

Date _____

NOTE: Permits may be revoked without notice if misrepresentation or any of the above information or attachments is found to exist.
Permits shall expire within 6 months, they may be extended for an additional 6 months with proper approval.
Permit is null and void if issued in error.

Permit No.: _____
Permit Received: _____

Approval/Denial Date: _____
Building Permit No.: _____

By: _____

Building Permit Paid: _____ Yes / _____ No

Building Permit Application Worksheet

Must be filed with the Application

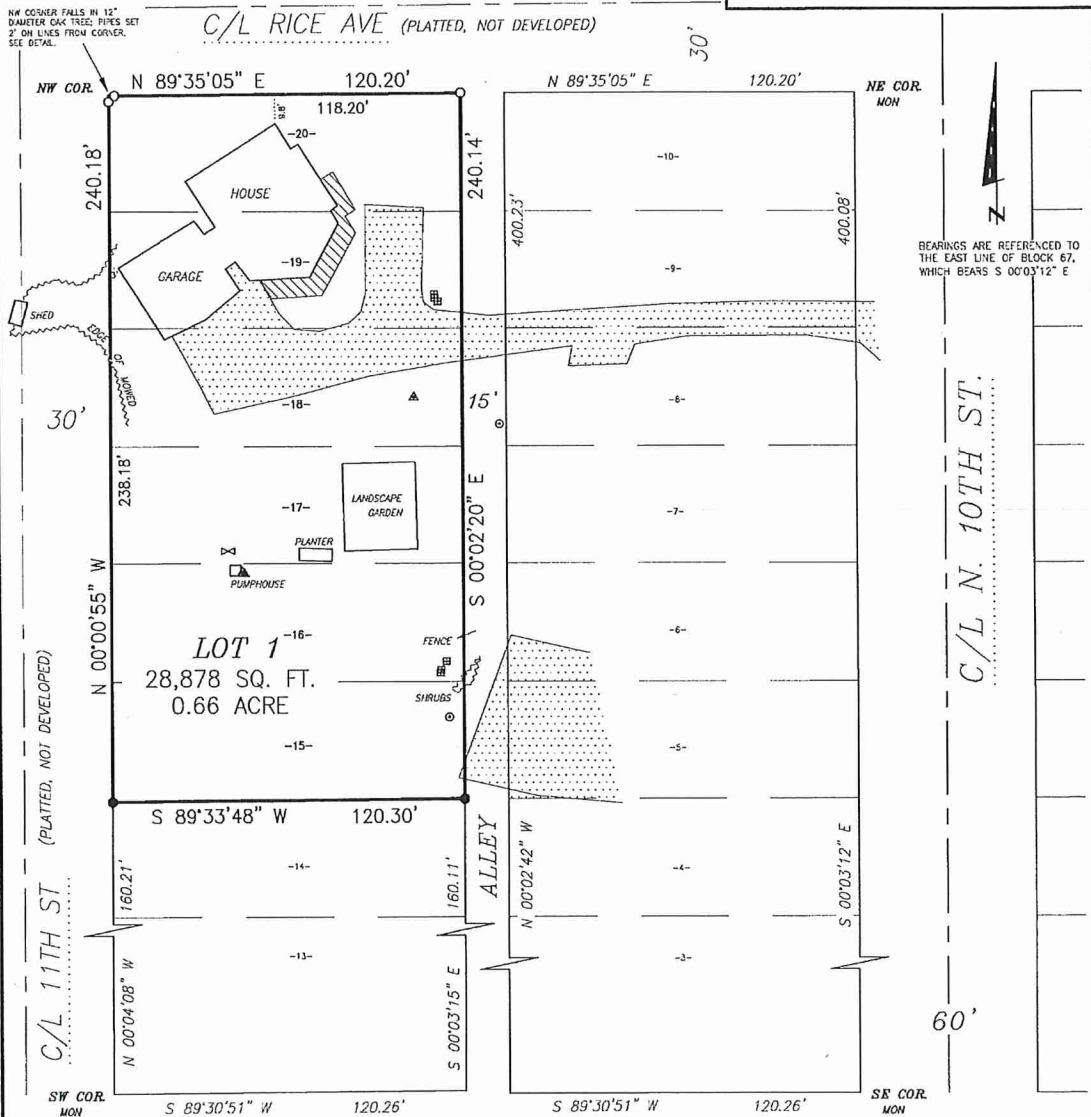
Please check each box and attach the required material as indicated:

- ☒ Completed Building Permit Application.
- ☒ Completed Building Permit Application Worksheet.
- ☒ Elevation Drawings – for all sides of building that will be changed or modified including all current and new exterior lighting.
- ☐ Survey – for all new construction and for any project where lot lines are questionable. *coming*
- ☐ Certificate of Approval Application – for properties located in the Historic District.
- ☒ Acknowledge that you or a representative will be present at the meeting.

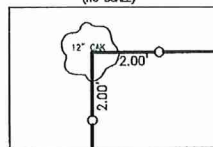
Please respond to all that apply, be specific:

1. Construction Type: Frame
2. Size (Dimensions): 32 x 40
3. Siding Material:
Currently: _____ Proposed: LP SMART SIDING
Siding Color:
Currently: _____ Proposed: _____
4. Roofing Materials:
Currently: _____ Proposed: ASPHALT SHINGLES
Roof Color:
Currently: _____ Proposed: _____
5. Windows: Style: _____ Size: _____
Style: _____ Size: _____
Style: _____ Size: _____
Style: _____ Size: _____
6. Doors: Style: UTILITY Size: 36 x 72
Style: UTILITY Size: 36 x 72
Style: GARAGE DOOR Size: 14 x 14
7. Height: 23' (to be measured from the lowest elevation on the footprint of the building projected vertically on the natural surface of the building site, as it existed prior to any filling, excavating, or grading and verified by the certified topographical survey, to the highest roof peak)




LOTS 15-20, BLOCK 67 OF THE ORIGINAL PLAT OF THE
CITY OF BAYFIELD, BAYFIELD COUNTY, WISCONSIN



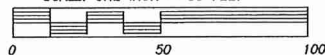
DETAIL
NW CORNER, BLOCK 67
(NO SCALE)



UTILITIES LEGEND

- | | |
|---|--------------------|
|  | ELECTRIC METER |
|  | UTILITY PEDESTAL |
|  | SEPTIC VENT |
|  | SEPTIC COVER |
|  | WOOD SURFACE |
|  | BITUMINOUS SURFACE |

SCALE: ONE INCH = 50 FEET



CSM 339

● FOUND 1" IRON PIPE (IP). UNLESS NOTED
 ○ 1" X 18" IRON PIPE (WT.=1.14LB/FT).
 SET THIS SURVEY
 () RECORDED INFORMATION

**NELSON
SURVEYING
INCORPORATED**

MAP NO. CSM 3391

BAYFIELD COUNTY CERTIFIED SURVEY MAP NO. _____

LOTS 15-20, BLOCK 67 OF THE ORIGINAL PLAT OF THE CITY OF BAYFIELD, BAYFIELD COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, PETER A. NELSON, PROFESSIONAL LAND SURVEYOR IN THE STATE OF WISCONSIN, HEREBY CERTIFY:

THAT ON THE ORDER OF BILL PETERSON, I HAVE SURVEYED AND MAPPED LOTS 15-20, BLOCK 67 OF THE ORIGINAL PLAT OF THE CITY OF BAYFIELD, BAYFIELD COUNTY, WISCONSIN;

SAID PARCEL CONTAINS 28,878 SQUARE FEET, WHICH IS 0.66 ACRE;

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD OR USE, IF ANY;

THAT THIS MAP IS A TRUE REPRESENTATION OF SAID SURVEY;

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES, BAYFIELD COUNTY SUBDIVISION CONTROL ORDINANCE AND THE CITY OF BAYFIELD SUBDIVISION CONTROL ORDINANCE IN MAKING SAID SURVEY AND MAP;

THAT SAID SURVEY AND MAP ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PETER A. NELSON

PLS - 3071

CITY OF BAYFIELD ZONING APPROVAL

THIS BAYFIELD COUNTY CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF BAYFIELD ZONING DEPARTMENT.

_____ DATED THIS _____ DAY OF _____, 2024.

BILLIE HOOPMAN
CITY OF BAYFIELD ZONING DIRECTOR

CSM 3391

CERTIFICATES

CLIENT: BILL PETERSON

JOB NO.: N24/007

DATE: 3/5/2024

FIELD WORK COMPLETED: 3/1/2024

DRAFTED BY: TZB

FILE: N/BAYFIELD/

ACAD: BLK67/N24_007_PETERSON

PSDATA: BLK67/N24_007

NB. 439 PG. 25

SHEET 2 OF 2 SHEETS

**NELSON
SURVEYING
INCORPORATED**

101 W. MAIN STREET
SUITE 100
ASHLAND, WISCONSIN 54805
(715) 682-2532
WWW.NELSONSURVEYING.COM

MAP NO. CSM 3391

SURVEYING YOUR NECK OF THE WOODS SINCE 1854 ©

BUILDING PERMIT APPLICATION
CITY OF BAYFIELD, WISCONSIN

IMPORTANT -- Complete All items. Mark boxes where applicable

I. LOCATION OF BUILDING

Number and Street

207 Wilson Ave

Lot

W 60' lot 1-10

Block

118

II. TYPE AND COST OF BUILDING-- All applicants complete

A. TYPE OF IMPROVEMENT

- 1 ☒ New building Shelter
2 ☐ Addition (If residential, enter number of new housing units added if any in Part D, 13)
3 ☐ Alteration (See 2 above)
4 ☐ Repair, replacement
5 ☐ Wrecking (If multifamily residential enter number of units in building in Part D, 13)
6 ☐ Moving (relocation)
7 ☐ Foundation only

B. OWNERSHIP

- 8 ☒ Private (individual, corporation, nonprofit institution, etc.)
9 ☐ Public (Federal, State, or local government)

D. PROPOSED USE For "Wrecking" most recent use

Residential

- 12 ☐ One Family
13 ☐ Two or more family - Enter number of units
14 ☐ Transient hotel, motel, or dormitory Enter number of units
15 ☐ Garage
16 ☐ Carport
17 ☐ Other - Specify

Non residential

- 18 ☐ Amusement, recreational
19 ☐ Church, other religious
20 ☐ Industrial
21 ☐ Parking garage
22 ☐ Service station, repair garage
23 ☐ Hospital, institutional
24 ☐ Office, bank, professional
25 ☐ Public Utility
26 ☐ School, library, other educational
27 ☐ Stores, mercantile
28 ☐ Tanks, towers
29 ☒ Other - Specify Coolled Figh + Sales Area

C. COST

10. Cost of improvement -----
To be installed but not included in the above cost
a. Electrical -----
b. Plumbing -----
c. Heating, air conditioning -----
d. Other (elevator, etc.) -----

(Omit cents)

\$

11. TOTAL COST OF IMPROVEMENT \$

IV. BUILDING PERMIT APPLICATION SUBMITTAL

1. Building Permit Application (provided by the City) must be filled out in it's entirety and signed by the property owner.
2. Detailed Site Plan - must list all dimensions to property owners lot line. Use reverse side or similar drawing.
3. Elevation Drawings - must submit elevation drawings for all sides of building that will be changed or modified.
4. Survey - required for all new construction, and for any project where the existing footprint is increased.
5. Historic Preservation - written information is needed to support your application with respect to historic preservation (does new construction fit with old, how does new construction fit with other neighboring properties, see Historic District Guidelines).
6. You or a representative must be at the Architectual Review Board meeting to present plans and answer any questions the Board may have about your application/project.

III. SELECTED CHARACTERISTICS OF BUILDING

PRINCIPAL TYPE OF FRAME

- 30 ☐ Masonry (wall bearing)
31 ☒ Wood frame
32 ☐ Structure steel
33 ☐ Reinforced concrete
34 ☐ Other - Specify

DIMENSIONS

48. Number of stories 1
49. Total square feet of floor area, all floors, based on exterior dimensions
50. Total land area, sq. ft.

RESIDENTIAL BUILDINGS ONLY

53. Number of bedrooms N/A
54. Number of bathrooms { Full
Partial

V. IDENTIFICATION To be completed by all applicants

	Name	Mailing address - Number, Street, City, State	ZIP code	TeI. No.
1. Property Owner	<u>Craig Haupman</u>	<u>P.O. Box 742, Bayfield WI 54814</u>		<u>715-209-4952</u>
2. Contractor	<u>Craig Haupman</u>	<u>"</u>	<u>"</u>	
3. Architect				

The owner of this building and the undersigned agree to conform to all applicable laws of (name of permit jurisdiction).

Signature of Property Owner

Address

207 Wilson Ave, Bayfield WI

Application date

3-20-2024

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE

Approved by

Permit fee

Date permit issued

Permit number

Building Permit Application Worksheet

Must be filed with the Application

Please check each box and attach the required material as indicated:

- ☒ Completed Building Permit Application.
- ☒ Completed Building Permit Application Worksheet.
- ☒ Elevation Drawings – for all sides of building that will be changed or modified including all current and new exterior lighting.
- ☒ Survey – for all new construction and for any project where lot lines are questionable.
- ☒ Certificate of Approval Application – for properties located in the Historic District.
- ☒ Acknowledge that you or a representative will be present at the meeting.

Please respond to all that apply, be specific:

1. Construction Type: Wood
2. Size (Dimensions): 20' x 24'
3. Siding Material:
Currently: N/A Proposed: _____
Siding Color:
Currently: _____ Proposed: _____
4. Roofing Materials:
Currently: Grey Metal Proposed: Grey Metal
Roof Color:
Currently: Grey Metal Proposed: Grey Metal
5. Windows: Style: N/A Size: _____
Style: _____ Size: _____
Style: _____ Size: _____
Style: _____ Size: _____
6. Doors: Style: _____ Size: _____
Style: _____ Size: _____
Style: _____ Size: _____
7. Height: 16' (to be measured from the lowest elevation on the footprint of the building projected vertically on the natural surface of the building site, as it existed prior to any filling, excavating, or grading and verified by the certified topographical survey, to the highest roof peak)

Certificate of Approval Application

Name: Craig Hoopner
Street Address: 207 Wilson Avenue
Mailing Address: PO Box 742
City/State/Zip (Mailing): Bayfield WI 5484
Block: _____ Lots: _____

Description of proposed activity:

Seeking permission to construct 20x24 shelter
Same style as existing shelter, just smaller.

Describe how this project complies with the Historic Preservation Ordinance:

Materials + style will match existing shelter + other found in So. Shore Waterfront
Roof materials will match existing bldgs + those found in neighbor hood.
Roof pitch to match existing shelter
Shelter style will maintain views of Lake Superior
Project supports authentic working waterfront

I have received a copy of the City of Bayfield's Historic District Guidelines, and I understand I must abide by the terms of the permit, and that it is my responsibility to contact the City should my site plans change.

Craig Hoopner
Applicant's Signature

3-19-2024
Date

NOTE: Permits may be revoked without notice if misrepresentation or any of the above information or attachments is found to exist.
Permits shall expire within 6 months, they may be extended for an additional 6 months with proper approval.
Permit is null and void if issued in error.

Permit No.: _____
Permit Received: _____

Approval/Denial Date: _____
Building Permit No.: _____

By: _____

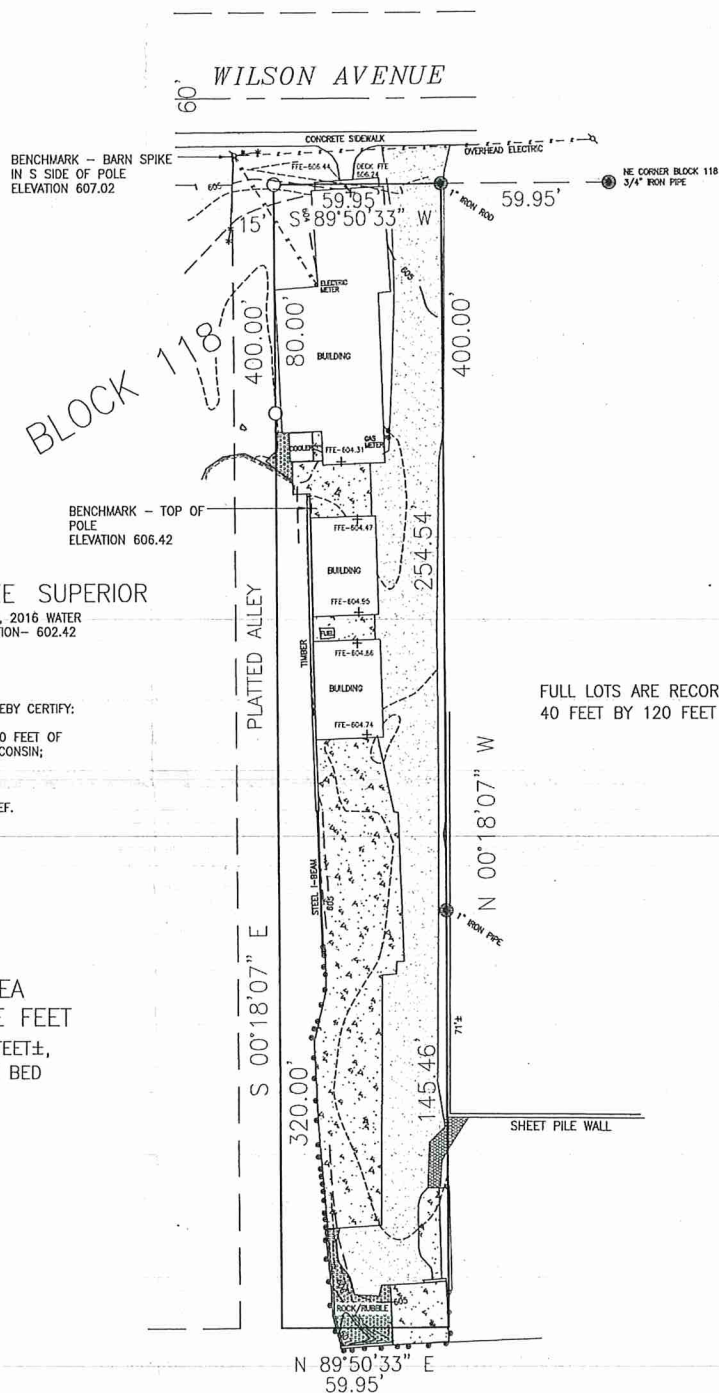
Building Permit Paid: _____ Yes / _____ No

MAP OF SURVEY

THE WEST 60 FEET OF LOTS 1-10 IN
BLOCK 118 OF THE ORIGINAL PLAT OF
BAYFIELD, BAYFIELD COUNTY, WISCONSIN



BEARINGS ARE BAYFIELD COUNTY GRID



FULL LOTS ARE RECORDED AS
40 FEET BY 120 FEET

SURVEYOR'S CERTIFICATE

I, PETER A. NELSON, PROFESSIONAL LAND SURVEYOR IN THE STATE OF WISCONSIN, HEREBY CERTIFY:

THAT ON THE ORDER OF CRAIG HOOPMAN, I HAVE SURVEYED AND MAPPED THE WEST 60 FEET OF
LOTS 1-10 IN BLOCK 118 OF THE ORIGINAL PLAT OF BAYFIELD, BAYFIELD COUNTY, WISCONSIN;

THAT THIS MAP IS A TRUE REPRESENTATION OF SAID SURVEY; AND

THAT THE SURVEY AND MAP ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



PARCEL AREA
23,980 SQUARE FEET
19,900 SQUARE FEET±,
EXCLUDING LAKE BED

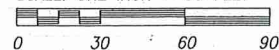
CONTOUR INTERVAL - 0.5 FOOT

ELEVATIONS ARE NAVD 88

	CONCRETE
	GRAVEL
	ROCK/RUBBLE
	RIPRAP

LAKE
SUPERIOR

SCALE: ONE INCH = 30 FEET



LEGEND

- MONUMENT FOUND, AS NOTED
- 1" X 18" IRON PIPE SET THIS SURVEY
- PIPE/ROD DIMENSIONS ARE OUTSIDE DIAMETER
- UTILITY POLE
- TELEPHONE PEDESTAL
- 4" BOLLARD
- GUY ANCHOR
- GAS METER
- WOOD PILING

CLIENT: HOOPMAN, C.

JOB NO.: N16/025
MARCH 16, 2016
DRAFTED BY: TIM O.
NB. 300 P. 59

SCALE: ONE INCH = 30 FEET
FILE: N/BAYFIELD/BLK118
PSDATA/N16025
ACAD/N16025 HOOPMAN

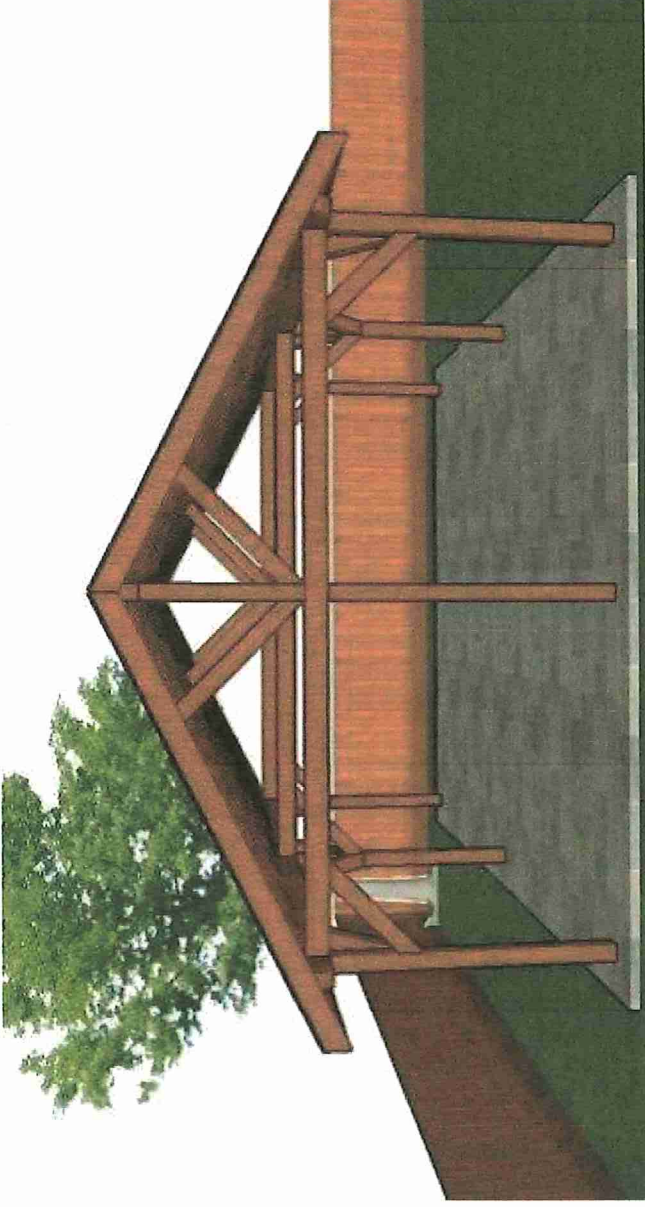
NELSON
SURVEYING
INCORPORATED
SURVEYING YOUR NECK OF THE WOODS SINCE 1954

101 W. MAIN STREET
SUITE 100
ASHLAND, WISCONSIN 54806
(715) 682-2692
FAX: (715) 682-5100

MAP NO. 4575 ©



Existing Structure



North & South Elevation

20'x24' Shelter - Will match existing shelter

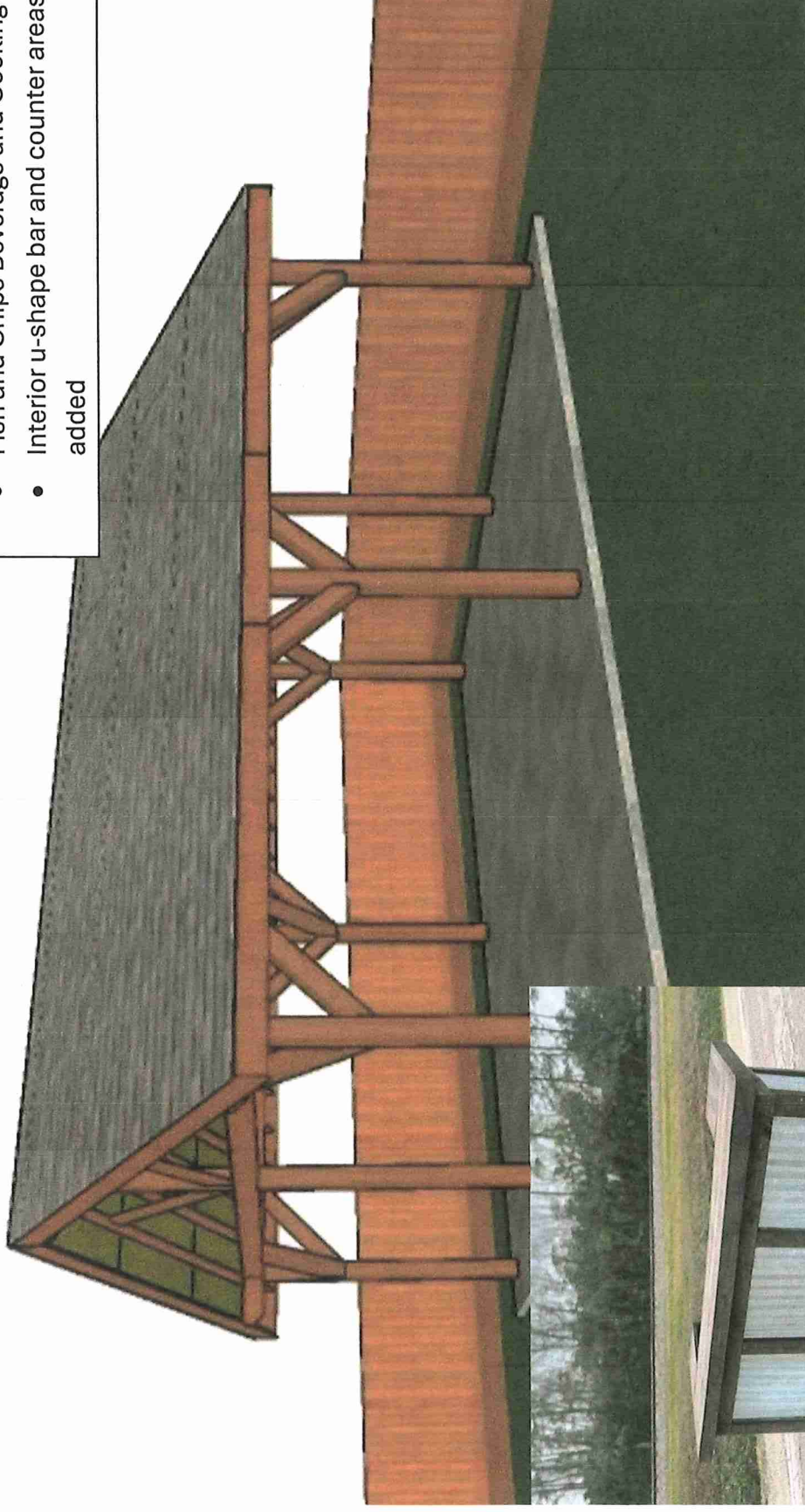
- 6/12 Pitch Roof
- Grey metal
- Black metal exposed roof brackets
- Fish and Chips Beverage and Cooking Area
- Interior u-shape bar and counter areas will be added

NOTE:

We are not requesting permission to install a fence as shown.

20'x24' Shelter - Will match existing shelter

- 6/12 Pitch Roof
- Grey metal
- Black metal exposed roof truss brackets
- Fish and Chips Beverage and Cooking Area
- Interior u-shape bar and counter areas will be added



East and West Elevation

NOTE:

We are not requesting permission to install a fence as shown.





Site Plan - 207 Wilson Ave.



3/21/2024, 9:51:46 AM

Lake Superior

1

Rivers

Tie Lines

Meander Lines

Approximate Parcel Boundary

Section Lines

Municipal Boundary

Survey Maps

UnRecorded Map

Building Footprint 2009-2015

Demolished

Existing

Buildings

1:500

0 0.01 0.01 0.01 0.02 mi 0.03 km

Bayfield

Bayfield County Land Records Department

<https://maps.bayfieldcounty.wi.gov/BayfieldWAB/>

Introduction

The waterfront area is the historic commercial fishing and marine hub of the Historic District. The interaction of land activities with harbor activities creates the essential value and character of the waterfront area. Waterfront trade and industry were the historic building blocks of the City. The challenge for planning the waterfront area is to preserve and improve the existing intrinsic and scenic value of the waterfront.

Summary of Key Characteristics

Key design characteristics of this area include the following:

- Structures one to two stories in height
- Structures aligned at different setbacks
- Simple wood construction
- Marine, commercial fishing and recreation oriented

Design Goals

The design goals for this area are:

- To emphasize the preservation and restoration of historic structures and simple building detailing.
- Additions to existing structures designed and constructed such that the early character of the original structure is maintained.
- To develop new structures which complement adjacent historic structures.
- To maintain the small-size character of the area.
- To maintain open spaces and lake views.
- Maintain public access to the waterfront.
- To reduce parking domination and visibility.

Mass and Size

The remaining historical structures in the waterfront area rarely exceed one and one-half stories in height. The placement, height and massing of new structures and additions should be visually compatible with surrounding structures in the district while still preserving the marine related identity of the area.

- Whenever possible structures should be one story in height to preserve views of the lake.
- Massing and placement of structures should be designed to minimize impacts on water views.
- Maintain the small scale of structures found in this area.

Building and Roof Form

The historic structures in this area are simple, rectangular structures with low sloped gabled roofs. This tradition should be continued in new developments.

Building Form

- Vertically oriented rectangular shapes are typical and are encouraged.
- Horizontal and vertical variation should be used to break large building expanses.

Roof Form

- Simple, pitched gable roofs with slopes between 6/12 and 8/12 are appropriate.
- Soffits with open exposed rafter tails and gable fly rafters are appropriate.

Building Setbacks

A variety of building setbacks occur in this area. New construction should be compatible with the setbacks of those structures found in the facing block.

Positive Open Space

Open space in the waterfront area is of particular importance. Open space not only protects lake views but also provides public access to the waterfront. Whenever possible provide access to the waterfront through the use of open spaces when planning new construction or additions. Interest in water access for active and passive purposes is widespread and should be accommodated to the maximum extent possible.

- Structures should be positioned on the site in a manner that minimizes the apparent mass and size and maximizes open spaces.
- Include open spaces with special amenities that encourage use, such as benches and sitting areas.
- Whenever possible structures should be developed to give visitors and community residents access to the waterfront.

Parking

Parking in the area should be an ancillary use and should not visually dominate the area. Parking that is not directly marine-related should not be located along the water's edge.

Pedestrian Systems

Continuity of pedestrian systems in the waterfront area and along the waterfront is encouraged. Interconnection of public walkways from within the City to the waterfront is encouraged.

CHAPTER IV: ECONOMIC DEVELOPMENT



Introduction

The history of Bayfield's economy is a story of booms and busts, as seemingly inexhaustible natural resources were harvested to depletion. Tourism has been a part of Bayfield since 1856, but became the prime economic driver with the establishment of the Apostle Islands National Lakeshore in 1970. Small businesses line the streets: retail shops, lodging, artists, artisans, and restaurants serving locally sourced fish, meat and produce. The two largest employers in the city are the school district and the national park. Some young people who grew up in Bayfield are returning to work here, but overall the local workforce is declining.

Concerns/Issues Expressed by the Public

- Continue to support locally owned businesses
- Need more year-round businesses and jobs
- Need better broadband and wireless to attract new businesses
- Need more activities along the waterfront (e.g. restaurant with docks)
- Attract and support young families, need childcare

Existing Conditions Noted in Current Research

- Strong tourism economy; \$47.7 million in 2017
- Most members of the Bayfield Chamber & Visitor Bureau represent restaurants, retail, lodging, and adventure businesses
- Chequamegon Bay Area survey identified job development as one of Bayfield's top priorities and local food production as contributing to quality of life in the area

BUILDING PERMIT APPLICATION
CITY OF BAYFIELD, WISCONSIN

IMPORTANT -- Complete All items. Mark boxes where applicable

I. LOCATION OF BUILDING

23 N 2nd St, Bayfield WI 54814

Number and Street

23 N 2nd St, Bayfield WI 54814

Lot

7

Block

74

II. TYPE AND COST OF BUILDING-- All applicants complete

A. TYPE OF IMPROVEMENT

- 1 ☐ New building
2 ☐ Addition (if residential, enter number of new housing units added if any in Part D, 13)
3 ☒ Alteration (See 2 above)
4 ☐ Repair, replacement
5 ☐ Wrecking (If multifamily residential enter number of units in building in Part D, 13)
6 ☐ Moving (relocation)
7 ☐ Foundation only

B. OWNERSHIP

- 8 ☒ Private (individual, corporation, nonprofit institution, etc.)
9 ☐ Public (Federal, State, or local government)

D. PROPOSED USE For "Wrecking" most recent use

Residential

- 12 ☒ One Family
13 ☐ Two or more family - Enter number of units _____
14 ☐ Transient hotel, motel, or dormitory
Enter number of units _____
15 ☐ Garage
16 ☐ Carport
17 ☐ Other - Specify _____

Non residential

- 18 ☐ Amusement, recreational
19 ☐ Church, other religious
20 ☐ Industrial
21 ☐ Parking garage
22 ☐ Service station, repair garage
23 ☐ Hospital, institutional
24 ☐ Office, bank, professional
25 ☐ Public Utility
26 ☐ School, library, other educational
27 ☐ Stores, mercantile
28 ☐ Tanks, towers
29 ☒ Other - Specify Quilters' day retreat

and art gallery

C. COST

10. Cost of improvement _____
To be installed but not included in the above cost
a. Electrical _____
b. Plumbing _____
c. Heating, air conditioning _____
d. Other (elevator, etc.) _____

(Omit cents)

\$ _____
122,640
65,000
66,838
589,633
\$ 844,111

11. TOTAL COST OF IMPROVEMENT \$ 844,111

III. SELECTED CHARACTERISTICS OF BUILDING

PRINCIPAL TYPE OF FRAME

- 30 ☒ Masonry (wall bearing)
31 ☐ Wood frame
32 ☐ Structure steel
33 ☐ Reinforced concrete
34 ☐ Other - Specify _____

DIMENSIONS

48. Number of stories 2
49. Total square feet of floor area, all floors, based on exterior dimensions 3,800 sf
50. Total land area, sq. ft. 6,969.6 sf

RESIDENTIAL BUILDINGS ONLY

53. Number of bedrooms 3
54. Number of bathrooms { Full 2
Partial

IV. BUILDING PERMIT APPLICATION SUBMITTAL

1. Building Permit Application (provided by the City) must be filled out in it's entirety and signed by the property owner.
2. Detailed Site Plan - must list all dimensions to property owners lot line. Use reverse side or similar drawing.
3. Elevation Drawings - must submit elevation drawings for all sides of building that will be changed or modified.
4. Survey - required for all new construction, and for any project where the existing footprint is increased.
5. Historic Preservation - written information is needed to support your application with respect to historic preservation (does new construction fit with old, how does new construction fit with other neighboring properties, see Historic District Guidelines).
6. You or a representative must be at the Architectural Review Board meeting to present plans and answer any questions the Board may have about your application/project.

V. IDENTIFICATION To be completed by all applicants

	Name	Mailing address - Number, Street, City, State	ZIP code	Te l. No.
1. Property Owner	Island Gateway LLC	1596 N Shore Rd, PO Box 627, La Pointe WI 54850		765-409-2653
2. Contractor	TBD	TBD		TBD
3. Architect	Alex Haecker, AIA, NCARB	12 East 25th Street, Minneapolis MN 55404		612 558 5383

The owner of this building and the undersigned agree to conform to all applicable laws of (name of permit jurisdiction).

Signature of Property Owner

M. Whittaker

Address

PO Box 627 LaPointe, WI 54850

Application date

2/23/2024

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE

Approved by

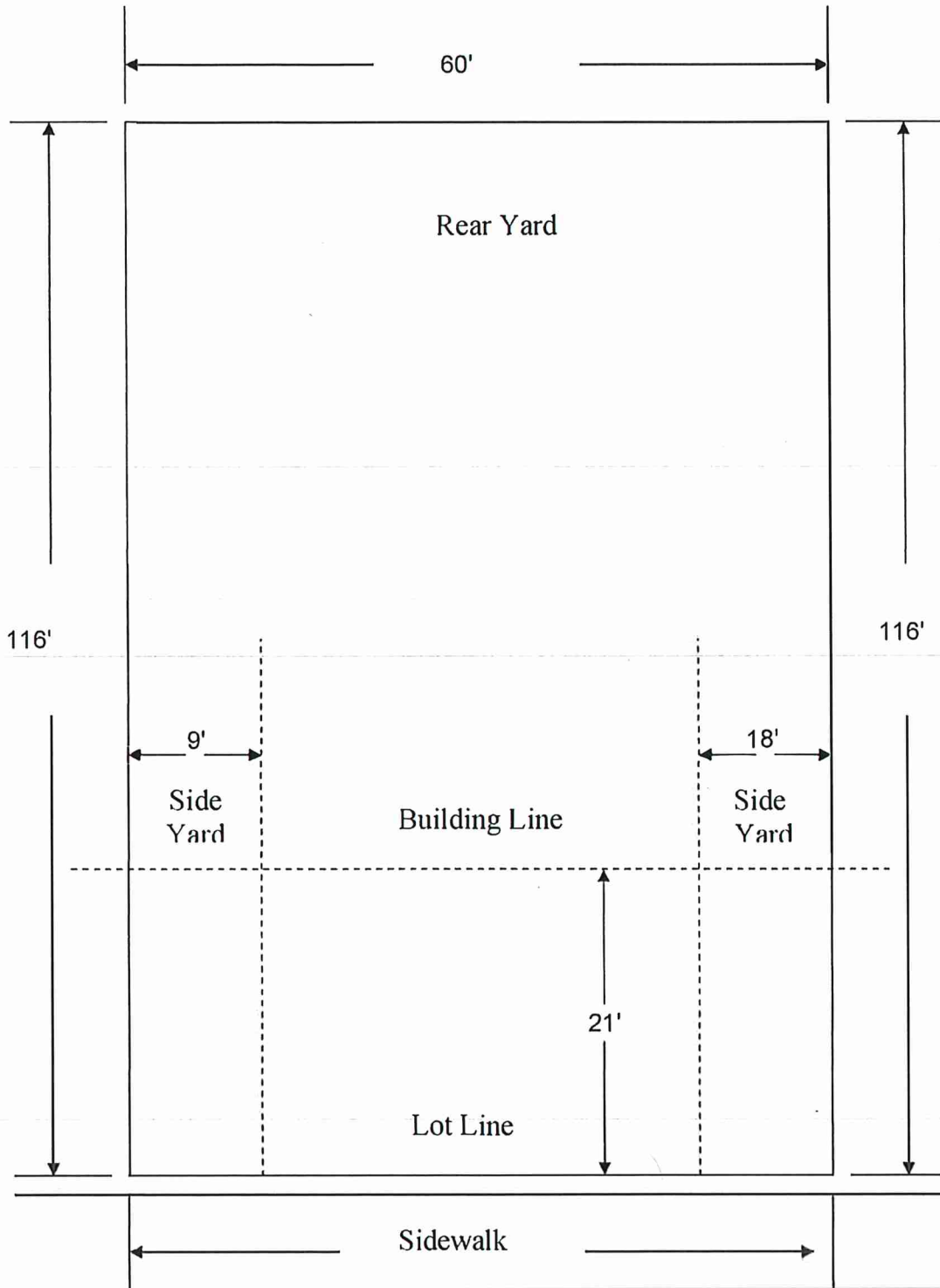
Permit fee

Date permit issued

Permit number

11-2024

Fill in dimensions and locate accessory buildings.



Building Permit Application Worksheet

Must be filed with the Application

Please check each box and attach the required material as indicated:

- ☒ Completed Building Permit Application.
 - ☒ Completed Building Permit Application Worksheet.
 - ☒ Elevation Drawings – for all sides of building that will be changed or modified including all current and new exterior lighting.
 - ☒ Survey – for all new construction and for any project where lot lines are questionable.
 - ☒ Certificate of Approval Application – for properties located in the Historic District.
 - ☒ Acknowledge that you or a representative will be present at the meeting.
-

Please respond to all that apply, be specific:

1. Construction Type: Masonry Construction
2. Size (Dimensions): _____
3. Siding Material:
Currently: Clapboard (Location under porch) *Proposed:* Vertical Shiplap
Siding Color:
Currently: White *Proposed:* White
4. Roofing Materials:
Currently: _____ *Proposed:* _____
Roof Color:
Currently: _____ *Proposed:* _____
5. Windows: Style: double-pane, double-hung wood-framed Size: 36 9/16" X 65"
Style: double-pane, double-hung wood-framed Size: 30 9/16" X 41"
Style: Transom Size: 36 3/16" X 12 9/16"
Style: double-pane, double-hung wood-framed Size: 34 9/16" X 61"
6. Doors: Style: Full Glass Door Size: 2' - 11" X 6' - 7"
Style: Flush doors Size: 3' - 0" X 7' - 0"
Style: Double Door Size: 6' - 0" X 5' - 8"
7. Height: 31' (to be measured from the lowest elevation on the footprint of the building projected vertically on the natural surface of the building site, as it existed prior to any filling, excavating, or grading and verified by the certified topographical survey, to the highest roof peak)
M= Dale Whittaker

Certificate of Approval Application

Name: Island Gateway LLC

Street Address: 23 N 2nd St, Bayfield WI 54814

Mailing Address: 1596 N Shore Rd, PO Box 627

City/State/Zip (Mailing): La Pointe WI 54850

Block: 74

Lots: 7

Description of proposed activity:

Rehabilitation of historic Bayfield Masonic Temple for new quilters' day retreat and art gallery involves restoring failing masonry, rebuilding brick pier, and adding new concrete stairs. ADA accessible routes will be added on east and west sides for street-level access. Existing historic windows will be repaired and repainted white, while new windows matching historic ones will be installed in original openings. Currently a gas furnace provides heating and there is no integrated cooling system, necessitating alternative temperature control methods during warmer periods. We propose integrating air source heat pumps for the building and radiant heating in the lower level slab.

Describe how this project complies with the Historic Preservation Ordinance:

This project aims to rehabilitate and preserve the existing structure while maintaining the small-scale character of the area. By retaining the mixed-use nature with commercial on the first level and residential on the lower level, it reinforces the transitional nature of the area. Additionally, introducing a new program, such as an quilters' day retreat, diversifies the uses present in the area. All proposed work will adhere to national preservation guidelines to ensure that any new materials match the traditional materials found in the area.

I have received a copy of the City of Bayfield's Historic District Guidelines, and I understand I must abide by the terms of the permit, and that it is my responsibility to contact the City should my site plans change.

M. Whittaker
Applicant's Signature

2/23/2024
Date

NOTE: Permits may be revoked without notice if misrepresentation or any of the above information or attachments is found to exist.
Permits shall expire within 6 months, they may be extended for an additional 6 months with proper approval.
Permit is null and void if issued in error.

Permit No.: _____

Approval/Denial Date: _____

Permit Received: _____

Building Permit No.: _____

By: _____

Building Permit Paid: ____ Yes / ____ No

Date Submitted _____ Meeting Date (if required) _____ ARB Permit # _____

REGISTRATION OF NEW PAINT COLORS
For Properties in the City of Bayfield Historic District

When deciding paint or stain colors for structures in the City of Bayfield Historic District, owners are requested to select colors compatible with other properties in the immediate area as well as colors which are appropriate for the building's age or style. Although paint stain/color is regulated by the Architectural Review Board, the desire is to make the registration process as convenient as possible for the applicant. Therefore, if your paint/stain project falls under Plan A, it is sufficient to submit a fully completed registration form along with color samples and a determination will be made by the Zoning Administrator and then proceed with your paint/stain work.

Please fill out the paint color information and choose the Plan that is most appropriate for your paint/stain job. Submit this form along with front, back and side pictures of the structure to be painted or stained, and samples for each color you are registering.

Applicant's Name Island Gateway LLC Phone# 765-409-2653

Applicant's Address 1596 N Shore Rd, PO Box 627, La Pointe WI 54850

Property Address for paint work 23 N 2nd St, Bayfield WI 54814

Indicate and provide examples of colors to be used

Structure	<u>Red Brick, Light Maroon</u>	<u>Red Brick, Light Maroon</u>
	Existing colors	Proposed colors
Trim	<u>White</u>	<u>White</u>
	Existing colors	Proposed colors
Doors	<u>Red Chestnut</u>	<u>Red Chestnut</u>
	Existing colors	Proposed colors
Shutters	_____	_____
	Existing colors	Proposed colors
Other	_____	_____
	Existing colors	Proposed colors

Indicate plan to be used

Plan A: Using as a guideline, the paint brochures located in the Historic District Guidelines as a reference at City Hall, the structure is being painted with colors appropriate for the age and style of the structure and are compatible with other structures in the surrounding area. To be determined by the Zoning Administrator.

Signature of ZA _____ Date _____

Plan B: The structure is not going to be painted with colors that are recommended in the Historic District Guidelines. The Architectural Review Board recognizes that there are other paint colors which are appropriate for structures within the Historic District. As of yet these have not been added to the list in the Historic District Guidelines. These cases will be reviewed by the ARB.

I would like to be put on the next ARB agenda to discuss the color choices I have submitted for this structure.

I (print name) Ma ry S. Whittaker hereby submit this application and declare the above information to be accurate.

Signature of Property Owner M Whittaker Date 2/23/2024

City of Bayfield

Building Permit Application Submittal

1. Building Permit Application (Provided by City) - must be filled out in its entirety and signed by property owner.
2. Detailed Site Plan - must list all dimensions to property owner's lot lines.
3. Elevation Drawings - must submit elevation drawings for all sides of building that will be changed or modified including all current and new exterior lighting.
4. Survey - Required for all new construction and for any projects where lot lines are questionable (to be determined by City).
5. Historic Preservation - written information is needed to support your application with respect to historic preservation (does new construction fit with old, how new construction fits with other neighboring properties).
6. You or a representative must be at the meeting to present plans and answer any questions the Board may have about your application/project.

NOTICE TO APPLICANTS:

You may be required to obtain other City permits depending on your project. Other permits may include:

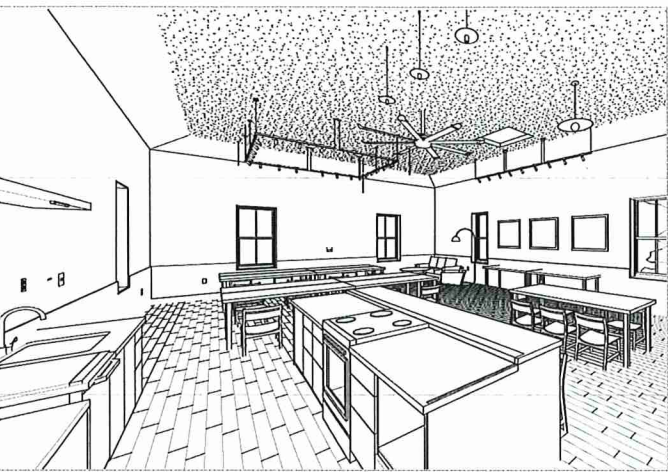
TYPE	APPROVAL BY	CONTACT
Conditional Use	Plan Commission	Billie Hoopman
Digging	Public Works	Tom Kovachevich
Driveway	Public Works	Tom Kovachevich
Sign	Zoning Administrator/Plan Commission	Billie Hoopman
Soil Erosion	Public Works	Tom Kovachevich

OTHER INFORMATION:

SERVICE	COMPANY	CONTACT	PHONE NO.
Gas/Electric	Xcel Energy		800-895-4999
Water/Sewer	City of Bayfield	Mike Burg	715-779-5731
Surveyors	Nelson Surveying		715-682-2692
	Pine Ridge Surveying	Patrick McKuen	715-682-2969
Telephone	Centurylink		800-201-4099
	Charter Spectrum		855-757-7328
Cable	Charter Spectrum		855-757-7328
	Diggers Hotline	Call before you dig	800-242-8511

WHITTAKER HOUSE | PERMIT SET FEB 29, 2024

23 N 2nd St, Bayfield, WI 54814



PROJECT LOCATION



PROJECT DESCRIPTION

THE PROJECT IS A REPROGRAMMING AND ALTERATION OF AN EXISTING HISTORIC BUILDING, THE BAYFIELD MASONIC TEMPLE. THE NEW USE FOR THE SPACE WILL BE AN ARTIST RETREAT ON THE FIRST LEVEL WITH GALLERY SPACE AND A KITCHEN AND ON THE LOWER LEVEL OF THE BUILDING, A RESIDENTIAL AREA WITH THREE BEDROOMS AND TWO BATHROOMS. THERE WILL BE A STORAGE ROOM UNDER THE PORCH ON THE EAST END OF THE BUILDING ACCESSIBLE FROM THE EXTERIOR. THERE WILL BE CHANGES TO MAKE THE BUILDING ADA ACCESSIBLE, INCLUDING ADDING AN EXTERIOR RAMP TO THE FIRST LEVEL AS WELL AS AN ACCESSIBLE RESTROOM ON THE FIRST LEVEL.

PROJECT TEAM

- Owner/Developer:** Mary S. and A. Dale Whittaker
1596 N SHORE RD, LA PONTE,
WI 54850
- Architect:** AWH Architects
12 E. 25th Street
Minneapolis, MN 55415
PH: 612-556-5383
- Landscapes:** T.B.D.
- Contractor:** T.B.D.
- Civil:** T.B.D.
- Structural Engineer:** Clark T. Bauer, SE
Structural Engineering LLC
2441 North Spaulding Avenue
Chicago, IL 60647
P: (312) 498-0226
- Mechanical,
Electrical,
Plumbing Engineers:** T.B.D.

SHEET INDEX

SHEET NUMBER	SHEET NAME	DATE	BY	CHKD	APPD
001	TITLE SHEET				
002	ARCHITECTURAL ABSTRACTS				
003	ARCHITECTURAL CODE PLAN				
004	SURVEY				
ARCHITECTURAL					
005	ARCHITECTURAL SITE PLAN				
006	GROUND FLOOR PLAN LOWER LEVEL				
007	GROUND FLOOR PLAN FIRST LEVEL				
008	GROUND FLOOR PLAN				
009	FIRST LEVEL PLAN				
010	LOWER LEVEL REFLECTED CEILING PLAN				
011	FIRST LEVEL REFLECTED CEILING PLAN				
012	EXTERIOR ELEVATIONS				
013	EXTERIOR ELEVATIONS				
014	EXTERIOR ELEVATIONS				
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100	EXTERIOR ELEVATIONS				

OWNER PERFORMED TASK

1. DEMO OF WOOD FLOORING ON LOWER LEVEL.
2. REMOVAL OF ACOUSTIC PANELS ON FIRST LEVEL.
3. ALL APPLIANCES BY OWNER
4. ALL FFE BY OWNER

AWH

AWH Architects
12 E. 25th Street
Minneapolis, MN 55415
PH: 612-556-5383
WWW.AWHARCHITECTS.COM

Clark T. Bauer, SE
Structural Engineering LLC
2441 North Spaulding Avenue
Chicago, IL 60647
P: (312) 498-0226

Structural Engineer

23 N 2ND STREET, BAYFIELD, WI 54814
WHITTAKER HOUSE
ARTIST RETREAT AND WORKSHOP

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Wisconsin.

Signature

Alan Hauder, AIA
Signature

License # AIA 07034

Date: 02/29/2024

Drawn by: [blank]

Checked by: [blank]

Reviewed by: [blank]

TITLE SHEET

Sheet No. [blank]

T1.1

Sheet [blank]

SURVEYOR'S CERTIFICATE
I, PETER A. MILLER, PROFESSIONAL LAND SURVEYOR IN THE
STATE OF WISCONSIN, HEREBY CERTIFY:
THAT ON THE ORDER OF MARY & DALE WHITTAKER, I HAVE
SURVEYED AND MAPPED LOT 17 AND THE SOUTH 1/2 OF LOT 18,
BLOCK 11 IN THE CITY OF BAYFIELD, BAYFIELD COUNTY,
WISCONSIN;
THAT THIS MAP IS A TRUE REPRESENTATION OF SAID
SURVEY;
THAT SAID SURVEY AND MAP FULLY COMPLY WITH THE
PROVISIONS OF CHAPTER AC 7 OF THE WISCONSIN
ADMINISTRATIVE CODE;
AND THAT SAID SURVEY AND MAP ARE CORRECT TO THE
BEST OF MY KNOWLEDGE AND BELIEF.

8475284 500 5/00 03.9 - 2011

ELEVATION INFORMATION
ELEVATIONS ARE NAVD83(7)
CONTOUR INTERVAL EQUAL 1 FOOT
ON-STATE BENCHMARK (BM4) SCUMED "X" ON EAST EDGE OF
MAN-OLE 104
ELEVATION = 862.12
FINISHED FLOOR ELEVATION (FFE) = 423.26

CL. WASHINGTON AVE

NE COR. CALCULATED

254.28'

88°55'02" W

396.52'

CL. N. DODD ST.

5 00'05" W

396.52'

65.5'

CL. N. 2ND ST.

88°05'27" W

255.55'

NE COR. CALCULATED

CL. HITCHCOCK AVE

88°54'05" E






5 00'05" W

396.52'

SW COR. CALCULATED

CL. WASHINGTON AVE

LEGEND

-  MONUMENT, AS NOTED, FOUND IN PLACE
-  IF A MONUMENT SET THIS SURVEY
-  SET MAGNAN, UNLESS NOTED
-  SPOT ELEVATION
-  BOND-MARK (B.M.) = SCRIBED "X" IN EAST EDGE OF MAIN-CL. RM.

BALLETS ARE RECORDED AS 42 X 12"

ALL PIPE DIMENSIONS ARE OUTSIDE DIAMETER


CONCLUSIONS AND DISCUSSION

JOB NO. N23112
SCALE: ONE INCH = 10 FEET
DATE: 8/1/2023
FIELD WORK COMPLETED:

FILE NISANFELD
ACAS BLK7ANG2_112 B-HITAKER
PISDATA BLK7ANG2_110A
NL 432 PG. 8
DRAFTED BY: T2B

**NELSON
SURVEYING
INCORPORATED**
SURVEYING YOUR NECK OF THE WOODS SINCE 1964

MAP NO. 551



AMH
 4000 Highway 100
 112 E. Elm St.
 Minneapolis, MN 55404
 612.693.1100
 amh@amhconstruction.com
 1-800-668-3353
 CONCRETE

STRUCTURAL ENGINEER
 John T. Brown, PE
 State of Minnesota License No. 0000000000
 10000 Highway 100
 Minneapolis, MN 55404
 612.693.1100
 2010-2016

CLIENT INFORMATION
 PROJECT:

CONTRACT INFORMATION
 PROJECT:

PROJECT LOCATION
 23 N 2ND STREET, BAYVIEW, MN 55414
 WHITTAKER HOUSE

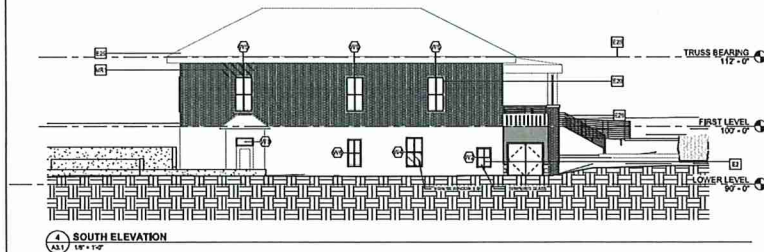
ARTIST RETREAT AND WORKSHOP

I, the undersigned, being the duly authorized representative of the undersigned, do hereby certify that the above is a true and correct copy of the original as the same appears on the books of the State of Minnesota.

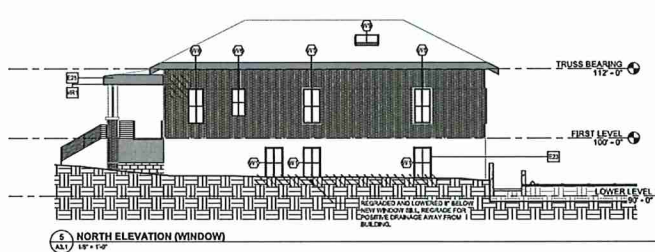
Signature: _____
 Date: 04/27/2016

EXEMPT FROM SEALING
 Reason: 04/27/2016

DRAWING SET	DATE	BY	REV
1	04/27/2016	001	1
2	04/27/2016	001	1
3	04/27/2016	001	1
4	04/27/2016	001	1
5	04/27/2016	001	1
6	04/27/2016	001	1
7	04/27/2016	001	1
8	04/27/2016	001	1
9	04/27/2016	001	1
10	04/27/2016	001	1
11	04/27/2016	001	1
12	04/27/2016	001	1
13	04/27/2016	001	1
14	04/27/2016	001	1
15	04/27/2016	001	1
16	04/27/2016	001	1
17	04/27/2016	001	1
18	04/27/2016	001	1
19	04/27/2016	001	1
20	04/27/2016	001	1
21	04/27/2016	001	1
22	04/27/2016	001	1
23	04/27/2016	001	1
24	04/27/2016	001	1
25	04/27/2016	001	1
26	04/27/2016	001	1
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63	04/27/2016	001	1
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65	04/27/2016	001	1
66	04/27/2016	001	1
67	04/27/2016	001	1
68	04/27/2016	001	1
69	04/27/2016	001	1
70	04/27/2016	001	1



MASONRY RESTORATION KEYNOTES	
Key Value	Keynote Text
MR1	REPAIR CRACK - REPAIR TO MATCH HISTORIC.
MR2	REPAIR FAULT BRICK PIECE.
MR3	REPAIR & BRICK PIECE TO MATCH HISTORIC.



A5.1

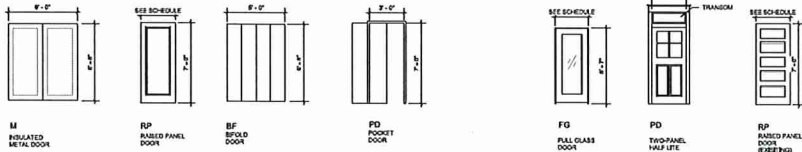


FRAME TYPES



EXISTING WINDOWS

WINDOW TYPES



DOOR TYPES

DOOR AND WINDOW NOTES

1. FIRE RATING LABELS ARE SHOWN IN MINUTES UNO.
2. UNDERCUT AT ALL INTERIOR DOORS UNO.
3. DOOR HARDWARE TO BE CENTERED ON RAIL OF PANEL DOORS.

GLAZING TYPES
1. Single glazing
2. Double glazing
3. Triple glazing
4. Low-E glazing
5. High-E glazing
6. Spectrally selective glazing
7. Smart glazing
8. Electrochromic glazing
9. Thermochromic glazing
10. Photochromic glazing
11. Nanotechnology glazing
12. Hybrid glazing
13. Coated glazing
14. Laminated glazing
15. Insulated glazing
16. Vacuum glazing
17. Gas-filled glazing
18. Argon-filled glazing
19. Krypton-filled glazing
20. Xenon-filled glazing
21. Neon-filled glazing
22. Helium-filled glazing
23. Nitrogen-filled glazing
24. Oxygen-filled glazing
25. Carbon dioxide-filled glazing
26. Hydrogen-filled glazing
27. Fluorine-filled glazing
28. Chlorine-filled glazing
29. Bromine-filled glazing
30. Iodine-filled glazing
31. Astatine-filled glazing
32. Radium-filled glazing
33. Polonium-filled glazing
34. Francium-filled glazing
35. Actinium-filled glazing
36. Thorium-filled glazing
37. Uranium-filled glazing
38. Neptunium-filled glazing
39. Plutonium-filled glazing
40. Americium-filled glazing
41. Curium-filled glazing
42. Berkelium-filled glazing
43. Californium-filled glazing
44. Einsteinium-filled glazing
45. Fermium-filled glazing
46. Mendelevium-filled glazing
47. Nobelium-filled glazing
48. Lawrencium-filled glazing
49. Rutherfordium-filled glazing
50. Dubnium-filled glazing
51. Seaborgium-filled glazing
52. Bohrium-filled glazing
53. Hassium-filled glazing
54. Meitnerium-filled glazing
55. Darmstadtium-filled glazing
56. Roentgenium-filled glazing
57. Copernicium-filled glazing
58. Nihonium-filled glazing
59. Flerovium-filled glazing
60. Tennessine-filled glazing
61. Oganesson-filled glazing
62. Ununennium-filled glazing
63. Unbinilium-filled glazing
64. Untrium-filled glazing
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100. Unmillecentium-filled glazing

- | | |
|----|---------------------------|
| IN | 1" INSULATED NON-TEMPERED |
| IT | 1" INSULATED TEMPERED |
| EP | 1/4" PLATE GLASS |
| T | 1/4" TEMPERED |
| F | 1/4" FROSTED GLASS |
| W | 1/4" WIRE GLASS |

DOOR AND WINDOW ABBREVIATIONS

ALUM CL	ALUMINUM CLAMP LINK	PREPP	PREPARED PAINT
DW	DRY WALL	PT	BOLD CORE HARDWARE
FAP	FIBERGLASS REINFORCED PLASTIC	SCB	SOLID CORE WOOD
HCB	HOLLOW CORE HARDWARE	ST	STEEL
HCF	HOLLOW CORE WOOD	STL	STEEL
HMD	HOLLOW METAL	TR	TRAFFIC DOOR (SOLID)
	HOLLOW METAL KNOCKED DOWN	GRD	GLAD WOOD
PLM	PLASTIC LAMINATE	WD	WOOD

OPENING SCHEDULE										
DOOR NO.	DOOR ROOM NAME	DOOR				FRAME				
		WIDTH	HT	THK	TYPE	MATL	FIN	MATL	TYPE	FIN
OVERLEYS										
001	MILK RM	2'-11"	8'-2"	1 1/2"	ED	WQ	WQ	WQ	WQ	STN
002	PLT AREA	2'-11"	8'-2"	1 1/2"	ED	WQ	WQ	WQ	WQ	STN
003	PIA ARIA	2'-11"	8'-2"	1 1/2"	ED	WQ	WQ	WQ	WQ	STN
004	CLUB	2'-11"	8'-2"	1 1/2"	ED	WQ	WQ	WQ	WQ	STN
005	STG 1	2'-11"	8'-2"	1 1/2"	ED	WQ	WQ	WQ	WQ	STN
006	STG 2	2'-11"	8'-2"	1 1/2"	ED	WQ	WQ	WQ	WQ	STN
007	STG 3	2'-11"	8'-2"	1 1/2"	ED	WQ	WQ	WQ	WQ	STN
008	STG 4	2'-11"	8'-2"	1 1/2"	ED	WQ	WQ	WQ	WQ	STN
009	STG 5	2'-11"	8'-2"	1 1/2"	ED	WQ	WQ	WQ	WQ	STN
010	STG 6	2'-11"	8'-2"	1 1/2"	ED	WQ	WQ	WQ	WQ	STN
011	STG 7	2'-11"	8'-2"	1 1/2"	ED	WQ	WQ	WQ	WQ	STN
012	STG 8	2'-11"	8'-2"	1 1/2"	ED	WQ	WQ	WQ	WQ	STN
013	STG 9	2'-11"	8'-2"	1 1/2"	ED	WQ	WQ	WQ	WQ	STN
014	STG 10	2'-11"	8'-2"	1 1/2"	ED	WQ	WQ	WQ	WQ	STN
BEST LVS										
001	GALLERY	2'-11"	8'-2"	1 1/2"	ED	WQ	WQ	WQ	WQ	STN
002	GALLERY	2'-11"	8'-2"	1 1/2"	ED	WQ	WQ	WQ	WQ	STN
003	GALLERY	2'-11"	8'-2"	1 1/2"	ED	WQ	WQ	WQ	WQ	STN
004	PIA ARIA	2'-11"	8'-2"	1 1/2"	ED	WQ	WQ	WQ	WQ	STN
005	CLUB	2'-11"	8'-2"	1 1/2"	ED	WQ	WQ	WQ	WQ	STN
006	STG 1	2'-11"	8'-2"	1 1/2"	ED	WQ	WQ	WQ	WQ	STN
007	STG 2	2'-11"	8'-2"	1 1/2"	ED	WQ	WQ	WQ	WQ	STN

Adm. Hissler, AGA
12 E. 25th St.
Minneapolis, MN 55404
612-338-0343
612-338-0343

Clark T. Bauer, SE
Structural Engineering LLC
2441 North Touadine Avenue
Chicago, IL 60642
P: (312) 439-2226

STRUCTURAL ENGINEER

CE 9.1.A ENGINEER

PROJECT:

11 N 2ND STREET, BAYFIELD, WI 54814
WHITTAKER HOUSE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Missouri.

Name: Alex Hueston, AIA Signature:
--

License #: Ad 571348

**OPENING
SCHEDULES
AND
TYPES/DETAILS**

Sheet title

A11.1

Sheet



Bayfield County Administrator

117 E 5th Street, PO Box 878, Washburn, WI 54891

Ph: 715-373-6181 Fx: 715-373-6153

Mark Abeles-Allison, *County Administrator*
Kim Mattson, *Finance Director*

Kristine Kavajecz, *Human Resources Director*
Gail Reha, *Bookkeeper* Paige Terry, *Clerk III*

URGENT

To: Municipalities in Bayfield County
Re: CDBG-CV Housing Funds
From: Mark Abeles-Allison, County Administrator
Date: Tuesday, March 5, 2024

=====

On February 18, 2024 the Wisconsin Department of Energy, Housing and Community Resources (DEHCR) announced **HOUSING** Community Development Block Grant – CV funds specifically for three separate topics:

- 1. Converting underutilized buildings to housing units.**
- 2. Public facility improvements.**
- 3. Acquisition and/or improvement of housing facilities for persons experiencing homelessness.**

With the ongoing housing shortage, Bayfield County wants to assist in any way it can with additional housing development in the county.

Applications are due May 15 of this year with preparatory work that must take place in advance of that. Find more information at <https://go.wisc.edu/pvknn7>.

If you have a vacant building that you think would be a good future housing opportunity please let us know.

If you have an interest in exploring this further, please contact Kelly Westlund **THIS WEEK** or as soon as possible, at 715 209 6821 or email her at: kelly.westlund@wisc.edu.

BUILDING PERMIT APPLICATION
CITY OF BAYFIELD, WISCONSIN

IMPORTANT -- Complete All items. Mark boxes where applicable

I. LOCATION OF BUILDING

Number and Street

204 N 2nd St

Lot

11, 12

Block

41

II. TYPE AND COST OF BUILDING-- All applicants complete

A. TYPE OF IMPROVEMENT

- 1 ☐ New building
2 ☒ Addition (If residential, enter number of new housing units added if any in Part D, 13)
3 ☒ Alteration (See 2 above)
4 ☒ Repair, replacement
5 ☐ Wrecking (If multifamily residential enter number of units in building in Part D, 13)
6 ☐ Moving (relocation)
7 ☐ Foundation only

B. OWNERSHIP

- 8 ☒ Private (individual, corporation, nonprofit institution, etc.)
9 ☐ Public (Federal, State, or local government)

D. PROPOSED USE For "Wrecking" most recent use

Residential

- 12 ☒ One Family
13 ☐ Two or more family - Enter number of units
14 ☐ Transient hotel, motel, or dormitory
Enter number of units
15 ☒ Garage
16 ☐ Carport
17 ☐ Other - Specify

Non residential

- 18 ☐ Amusement, recreational
19 ☐ Church, other religious
20 ☐ Industrial
21 ☐ Parking garage
22 ☐ Service station, repair garage
23 ☐ Hospital, institutional
24 ☐ Office, bank, professional
25 ☐ Public Utility
26 ☐ School, library, other educational
27 ☐ Stores, mercantile
28 ☐ Tanks, towers
29 ☐ Other - Specify

C. COST

10. Cost of improvement
To be installed but not included in the above cost
a. Electrical ☒
b. Plumbing ☒
c. Heating, air conditioning ☒
d. Other (elevator, etc.) ☒

(Omit cents)
\$ 341.000

11. TOTAL COST OF IMPROVEMENT \$ 341,000

IV. BUILDING PERMIT APPLICATION SUBMITTAL

1. Building Permit Application (provided by the City) must be filled out in it's entirety and signed by the property owner.
2. Detailed Site Plan - must list all dimensions to property owners lot line. Use reverse side or similar drawing.
3. Elevation Drawings - must submit elevation drawings for all sides of building that will be changed or modified.
4. Survey - required for all new construction, and for any project where the existing footprint is increased.
5. Historic Preservation - written information is needed to support your application with respect to historic preservation (does new construction fit with old, how does new construction fit with other neighboring properties, see Historic District Guidelines).
6. You or a representative must be at the Architectural Review Board meeting to present plans and answer any questions the Board may have about your application/project.

III. SELECTED CHARACTERISTICS OF BUILDING

PRINCIPAL TYPE OF FRAME

- 30 ☐ Masonry (wall bearing)
31 ☒ Wood frame
32 ☐ Structure steel
33 ☐ Reinforced concrete
34 ☐ Other - Specify

DIMENSIONS

48. Number of stories 2
49. Total square feet of floor area, all floors, based on exterior dimensions 1,544 + Garage 9,600
50. Total land area, sq. ft. 9,600

RESIDENTIAL BUILDINGS ONLY

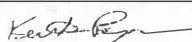
53. Number of bedrooms 2
54. Number of bathrooms { Full 3
Partial

V. IDENTIFICATION To be completed by all applicants

	Name	Mailing address - Number, Street, City, State	ZIP code	Te l. No.
1. Property Owner	Keith and Rita Payne	1 Colonial Club Dr, Apt 304, Boynton Beach, FL	33435	970.209.6376
2. Contractor				
3. Architect				

The owner of this building and the undersigned agree to conform to all applicable laws of (name of permit jurisdiction).

Signature of Property Owner



Address

204 2nd St N

Application date

03/25/2024

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE

Approved by

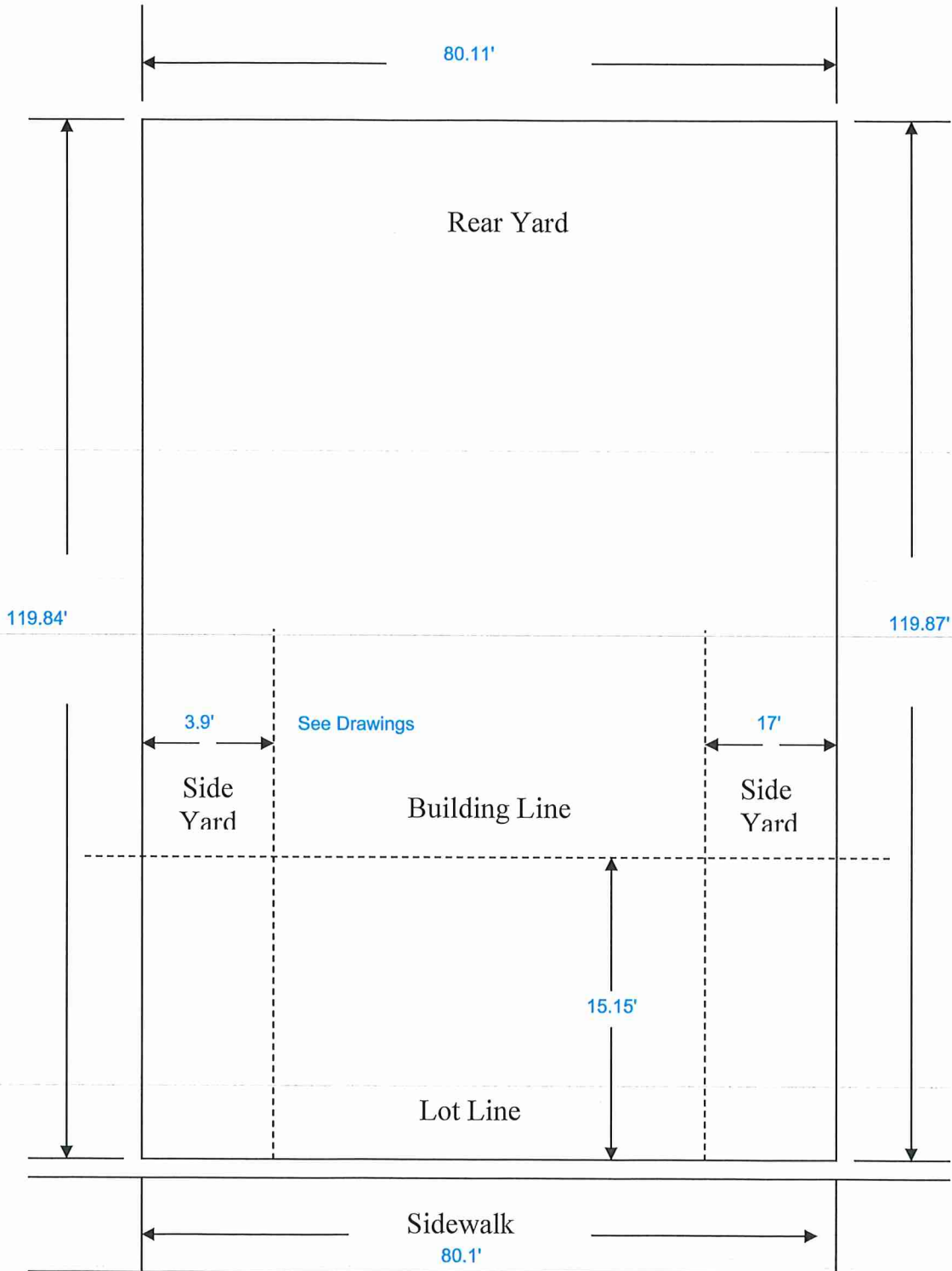
Permit fee

Date permit issued

Permit number

12 -2024

Fill in dimensions and locate accessory buildings.



Building Permit Application Worksheet

Must be filed with the Application

Please check each box and attach the required material as indicated:

- ☒ Completed Building Permit Application.
- ☒ Completed Building Permit Application Worksheet.
- ☒ Elevation Drawings – for all sides of building that will be changed or modified including all current and new exterior lighting.
- ☒ Survey – for all new construction and for any project where lot lines are questionable.
- ☒ Certificate of Approval Application – for properties located in the Historic District.
- ☒ Acknowledge that you or a representative will be present at the meeting.

Please respond to all that apply, be specific:

1. Construction Type: Remodel existing structure, Add Garage of same materials
2. Size (Dimensions): See attached drawings
3. Siding Material:
Currently: Wood Siding Proposed: Same
Siding Color:
Currently: Redish Proposed: Same
4. Roofing Materials:
Currently: Asphalt Shingle Proposed: Same
Roof Color:
Currently: Dark Charcoal Proposed: Same
5. Windows: Style: Single Hung Size: 7ea 2454, 8ea 2440, 2ea 1454, 2ea 1854
Style: Single Hung Size: 2ea 2040, 1ea 2450, 1ea 2445
Style: Single Hung Size: 1ea 2463,
Style: Fixed Size: 1ea 4454, 1ea 2626 Circle
Awning 4ea 2020
6. Doors: Style: Wood Size: 2ea 3068, 1ea 2868
Style: Garage Size: See Drawing
Style: _____ Size: _____
7. Height: No Change (to be measured from the lowest elevation on the footprint of the building projected vertically on the natural surface of the building site, as it existed prior to any filling, excavating, or grading and verified by the certified topographical survey, to the highest roof peak)

Certificate of Approval Application

Name: Keith and Rita Payne
Street Address: 204 2nd St N
Mailing Address: 1 Colonial Club Dr, Apt 304
City/State/Zip (Mailing): Boynton Beach FL 33435
Block: 41 Lots: 11-12

Description of proposed activity:

Level floors, replace single pane windows with insulated windows, insulate roof and walls, remodel kitchen,
Remodel bathrooms, install new bathroom, repair porch, new drywall, upgrade electric service,
Upgrade plumbing, upgrade HVAC, convert front porch to 3 season room, add garage.

Describe how this project complies with the Historic Preservation Ordinance:

We love the architecture of this old house and intend to keep the exterior with the same character by adding
Windows of the same design where necessary to upgrade the interior of the house.

I have received a copy of the City of Bayfield's Historic District Guidelines, and I understand I must abide by the terms of the permit, and that it is my responsibility to contact the City should my site plans change.



Applicant's Signature

03/18/2024

Date

NOTE: Permits may be revoked without notice if misrepresentation or any of the above information or attachments is found to exist.
Permits shall expire within 6 months, they may be extended for an additional 6 months with proper approval.
Permit is null and void if issued in error.

Permit No.: _____

Approval/Denial Date: _____

Permit Received: _____

Building Permit No.: _____

By: _____

Building Permit Paid: _____ Yes / _____ No

Date Submitted 03/18/2024 Meeting Date (if required) 03/25/2024 ARB Permit # _____

REGISTRATION OF NEW PAINT COLORS

For Properties in the City of Bayfield Historic District

When deciding paint or stain colors for structures in the City of Bayfield Historic District, owners are requested to select colors compatible with other properties in the immediate area as well as colors which are appropriate for the building's age or style. Although paint stain/color is regulated by the Architectural Review Board, the desire is to make the registration process as convenient as possible for the applicant. Therefore, if your paint/stain project falls under Plan A, it is sufficient to submit a fully completed registration form along with color samples and a determination will be made by the Zoning Administrator and then proceed with your paint/stain work.

Please fill out the paint color information and choose the Plan that is most appropriate for your paint/stain job. Submit this form along with front, back and side pictures of the structure to be painted or stained, and samples for each color you are registering.

Applicant's Name Keith and Rita Payne Phone# 970.209.6376

Applicant's Address 204 2nd St N; PO Box 642, Bayfield, WI 54814
1 Colonial Club Dr, Apt 304, Boynton Beach, FL 33435

Property Address for paint work 204 2nd St N

Indicate and provide examples of colors to be used

Structure	<u>Redish</u>	<u>Same</u>
	Existing colors	Proposed colors
Trim	<u>Light Yellow</u>	<u>Same</u>
	Existing colors	Proposed colors
Doors	<u>Brown</u>	<u>Same</u>
	Existing colors	Proposed colors
Shutters	<u>None</u>	
	Existing colors	Proposed colors
Other		
	Existing colors	Proposed colors

Indicate plan to be used

☒ **Plan A:** Using as a guideline, the paint brochures located in the Historic District Guidelines as a reference at City Hall, the structure is being painted with colors appropriate for the age and style of the structure and are compatible with other structures in the surrounding area. To be determined by the Zoning Administrator.

Signature of ZA _____ Date _____

☐ **Plan B:** The structure is not going to be painted with colors that are recommended in the Historic District Guidelines. The Architectural Review Board recognizes that there are other paint colors which are appropriate for structures within the Historic District. As of yet these have not been added to the list in the Historic District Guidelines. These cases will be reviewed by the ARB.

I would like to be put on the next ARB agenda to discuss the color choices I have submitted for this structure.

I (print name) Keith Payne hereby submit this application and declare the above information to be accurate.

Signature of Property Owner  Date 03/18/2024

City of Bayfield

Building Permit Application Submittal

1. Building Permit Application (Provided by City) - must be filled out in its entirety and signed by property owner.
2. Detailed Site Plan - must list all dimensions to property owner's lot lines.
3. Elevation Drawings - must submit elevation drawings for all sides of building that will be changed or modified including all current and new exterior lighting.
4. Survey - Required for all new construction and for any projects where lot lines are questionable (to be determined by City).
5. Historic Preservation - written information is needed to support your application with respect to historic preservation (does new construction fit with old, how new construction fits with other neighboring properties).
6. You or a representative must be at the meeting to present plans and answer any questions the Board may have about your application/project.

NOTICE TO APPLICANTS:

You may be required to obtain other City permits depending on your project. Other permits may include:

TYPE	APPROVAL BY	CONTACT
Conditional Use	Plan Commission	Billie Hoopman
Digging	Public Works	Tom Kovachevich
Driveway	Public Works	Tom Kovachevich
Sign	Zoning Administrator/Plan Commission	Billie Hoopman
Soil Erosion	Public Works	Tom Kovachevich

OTHER INFORMATION:

SERVICE	COMPANY	CONTACT	PHONE NO.
Gas/Electric	Xcel Energy		800-895-4999
Water/Sewer	City of Bayfield	Mike Burg	715-779-5731
Surveyors	Nelson Surveying Pine Ridge Surveying	Patrick McKuen	715-682-2692 715-682-2969
Telephone	Centurylink Charter Spectrum		800-201-4099 855-757-7328
Cable	Charter Spectrum		855-757-7328
	Diggers Hotline	Call before you dig	800-242-8511

MAP OF SURVEY

LOTS 11 & 12 OF BLOCK 41 IN THE CITY OF BAYFIELD, BAYFIELD COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, PETER A. NELSON, PROFESSIONAL LAND SURVEYOR IN THE STATE OF WISCONSIN, HEREBY CERTIFY:

THAT ON THE ORDER OF KEITH PAYNE, I HAVE SURVEYED AND MAPPED LOTS 11 & 12 IN BLOCK 41 OF THE CITY OF BAYFIELD, BAYFIELD COUNTY, WISCONSIN.

THAT THIS MAP IS A TRUE REPRESENTATION OF SAID SURVEY.

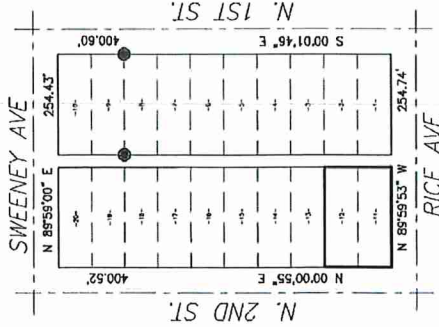
THAT SAID SURVEY AND MAP FULLY COMPLY WITH THE PROVISIONS OF CHAPTER A-E, 1 OF THE WISCONSIN ADMINISTRATIVE CODE; AND

THAT SAID SURVEY AND MAP ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PETER A. NELSON
S-3071
ASHLAND, WI
3/12/24
FILED 3071

BLOCK 41 DETAIL

(NO SCALE)



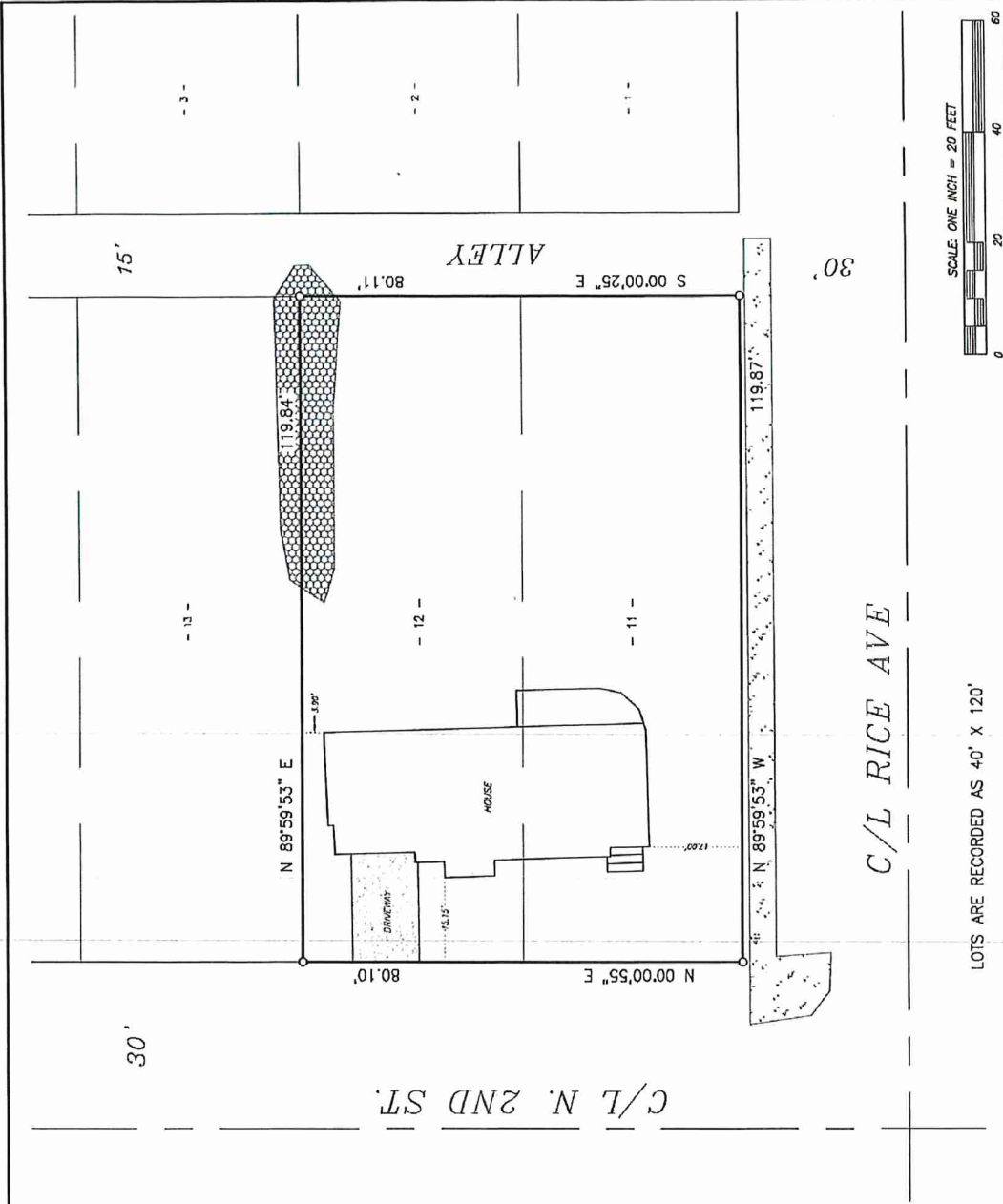
LEGEND

- FOUND 3/4" IRON ROD, UNLESS NOTED
- 1" x 18" IRON PIPE (IP), SET THIS SURVEY
- RECORDED INFORMATION
- FILED: BAYFIELD COUNTY, WISCONSIN

- GRAVEL SURFACE
- CONCRETE SURFACE
- ROCK SLOPE



BEARINGS ARE REFERENCED TO THE WEST LINE OF BLOCK 41, WHICH BEARS N 00°00'55" E



SCALE: ONE INCH = 20 FEET



CLIENT: KEITH PAYNE
JOB NO: N23/212
SCALE: ONE INCH = 20 FEET
DATE: 2/27/2024
FIELD WORK COMPLETED: 2/16/2024

FILE: N/BAYFIELD
ACAD: N23/212.PAINE
PSDNR: BLK-41/N23-212
NB: 439 PG. 23
DRAFTED BY: T2B

NELSON
SURVEYING
INCORPORATED
SURVEYING YOUR NECK OF THE WOODS SINCE 1954

101 W. LAKE STREET
ASHLAND, WISCONSIN 54806
(715) 685-7803
WWW.NELSONSURVEYING.COM
MAP NO. 5561

Remodel Cost Estimate

Demolition \$10,000

3 Bathrooms @\$12,000 = \$36,000

Kitchen \$15,000

Foam \$18,000

Drywall \$27,000

Plaster \$13,000

Paint \$13,000

Excavation and waterproof \$10,000

Level \$10,000

Repair subfloor \$5,000

Repair deck \$14,000

New electric \$10,000

New plumbing \$12,000

New garage \$50,000

Update HVAC \$20,000

New framing \$10,000

Refinish floors \$18,000

Windows \$40,000

Trim \$10,000

Total \$341,000









204 2nd St N
Full site

Rice Ave

N 2nd St

204 2nd St N
Full site

Rice Ave

N 2nd St

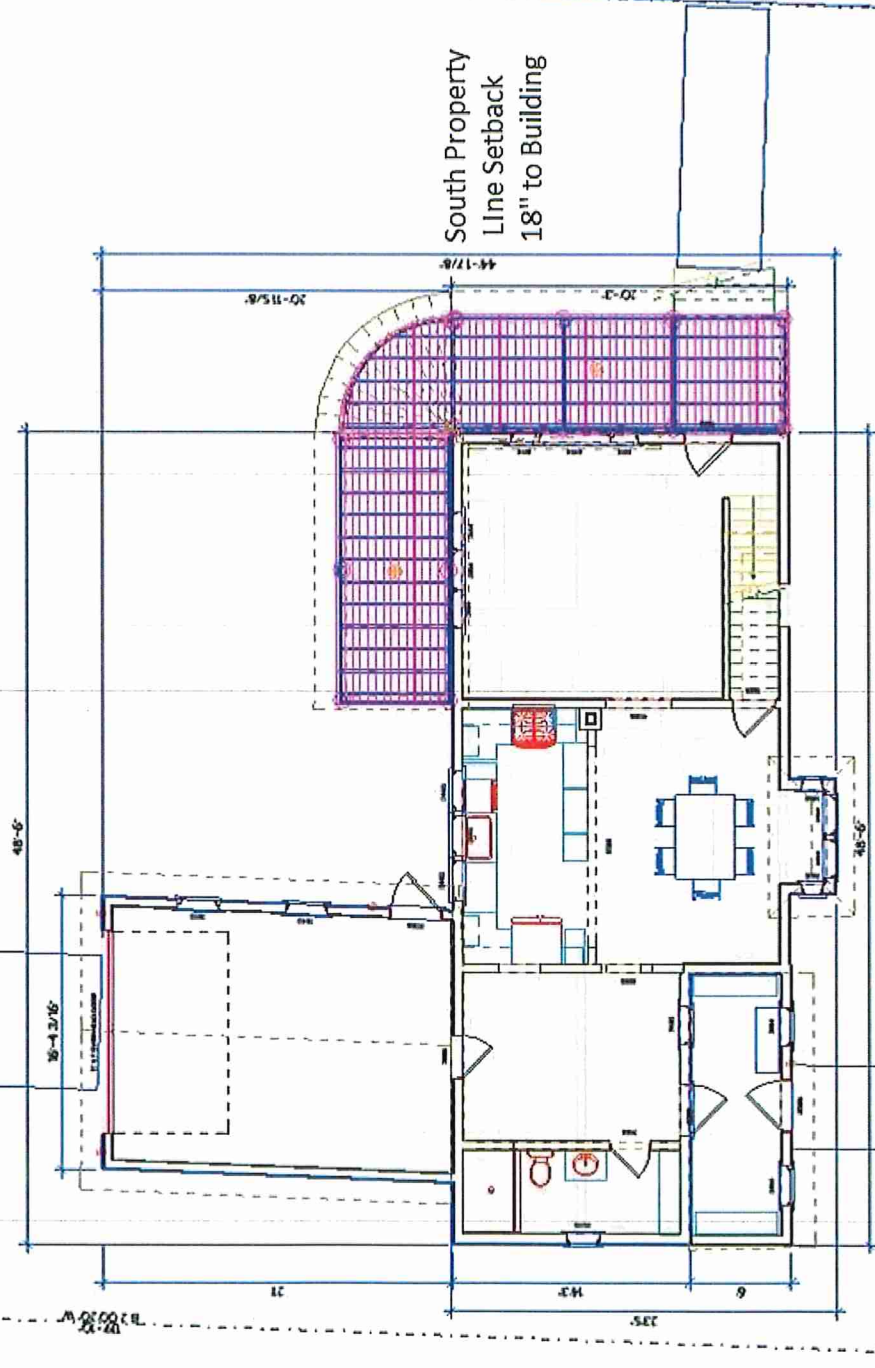
204 2nd St N
Full site

Rice Ave

N 2nd St

R

204 2nd St N, Option 3b, 1 Car Garage Setback 9' to Building
Ground Floor with Dimensions

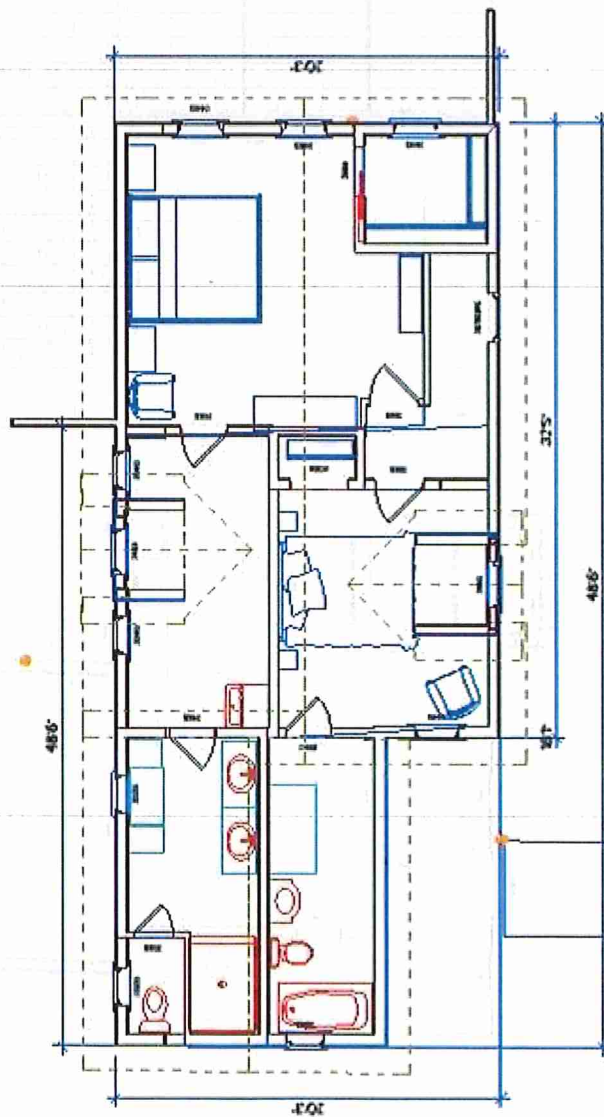


North Property Line
Setback 9' to Building

West Property Line
Setback 16'7" to Building

South Property
Line Setback
18" to Building

204 2nd St North
Option 3b
Second Floor
With Dimensions



7401-01
10-10-17

60'0" x 30'0"





Opt 3b Bldg 9 North Elevation.pdf

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Opt 3b Bldg 9 North West Elevation.pdf

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Opt 3b Bldg 9 South East Elevation.pdf

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All One and Two-Family Dwellings are required to have inspections effective January 1, 2005
 (Includes bunkhouses or any structures with sleeping quarters)
 [Check with UDC Inspector regarding required State inspections on new electrical and/or plumbing]

State of Wisconsin Uniform Dwelling Code Inspectors

Note: The inspectors listed below have access to all land use permits issued by Planning and Zoning.

Bayfield County Contacts:

1	Town of Barksdale	REM Inspecting LLC	(715) 497-3458 office@reminspecting.com
2	Town of Barnes	Robert Lietha	(218) 393-6482
3	Town of Bayfield	REM Inspecting LLC	(715) 497-3458 office@reminspecting.com
4	Town of Bayview	REM Inspecting LLC	(715) 497-3458 office@reminspecting.com
5	Town of Bell	Robert Lietha	(218) 393-6482
6	Town of Cable	Boss Inspection Inc	(715) 634-7161
7	Town of Clover	Robert Lietha	(218) 393-6482
8	Town of Delta	Robert Lietha	(218) 393-6482
9	Town of Drummond	Boss Inspection Inc	(715) 634-7161
10	Town of Eileen	Robert Lietha	(218) 393-6482
11	Town of Grand View	Boss Inspection Inc	(715) 634-7161
12	Town of Hughes	Robert Lietha	(218) 393-6482
13	Town of Iron River	Robert Lietha	(218) 393-6482
14	Town of Kelly	REM Inspecting LLC	(715) 497-3458 office@reminspecting.com
15	Town of Keystone	Robert Lietha	(218) 393-6482
16	Town of Lincoln	Stephen Schraufnagel	(715) 209-6372 stephenschrauf@gmail.com
17	Town of Mason	Boss Inspection Inc	(715) 634-7161
18	Town of Namakagon	Boss Inspection Inc	(715) 634-7161
19	Town of Orienta	Robert Lietha	(218) 393-6482
20	Town of Oulu	Robert Lietha	(218) 393-6482
21	Town of Pilsen	Robert Lietha	(218) 393-6482
22	Town of Port Wing	Robert Lietha	(218) 393-6482
23	Town of Russell	REM Inspecting LLC	(715) 497-3458 office@reminspecting.com
24	Town of Tripp	Robert Lietha	(218) 393-6482
25	Town of Washburn	Alder Engineering Corp	(715) 822-8537
26	Village of Mason	Alder Engineering Corp	(715) 822-8537
27	City of Bayfield	REM Inspecting LLC	(715) 497-3458 office@reminspecting.com
28	City of Washburn	REM Inspecting LLC	(715) 497-3458 office@reminspecting.com

Townships have a Driveway Ordinance...

If you are constructing new; relocating; replacing, etc.....you need to contact your town.

State eSLA website: https://esla.wi.gov/apex/customer_portal_intro_page

State of Wisconsin Contacts

UDC Consultant (One and Two Family)

Lenny Kanter, UDC Consultant
Dept. of Safety & Professional Services
4822 Madison Yards Way,
PO Box 7302
Madison, WI 53707-7302
(608) 261-6541
Robert.Kanter@Wisconsin.gov

Supervisor: *Kirk Ruetten (920) 492-6505*
kirk.ruetten1@wisconsin.gov

Commercial Buildings & Structures

Jennifer Zettler, (Consultant Building Systems - Senior)
2850 Midwest Dr., Suite 104
Onaska, WI 54650
Phone: (608) 800-2215
Email: jennifer.zettler@Wisconsin.gov
Supervisor: *Daniel Shanahan (715) 661-4049*
Daniel.Shanahan@Wisconsin.gov

Plumbing

Adam Polenska (Plumbing Consultant)
10541 N Ranch Rd
Hayward, WI 54843
Phone: (715) 634-4804
Email: Adam.Polenska@Wisconsin.gov
Supervisor: *Tom Braun (715) 634-5124*
Thomas.Braun@Wisconsin.gov

Electrical

Steve Rasmusson
201 West Washington Ave 3rd Floor
Madison, WI 53714
Phone: (608) 617-2985
Email: Steven.Rasmusson@Wisconsin.gov
Supervisor: *Michael McNally (262) 548-5861*
MichaelD.McNally@Wisconsin.gov

Mobile Homes

Dept of Safety and Professional Services
4822 Madison Yards Way
Madison, WI 53705
(608) 266-2112 [Option 3]

Modular Homes

Dept of Safety and Professional Services
4822 Madison Yards Way
Madison, WI 53705
(608) 266-2112 [Option 3]

POWTS

Jeff Brewbaker
Jeff.brewbaker@wisconsin.gov
Phone: (608) 516-6428
Supervisor: *Brad Johnson (920) 492-5605 Fax (920) 492-5604*
Bradley.Johnson@Wisconsin.gov

Safety

Breanna Rheinschmidt (Safety Inspector)
PO Bos 18
Cameron, WI 54822
Phone: (608) 225-6520
Email: Breanna.Rheinschmidt@Wisconsin.gov
Supervisor: *Dennis Beggs (608) 266-3723*
DennisM.Beggs@Wisconsin.gov

General Contact Information

(Open 7:45am – 4:30pm)
(608) 266-2112 or (877) 617-1565
DSPS@wisconsin.gov



Tony Evers, Governor
Dan Hereth, Secretary Designee

February 29, 2024

Ruth Hulstrom, Planning and Zoning Administrator
Bayfield County
117 East Fifth Street, PO Box 878
Washburn, WI 54891
Ruth.hulstrom@bayfieldcounty.wi.gov

VIA EMAIL

Re: Bayfield County Jurisdiction for Uniform Dwelling Code (UDC) and Camping Units Permitting and Inspecting

Dear Ruth Hulstrom,

The Department has reviewed your most recent ordinance and I am pleased to inform you that your municipality has met all the requirements under the provisions of Wisconsin Administrative Code §§ SPS 320.06(1) and SPS 327.06(1) to exercise jurisdiction over construction and inspection of new one- and two-family dwellings and camping units.

Pursuant to Wis. Stat. §§ 101.65(1) (a) and (2m), § 101.651(2m), and §101.63(1), the Department delegates your municipality the primary responsibility to perform permitting and inspecting for all installations under Wis. Admin. Code §§ SPS 320.08(1) and SPS 327.09(1) to be constructed within the limits of your municipality.

At the time of this letter, your county is responsible for these permitting and inspection services within Town of Barksdale, City of Bayfield, Town of Bayfield, Town of Bayview, Town of Kelly, Town of Russell, and City of Washburn.

As a condition of the delegation, your municipality is required to comply with the following:

- Provide the Department with a certified copy of all adopted ordinances and subsequent amendments within 30 days of adoption by the municipality, and
- Maintain an approved method of enforcement as identified in Wis. Admin. Code § 320.06(1)(b).
- File a copy of each Uniform Dwelling Code permit to the Department, in accordance with Wis. Stat. § 101.65(4).

If your municipality decides to relinquish jurisdiction, follow the provisions of Wis. Admin. Code § SPS 320.06(1)(c)3 by providing the Department with a 30-day notice prior to the day upon which your municipality intends to relinquish jurisdiction. Your municipality is expected to continue responsibility for these services throughout the 30-day period.

The Department understands that as of March 1, 2024, REM Inspecting, LLC, is the primary code enforcement contact for your municipality and that they have the proper certification to do so.

Our UDC consultant for your area, Lenny Kanter, at (608) 261-6541, is available to assist in any questions or concerns your municipality may have with UDC or camping unit permitting and inspecting services.

The Division of Industry Services looks forward to working with you.

Sincerely,

Garry D. Krause, Bureau Director, Technical Services Bureau

cc: Mark Abeles-Allison, Bayfield County Administrator
REM Inspecting
Town of Barksdale
City of Bayfield
Town of Bayfield
Town of Bayview
Town of Kelly
Town of Russell
City of Washburn

2024 Permit #	Name	Address	Approved by	Type	Date Approved	Other
01-24	Gali Abutbul	9 S. Broad Street	ARB	New upper deck with roof, north side	1/22/2024	
02-24	Daniel Wolfgram	17 So. Broad Street		North and South Dormers	3/26/2024	
03-24	Bayfront Inn	21 So. 9th Street		North façade window replacement, steps	Withdrawn	
04-24	Scott Kluver	33 S. 4th Street		Replace front yard railing		
05-24	Ross Huelster	120 No. 2nd Street		Replace Windows, eliminate storm windows		
06-24	William Peterson	1126 Rice Avenue		Construct 32x40 Garage		
07-24	Craig Hoopman	207 Wilson Avenue		Construct 20x24 Shelter		
08-24	Bethesda Lutheran	109 So. 6th Street		Replace 4 Windows; will match	3/6/2024	
09-24	Lake Sup. Lodge	225 East Lynde		Replace Roof - Asphalt to metal to match other building	3/6/2024	
10-24	Keith Ray	433 N. Pine St.		Replace Roof - Asphalt to Asphalt	3/20/2024	
11-24	Island Gateway	23 N. 2nd Street		Rehabilitation Masonic Temple		
12-24	Keith Payne	204 N. 2nd Street		Home renovation and garage		
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