



PLAN COMMISSION MEETING AGENDA

January 18th, 2022 at 6:30PM via Go To Meetings

The meeting can be joined using a computer, smartphone or tablet at <https://global.gotomeeting.com/join/797485093>. The meeting can also be joined by phone at 1-866-899-4679 using Access Code: 797-485-093.

AGENDA

1. Call to Order and Roll Call
2. Approval of the Agenda
3. Consent Agenda
 - a. Approval of minutes from the December 3rd, 2021 Plan Commission meeting
4. Public Comment (non-agenda items)
5. Action Items:
 - a. Review and provide recommendation on a request to vacate a portion of Right-of-Way known as Outlot A of CSM #474. Applicant: Ashland Industries
 - b. Review and approve Site Plan for construction of a second-story addition to the existing building located at 1400 3rd St. W, parcel #201-00274-0000, zoned: Mixed Residential/Commercial (MRC). Applicant: Jarrod Dahl and Jazmin Hicks-Dahl
 - c. Initial review and possible recommendations regarding City-owned properties for residential redevelopment
6. Announcement/Reports/Comments/Questions
 - a. Updates on Timeless Timber development projects
7. Adjournment

It is possible that a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information or speak about a subject, over which they have decision-making responsibility. Any governmental body at the above stated meeting will take no action other than the governmental body specifically referred to above in this notice. The City of Ashland does not discriminate on the basis of sex, race, creed, color, national origin, sexual orientation, age or disability in employment or provision of services, programs or activities. NOTE: Upon reasonable notice, the City of Ashland will accommodate the needs of disabled individuals through auxiliary aids or services. For additional information or to request this service, contact Megan McBride at (715) 682-7041.

Find yourself next to the water.

ASHLAND

City of Ashland, Wisconsin

601 Main Street West — Ashland, WI 54806 — www.coash.wi.org

City of Ashland – Plan Commission Meeting Minutes

A meeting of the Ashland Plan Commission was held on **Friday, December 3rd, 2021 at 4:15 p.m.** via GoToMeeting.

Committee Members Present: Ana Tochtermann, Mayor Lewis, John Beirl, Katie Gellatly

Committee Members Absent: Laurie Gregor, Eric Lindell, David Metille

Staff Present: Megan McBride

Mayor Lewis opened the meeting at 6:30 p.m.

Agenda

1) Approval of Agenda

Motion to approve the agenda by John Beirl, seconded by Mayor Lewis.
Passed unanimously.

2) Consent Agenda

a) Approval of minutes from the October 20th, 2021 & November 9th, 2021 Plan Commission meeting

Motion to approve the minutes from the October 20th, 2021 and November 9th, 2021 Plan Commission meeting by John Beirl, seconded by Katie Gellatly.
Passed unanimously.

3) Public Comment (non-agenda items)

4) Action Items

a) **Public Hearing and vote on a request for an emergency residential facility use at 3600 Ellis Avenue, zoned Light Industrial (LI). Applicant: Ken Welker on behalf of Crossroads Outreach Center, Inc.**

Motion to go into public hearing by Katie Gellatly, seconded by John Beirl. Passed unanimously.

Megan McBride summarized the Class 2 public hearing notice which was issued, and that letters were also sent to surrounding property owners She shared the following comments received prior to the meeting:

Emery Mattson, owner of the adjacent parcel, called to say that he has no issues with the proposed CUP application. He feels they are good people who do good work, and he has no issues with the proposed use next to his property.

Megan McBride summarized the staff recommendation for approval based on the criteria for review.

John Beirl asked Ken Welker how transportation is provided for residents, how the program is advertised, and if it is a faith-based organization.

Ken Welker confirmed that they do offer faith-based services and provide a structured program that helps people recovering from addiction to set goals, receive workforce training, and teach life skills such as budgeting. The residential use proposed would not serve drop-ins, and would specifically be for participants of their programs. Transportation is provided for residents through their ministry. Site plans are being developed for the buildout of the new residential units, and planning will continue if the proposed CUP is approved.

John Beirl asked where their organization's support comes from.

Ken Welker responded that it is a largely a combination of support from area churches (as far away as Phillips), patrons all over the country, and corporate sponsors.

Katie Gellatly asked how the building is being used now, and where they are in the process of purchasing it.

Ken Welker responded that the building is currently used by H Windows for storage, and Crossroads only utilizes a portion of the building. The best next step for their organization is to purchase the building with the closing anticipated in the next week, and to integrate housing into their facility. Ken also clarified that they do not charge for any of the services they offer.

Mayor Lewis asked how they primarily receive referrals.

Ken Welker said that it is currently through churches mostly, and they had stronger partnerships with the local jail prior to the COVID-10 pandemic.

Motion to go out of public hearing by John Beirl, seconded by Mayor Lewis. Passed unanimously.

Motion to approve the requested Conditional Use Permit for an emergency residential facility use at 3600 Ellis Ave. by John Beirl, seconded by Ana Tochtermann. Passed unanimously.

b) Public Hearing and vote on a request to purchase City-owned land, parcel #201-05053-0200, zoned Heavy Industrial (HI). Applicant: Patrick Mika.

Motion to go into Public Hearing by John Beirl, seconded by Mayor Lewis. Passed unanimously.

Megan McBride summarized the Class 1 public hearing notice which was issued, as well as the staff recommendation for approval based on the criteria for review. Letters were also sent to surrounding property owners. No comments were received prior to the meeting.

Motion to go out of Public Hearing by John Beirl, seconded by Mayor Lewis. Passed unanimously.
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Motion to approve requested City-owned land sale to sell parcel #201-05053-02000 to Patrick Mika by John Beirl, seconded by Katie Gellatly. Passed Unanimously.

c) Public Hearing and vote on recommended text amendments to the Unified Development Ordinance Chapter 781 Section 4.46: W-O Waterfront Overlay zoning district.

Motion to go into Public Hearing by John Beirl, seconded by Katie Gellatly. Passed unanimously.

Megan McBride summarized the Class 2 Public Hearing notice which was issued, as well as the staff recommendation for approval based on the criteria for review. She shared the following comments received prior to the meeting:

Hello Megan,

Very disappointed it has been so hard to find the proper venue to provide input for a public hearing that is supposed to be happening tomorrow regarding the revised shoreline overlay district. But rather than harp on that, I would just comment on the marked up revision I found on the City website.

I am all in favor of providing more access to the lake up to 34th Ave East and Lake Park Road and would think that this could be easily done with all the platted unopened roads. That said, I would have to say that in order to respect adjacent property owners, improvements and advertising be kept to a minimum. City residents already have plenty of great access points to the lake, but it would be nice if there were points up this way we could go watch the sunset or drag our kayaks down to the lake.

Due to the confusion on my part about the draft overlay district and not really understanding what is proposed for change, I don't feel comfortable saying much more, other than again...this seems sloppy to me. Sorry.

And as long as I have taken the time to contact you folks, I would like to say that in future planning it would be nice to have better access to the bike trail from our neighborhood (34th Avenue east).

I am also a little baffled as to why the City is interested in making a mountain bike trail by the hospital on red clay soils across an already existing ski trail, as it doesn't really seem financially feasible in my eye.

My two cents worth, and want to say I have a lot of respect for you two, and feel you kinda do a lot of work for the City...most of which I agree with.

Respectfully Submitted,
F. Keith Sowl
3503 4th Str. East

John Beirl pointed out that the district boundary included does not have a western boundary. Megan McBride said that the western boundary should be identified as the western edge of Maslowksi Beach, and "Lake Shore Drive East" shall be changed to just read "Lake Shore Drive."

John Beirl expressed concerns that the language proposed in the intent section is too prohibitive, and will discourage future commercial uses along the waterfront. He understands the need to balance with community's core value of protecting the lake, but wonders if language should be changed to achieve both.

Megan McBride asked if he would prefer to see language such as "prohibit" be shifted to "discourage," and "require" to "encourage" in order to provide more flexibility.

John Beirl said that he wasn't sure if this would be an improvement, as this type of language could make the ordinance less clear for developers.

Mayor Lewis agreed with John's comments, and said she does feel that listing prohibited uses helps to address this and reflects community feedback received previously. She suggested that item 1c under "Intent" could be looked at to promote a balance between environmental and economic development goals.

John Beirl said that he has no issues with the prohibited uses identified.

Katie Gellatly agreed, and said she would like to see us leave the language more open and be pro-business to encourage desirable development near the waterfront.

Ana Tochtermann said that she feels the current language is aligned with the public feedback received through the Waterfront Development Plan process, as well as the recent Strategic Planning completed by City Council. The community consistently expressed a desire to see specific types of economic development along the waterfront, and to promote water quality and sustainability.

John Beirl said that he would like to include a wider range of voices, as some people are more likely to get involved in the creation of these types of policies. He offered that he would accompany City staff to an Ashland Business Alliance meeting, or other community meetings to more intentionally involve the business community.

Ana Tochtermann said that the consultants for the Strategic Planning session did heavily focus on interviews with the business community when gathering background. She asked if this information could be shared with the Plan Commission in the future. Ana agreed with John that more input is always good, but expressed that she feels comfortable people were consulted and that the proposed ordinance language reflects community input.

Mayor Lewis asked if a vote is needed on this item.

Megan McBride said that a vote is not needed, and that she will make edits to the proposed ordinance based on the discussion for further review.

d) Review and vote on a Site Plan to construct a new garage with two (2) Accessory Dwelling Units (ADU's) at 315 Turner Rd, zoned Residential Estate (RE). Applicant: Anthony Jennings.

Megan McBride summarized the Site Plan for 315 Turner Rd. and the improvements that would be done to the property if this project is completed. She recommended approval of the site plan based on the reviewed criteria. She mentioned that the ADU's would be a welcomed addition with the ongoing

housing shortage within the Ashland area.

Motion to approve the proposed Site Plan for 315 Turner Rd. by John Beirl, seconded by Ana Tochterman. Passed unanimously.

5) Announcements/Reports/Comments/Questions

6) Adjournment

Motion to adjourn by Katie Gellatly. Seconded by Ana Tochterman.
Passed unanimously.

Meeting was adjourned at 5:33 pm. Minutes done by Megan McBride and Mandelyn Lyons.



City of Ashland, Wisconsin

601 Main Street West Ashland, WI 54806 www.coawi.org

**DEPARTMENT OF
PLANNING &
DEVELOPMENT**

601 Main Street West
Ashland, WI 54806
Phone: 715.682.7041

STAFF REPORT

Plan Commission – January 18, 2022

Agenda Item #5a: Review and make a recommendation to council on the discontinuance of a portion of City right-of-way (ROW).

Applicant: Ashland Industries

Background

Ashland Industries is requesting vacation of a portion of City right-of-way known as Rail Drive, identified as Outlot A in the attached Certified Survey Map (CSM). The purpose of this request is to allow Ashland Industries to expand their existing building, and consolidate their properties located on either side of this portion of Rail Drive. Since no other property owners receive site access using the right-of-way requested for vacation, neither the Planning nor Public Works Departments have any concerns regarding this request.

A public hearing will be held by the City Council on this matter per state statute, and the Planning Commission is asked to provide a recommendation regarding the proposed vacation.

Standards for Review

Wisconsin State Statute 66.1003 DISCONTINUANCE OF A PUBLIC WAY (all subsections thereof), create the legal framework to regulate, administer, and enforce the review and approval process for the City of Ashland.

Review

The following criteria were used to review the requested right-of-way discontinuance:

1. Future Public Work's Plans for Rights-of-Way. The Public Works Department does not have any future plans for this right-of-way. Since it does not provide site access to any other properties, the Public Works Director had no concerns with the requested right-of-way vacation.
2. Neighborhood Impact. The proposed vacation would not impact any other property owners besides the applicant. Approval of the requested right-of-way

vacation will also allow this existing business to expand and improve their operations.

3. Public Comment. Wisconsin State Statute dictates the procedure for approval if any adjacent landowners are in opposition to the proposal. A Public Hearing will be held before the Common Council. Letters will be sent to all abutting property owners notifying them of said public hearing, as well as those within 200 feet of the right-of-way proposed for vacation.
4. Other Factors. N/A

Review Recommendation

Staff recommends APPROVAL of this requested discontinuance.

Approvals are based on background information provided by the applicant and known conditions. Deviations from this information may be considered a change in the application and reconsideration and possible revision to the permit may be made by the Plan Commission.

ASHLAND COUNTY CERTIFIED SURVEY MAP NO. _____

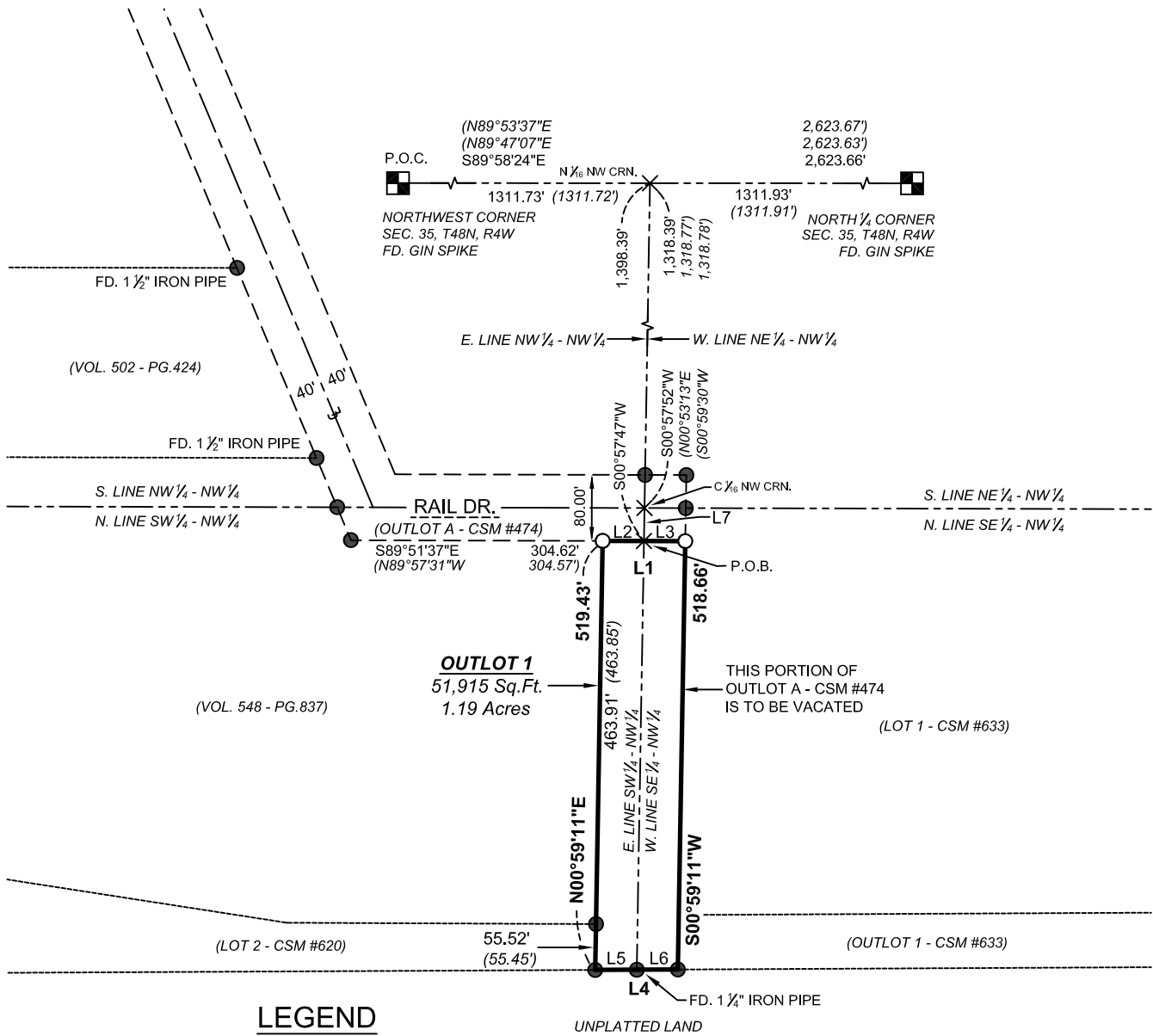
OUTLOT A - CSM #474 AS RECORDED WITHIN THE ASHLAND COUNTY
REGISTRY AS DOC. #303256 IN VOL. 3 OF CSM'S ON PG'S 144-145,
SECTION 35, TOWNSHIP 48 NORTH, RANGE 4 WEST,
CITY OF ASHLAND, ASHLAND COUNTY, WISCONSIN.



BEARINGS ARE GRID BASED WCCS - ASHLAND COUNTY
(2011) WITH THE NORTH LINE OF
THE NW 1/4 MEASURED TO
BEAR S89°58'24"E

LINE TABLE

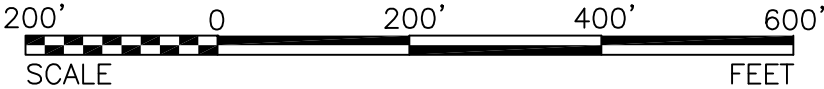
LINE	BEARING	DISTANCE
L1	S89°51'37"E	100.03'
L2	S89°51'37"E	50.04'
L3	S89°51'37"E	49.99'
L4	S89°42'06"W	100.04'
L5	S89°42'06"W	50.26'
L6	S89°42'06"W	49.78'
L7	S00°57'47"W	40.00'



LEGEND

- -SET 1 1/4" O.D. x 18" IRON PIPE
WEIGHING 1.68 LBS PER LIN. FOOT
- -FD. 3/4" REBAR (UNLESS NOTED OTHERWISE)
- () -PREVIOUSLY RECORDED AS
- ✕ -COMPUTED POINT - NO MONUMENT SET

ALL MONUMENTS ARE OUTSIDE DIAMETER



FIELDWORK COMPLETED: 1/7/2022

Pine Ridge Land Surveying, LLC.

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

PATRICK A. MCKUEN, PLS

1424 1/2 Lake Shore Dr. W.

Ashland, Wisconsin

Phone (715) 682-2969

WWW.PINERIDGESURVEYING.COM

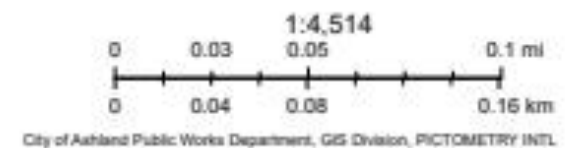
PROJECT NO. COA22-35-48-4

SHEET 1 OF 2 SHEETS

ROW Vacation Request Aerial Map



1/13/2022, 6:26:25 PM



Department of Public Works Engineering
Copyright 2018 City of Ashland

ROW Vacation Request Zoning Map





STAFF REPORT

Plan Commission – January 18, 2022

Agenda Item # 5b: Site Plan review for construction of a second-story addition to existing artist studio

Applicant: Jarrod Dahl and Jazmin Hicks-Dahl

Property Address: 1400 3rd Street West

Parcel No: 201-00274-0000

Zoning District: Mixed Residential/Commercial (MRC)

Staff Contact: Megan McBride

Background

Jarrod Dahl and Jazmin Hicks-Dahl are requesting Site Plan approval to add a second-story to their existing building located at 1400 3rd Street West, zoned Mixed Residential/Commercial (MRC). They have already obtained a Development Permit for the permitted use of the property as an artist studio, and through this addition they plan to increase the capacity and efficiency in operations of their woodworking business. See attached cover letter for additional information about the business and future plans for expansion on this site.

Associated with the change in use and building expansion, the property owners will be required to bring the existing parking area and property's landscaping into compliance with UDO standards. The existing parking area extends to 3rd Street West, with curb cuts running the length of the parking area (see attached aerial map). The parking area will be reconfigured to consolidate to two access drives, one serving the existing loading door and the other to provide ingress/egress for the parking area. The remaining parking area located in the City right-of-way will be converted to traditional boulevard, and the applicants shall work with the Planning and Public Works Departments to identify specific locations and species of street trees to be located in the new boulevard area. This will provide beautification to the property, and ensure this new commercial use will be compatible with existing residential uses in the area.

Standards for Review

The City of Ashland's Unified Development Ordinance, Section 781 Section 3.20 Site Plan Approval (all subsections thereof), creates the legal framework to regulate, administer, and enforce the site plan review process for the City of Ashland.

Site Plan Review

The following criteria were used to review the submitted site plan:

1. Consistency with Comprehensive Plan.

The proposed development is consistent with the goals and principles established in the Comprehensive Plan. The Comp Plan specifically encourages the City to “promote the arts and other creative resident-led initiatives” (p. 19), support entrepreneurialism as a means of diversifying our local economy, and to prioritize aesthetics and quality in site design along highly visible corridors.

2. Project Compatibility.

The proposed addition to the existing building and associated site improvements would increase site compatibility with the surrounding neighborhood and bring the property into compliance with UDO site standards. Relocation of the parking area, restoration of the traditional boulevard between the parking area and 3rd Street West, and installation of a screening fence and landscaping will all improve site appearance for surrounding property owners as well as traffic on this highly utilized corridor. While there are mixed commercial/industrial uses located to the west of this property, the proposed second-story addition and decorative trim-work to be added will help it to be more cohesive with the residential uses directly surrounding the property.

3. Site Design

a. Site Organization.

Site organization will be improved through the proposed site changes by relocating the parking area onto private property, removing the expansive curb cuts to identify two clear site access points for parking lot and loading door access, and paving and striping the parking area. The proposed parking area design will also facilitate efficient site organization in the future, providing space for expansion when the property owners move forward with their intended future plans to eventually construct an additional building on the site as identified in the attached cover letter.

b. Location of Buildings.

The proposed second-story addition will not impact the location of the building currently located on site. Since the majority of residential uses located within 300ft along the same street are also located along their northern property lines, installation of the boulevard between the existing building and 3rd Street West will help this site to be more cohesive with surrounding uses.

c. Drives, Parking, and Circulation.

• Driveway.

The proposed Site Plan involves consolidation of existing site access, which consists of curb cuts spanning the entire width of the parking area, to two central entry drives. The proposed driveways comply with design standards identified in the UDO, and have been reviewed and approved by the Public Works Department.

• Parking.

The existing parking area shall be reconfigured to comply with UDO standards. Alterations to the existing parking area shall include relocation out of the City right-of-way to be fully contained on their property, as well as paving and striping. Based on the Gross Floor Area (GFA) of the existing building and addition, the property owners would be allowed a maximum of five (5) associated parking spaces. The applicant is proposing three (3) spaces at this time, which also comply with UDO standards for dimension and location.

- Pedestrian Access. Direct access from the parking area to the building will remain, and as such no additional sidewalk to provide pedestrian access to the building is needed.

a. Grading / Drainage / Stormwater.

- Erosion Control/Grading – The proposed building would not be large enough in size to require an erosion control plan.
- Stormwater/Drainage – The proposed building is not large enough in size for the Public Works Department to anticipate significant alterations to site drainage or stormwater management. The site also has ample green space to accommodate stormwater runoff generated by the relatively small paved parking area.

b. Utility Services.

No changes in utility services are proposed through this project.

c. Fire Prevention.

The City requires a Knox Box on all new construction and development projects if the business is not open 24-7. Following final design of the plans, the applicant shall provide a CD copy of the final Building Floor Plan Layout and Utility Plan (in a .dxf format), for the Fire Department's pre-fire planning of the structure's layout. Such information shall be provided to the Fire Department prior to the issuance of the Occupancy Permit.

d. Views.

The proposed development will not have a detrimental impact on any scenic vistas or view sheds.

e. Environmental Issues.

There are no environmental issues which require additional consideration associated with this project.

f. Landscaping/Screening.

The proposed landscaping/screening plan includes installation of a screening fence on the north side of the newly constructed parking area, with landscaping between the screening fence and 3rd Street West for additional beautification. The screening fence alone is sufficient to meet UDO standards, and no additional landscaping is required due to the size of the building addition proposed. Therefore, the plan provided complies with and exceeds UDO standards for landscaping and screening on the property.

g. Signs.

If the property owner utilizes the existing sign structure without alterations to shape or size, then a Sign Permit would not be required to install new signage. A preliminary design for future signage has been included with their application.

h. Lighting.

All exterior lighting must be full cutoff, and specs for any new exterior lighting fixtures shall be submitted to the Planning and Development office prior to issuance of a Building Permit.

4. Building Design.

The proposed second-story addition would blend with the existing exterior of the building in terms of color and material, with no major changes identified for the exterior of the first-story. Decorative trim-work is shown for the second-story addition, providing additional aesthetic value in building design and helping this commercial use to be more cohesive with its mixed residential/commercial location.

5. Principles of Sustainability

Site features of this renovation/expansion that address principles of sustainability laid out in the UDO include:

- Improve energy efficiency of building by installing LED lights and energy efficient windows
- Exceed landscaping requirements

Review Recommendation

Staff recommends APPROVAL of the proposed Site Plan for a second-story addition and associated site changes at 1400 3rd Street West, subject to the following conditions:

- Full details of proposed exterior lighting shall be provided to the Planning Department for review and approval prior to installation.

SITE PLAN COVER LETTER

Dear Planning Committee,

Thanks for taking the time to consider our site plan. We are really excited about our project. Please reference the attached Background and History section for details about us and our vision.

General Description:

We purchased 1400 3rd St W to expand our production of woodenware and other crafts. We need more space than the existing building provides. Our proposal is to add a second story as well as remodel the ground floor.

Rough Timeline:

- We intend to start working on this project as soon as possible.
- Rough construction, framing, sheathing, completed roof, windows and tyvek to be completed before April/May 2022.
- Internal finish work, insulation, sheetrock, up-to-date wiring to be completed by June.
- Exterior siding which will match the existing siding to be completed mid-summer.
- We will redesign parking lot to meet city code specifications—see diagram attached to begin some time this summer.
- Beautification, landscaping and screening, with possibly more fencing of the property will begin this summer as well.

Moving into this property and its expansion will help increase the success of our business by adding efficiency of workflow, accessible shipping and receiving, and available space for material storage.

-----Background and History-----

Woodspirit Handcraft is a business that makes and teaches traditional craft as its focus. It is a collaboration between Jarrod Dahl & Jazmin Hicks-Dahl. Jarrod Dahl, Ashland, WI native, has been teaching craft skills and making craft for over 20 years. His main focus is woodturning tableware items (think cups, bowls, plates), but he also makes many other items from natural materials. He weaves baskets and birch bark canisters, carves spoons and other kitchen utensils, makes tools for carving, builds wooden boats, etc. He has been teaching at institutions such as North House Folk School in MN and across the US at Center for Furniture Craftsmanship, Maine and Port Townsend School of Woodworking, WA. He has also taught and studied craft in Japan, Sweden, and England and hosted/trained apprentices from Japan and the US. He is also an author of published woodworking articles, a 10 year blog, and forthcoming book on woodturning. His wife Jazmin was a former teacher and designer in the San Francisco Bay Area. She supports the business through painting and finishing all woodenware, shipping, sales, scheduling classes, marketing and design. Her craft specialty is textiles. She weaves home textiles, spins natural fibers, and dyes with indigo. She learned urushi lacquer in Japan and trained with Japanese indigo dyers and shibori artisans.

We hosted a few classes and a Spoon Carving Club here in Ashland this past year and attracted students from California to Virginia. Now we are ready to expand our internet and home based business into a commercial space.

Our plans with the property at 1400 3rd St West in Ashland, WI are as follows:

Phase 1

- Remodel existing garage structure to house Jarrod's turning & woodworking studio
- Add a second floor for finishing woodenware and an office space
- Cultivate a garden for growing raw materials for craft classes such as willow for basketry, textile plants—flax/linen and dye plants including indigo, to enhance the experience of students from gathering raw material to making something with their hands for daily use.

Goals

- Increase production with accessible storage for materials
- Cultivate local economy by bringing students to Ashland
- Community development through open studio tours, talks, & classes

Phase 2

- (2 yrs or more) Expand to a second building which will become the home of the Woodspirit School of Traditional Handcraft with a dedicated classroom, gallery space, and meeting space for hosting community craft related events.

Thank you for your consideration,

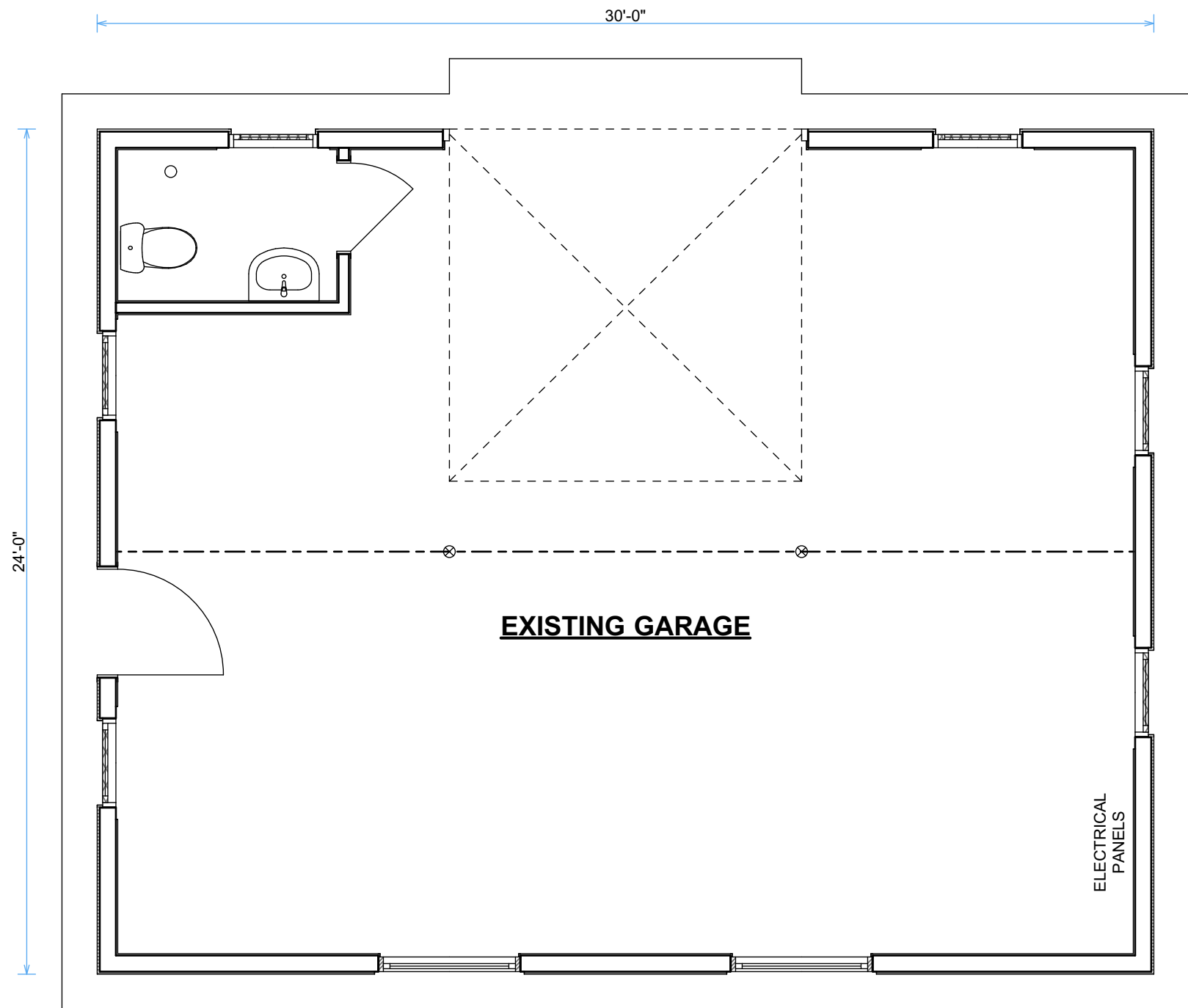
Jarrold Dahl & Jazmin Hicks-Dahl

WOODSPIRIT HANDCRAFT
creating beauty for everyday life
www.woodspirithandcraft.com

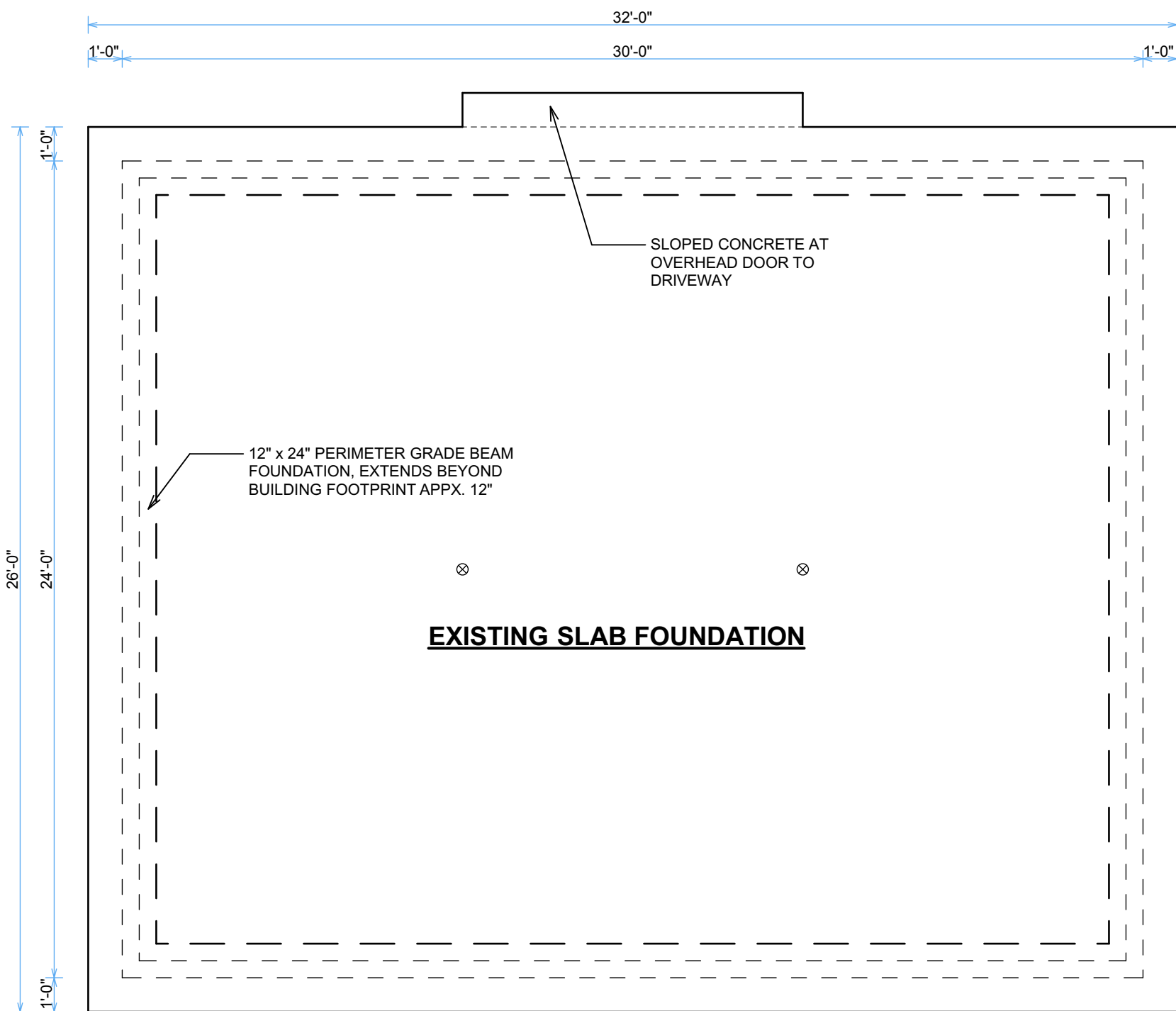
PO Box 1 Ashland, WI 54806
715-209-6575

SITE PLAN CHECKLIST NOTES

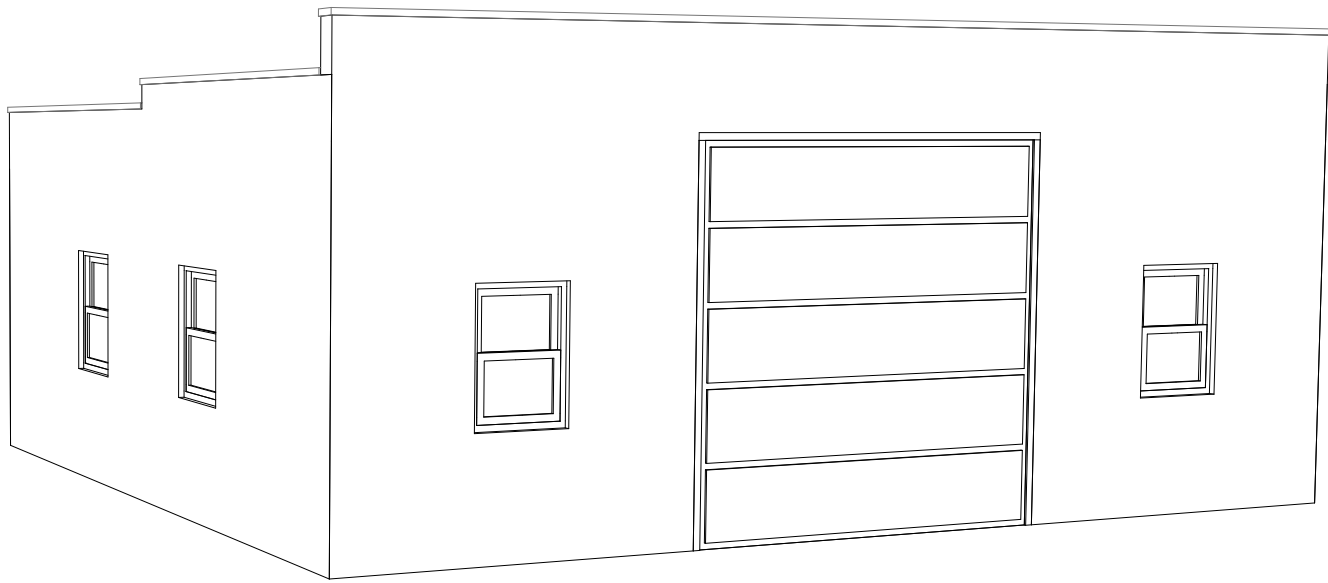
4. **A.-C.** See Property Survey jpeg attached
 D.-F. N/A
 G. See Parking Lot Proposal Drawings attached-Parking lot proposal–27 x 43ft for 3 spots, paved, striped and screened/landscaped, with the 15 foot boulevard along 3rd St W re-established.
 H. See Architectural Drawings previously sent with Building Permit Application
 I.-J. N/A
 K. See Photograph attached with Existing Signage Location
 L.-M. N/A
7. **Fire Protection Plan**– We will install a Knox Box and submit final plans if there are any changes.
9. **External Lighting Plan**– There is one existing outdoor light that is broken. We plan to fix that and add security camera/motion sensor lighting–location to be determined. When we have a specific plan, we will send it to Megan McBride. We understand lights need to be full cut off.
14. **Sustainability Consideration**–We plan to install energy efficient windows and LED lights.



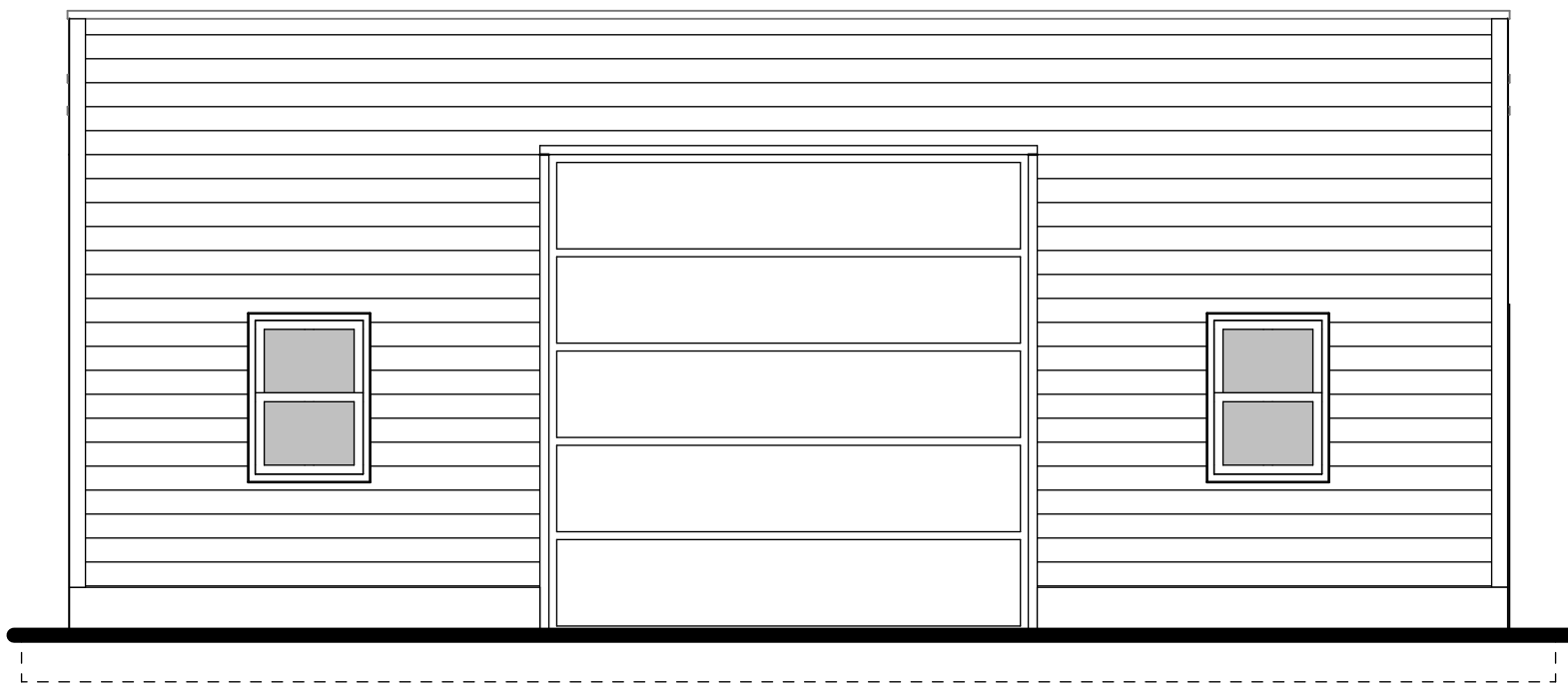
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



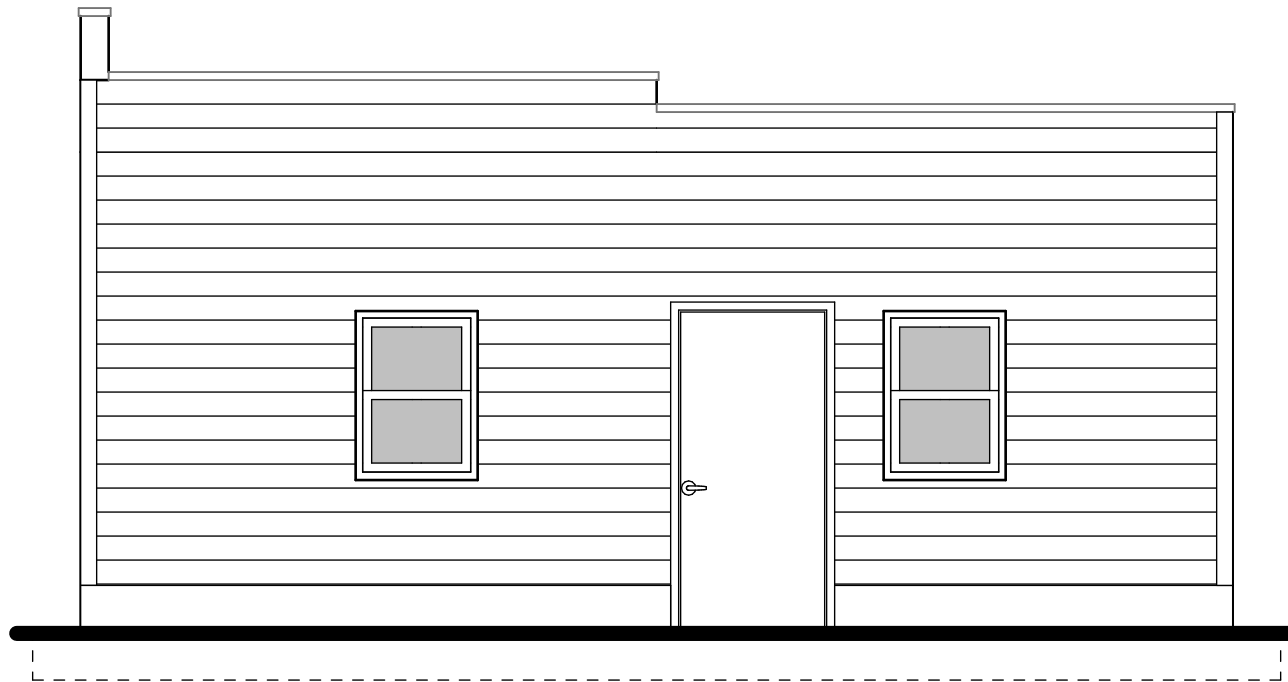
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



PERSPECTIVE VIEW
NOT TO SCALE

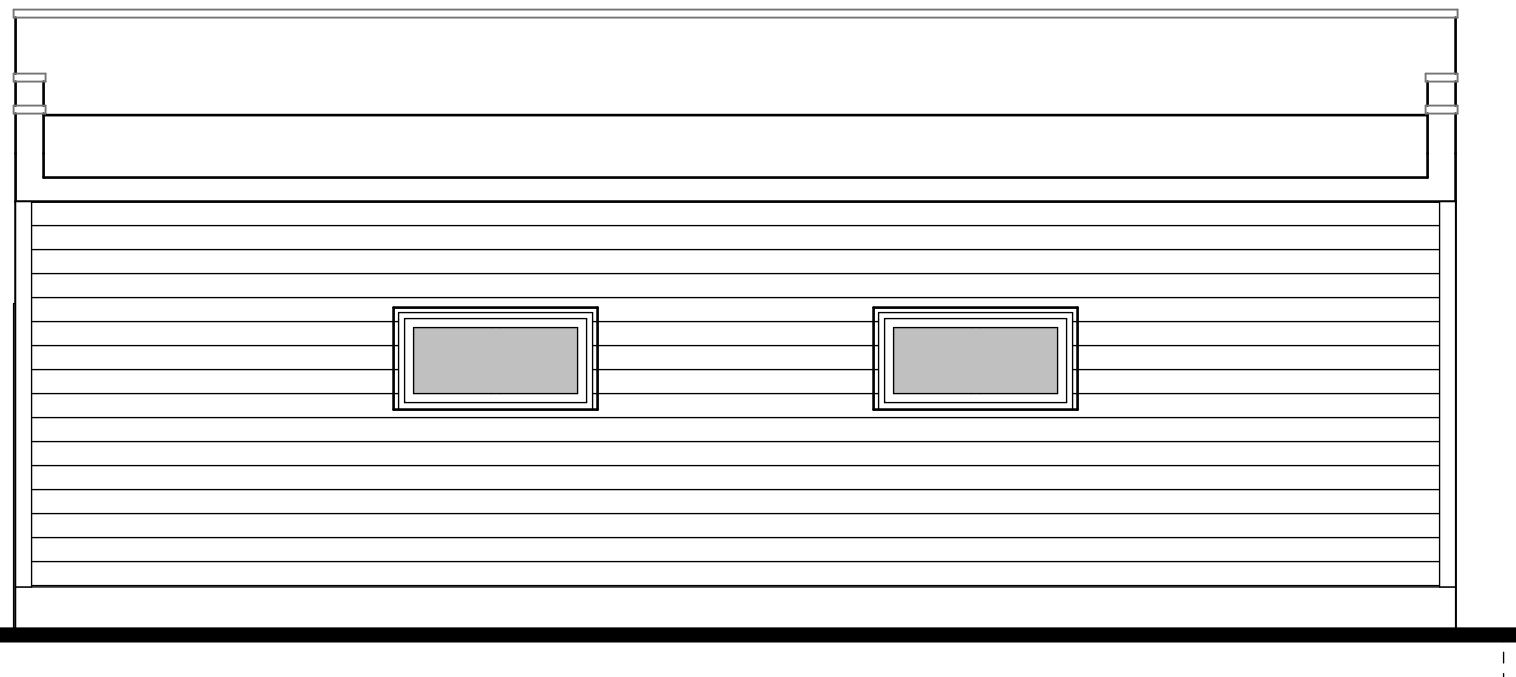


NORTH ELEVATION
SCALE: 1/4" = 1'-0"



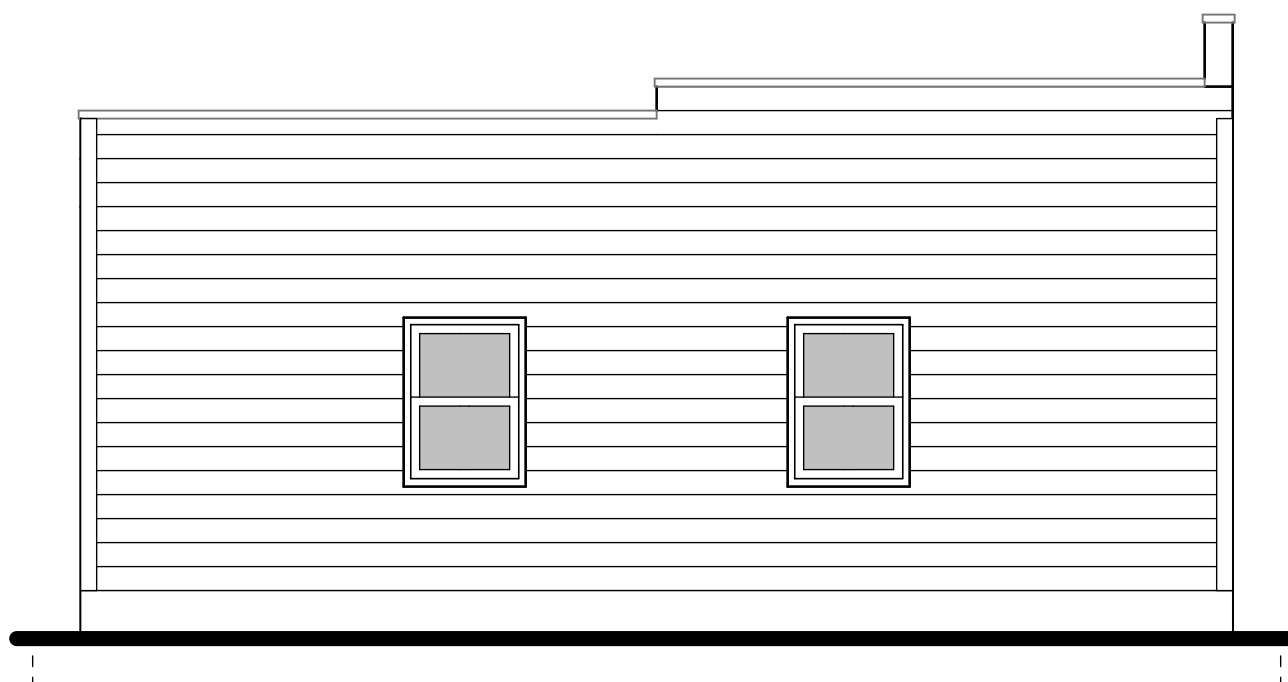
WEST ELEVATION
SCALE: 1/4" = 1'-0"

TOP OF PARAPET
ELEV: 113'-0"
TOP OF ROOF
ELEV: 110'-10" +/-
TOP OF SOUTH WALL
ELEV: 109'-0" +/-



TOP OF SLAB
ELEV: 100'-0"
BOTTOM OF FTG
ELEV: 99'-0" +/-

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED UPPER LEVEL ADDITION FOR:
WOODSPIRIT HANDCRAFT

1400 3RD STREET WEST, ASHLAND, WI 54806

AS-BUILT PLANS



DESIGNED:	L.D.
DRAWN:	B.L.W.
SCALE:	AS NOTED
DATE:	DECEMBER 2021
PROJECT NO.	21-3612

REVISIONS:

APPROVED:
**NOT FOR
CONSTRUCTION
OR FINAL PRICING**

SHEET NO.
A100

DOOR SCHEDULE

SYMBOL	DOOR TYPE	SIZE		FRAME TYPE	DOOR HEADER	HARDWARE LOCK FUNCTION	REMARKS
		W	H				
1	INSULATED SERVICE ENTRY DOOR	3'-0"	6'-8"	WOOD	EXISTING	KEYED ENTRY LOCKSET	VERIFY EXISTING SIZE
2	INSULATED OVERHEAD GARAGE DOOR	10'-0"	8'-0"	WOOD	3 PLY 1/4" MICROLLAM		W/ OPENER AND INTERIOR WALL MOUNTED CONTROLS; SEE NOTE 3
3	INTERIOR PANEL DOOR	2'-6"	6'-8"	WOOD	EXISTING	PRIVACY	VERIFY EXISTING SIZE
4	INTERIOR PANEL DOOR	2'-8"	6'-8"	WOOD	--	PRIVACY	

1. CONTRACTOR SHALL VERIFY ALL SIZES WITH MANUFACTURER BEFORE ORDERING OR INSTALLING.
2. ALL DOORS SHALL BE PRE-FINISHED IN A COLOR SELECTED BY THE OWNER.
3. HEADER FOR OVERHEAD GARAGE DOOR TO HAVE (2) JAMB STUDS AND (3) FULL HEIGHT STUDS (TOTAL 7.5" x 5.5" COLUMN) ON EACH END.

WINDOW SCHEDULE

SYMBOL	QTY	TYPE	UNIT SIZE (WxH)	GLASS INSUL TYPE	HEADER HEIGHT	HEADER SIZE	COMMENTS
(A)	7	PROVIDED BY OWNER	2'-6" x 3'-6"	LOW E W/ ARGON	6'-8"	2 PLY 2x8	SEE NOTE 3
(B)	2	PROVIDED BY OWNER	2'-6" x 3'-0"	LOW E W/ ARGON	6'-8"	2 PLY 2x8	
(C)	2	PROVIDED BY OWNER	4'-0" x 2'-0"	LOW E W/ ARGON	6'-8"	EXISTING	SEE NOTE 3
(D)	8	PROVIDED BY OWNER	2'-6" x 5'-0"	LOW E W/ ARGON	6'-8"	2 PLY 2x8	

1. CONTRACTOR SHALL VERIFY ALL SIZES WITH MANUFACTURER BEFORE ORDERING OR INSTALLING.
2. ALL WINDOWS TO BE SELECTED BY OWNER.
3. SIZE OF WINDOWS "A" AND "C" TO BE BASED ON EXISTING WINDOW OPENINGS ON THE MAIN LEVEL AND ADJUSTED AS REQ.



SCALE: 1/4" = 1'-0"



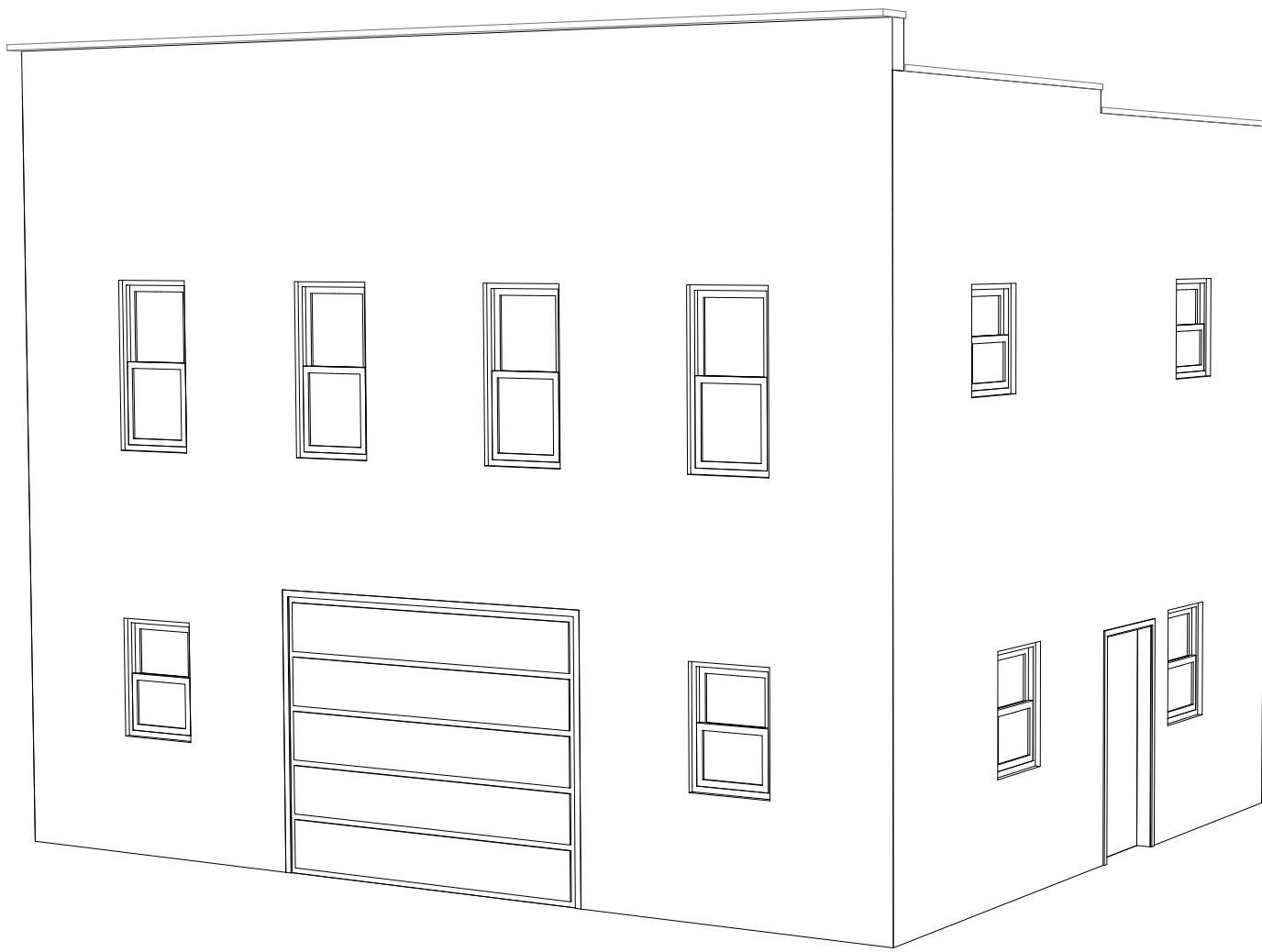
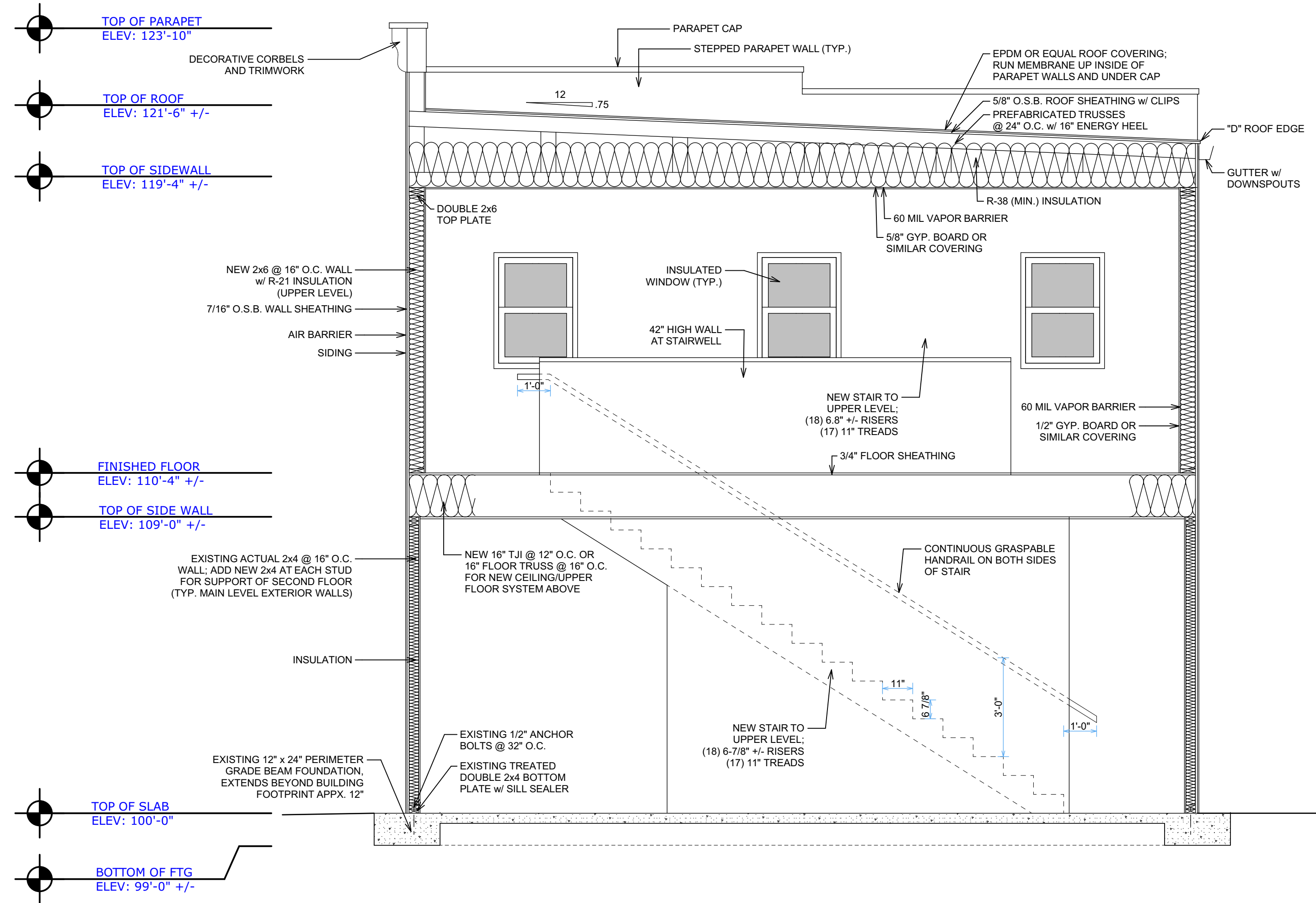
SCALE: 1/4" = 1'-0"



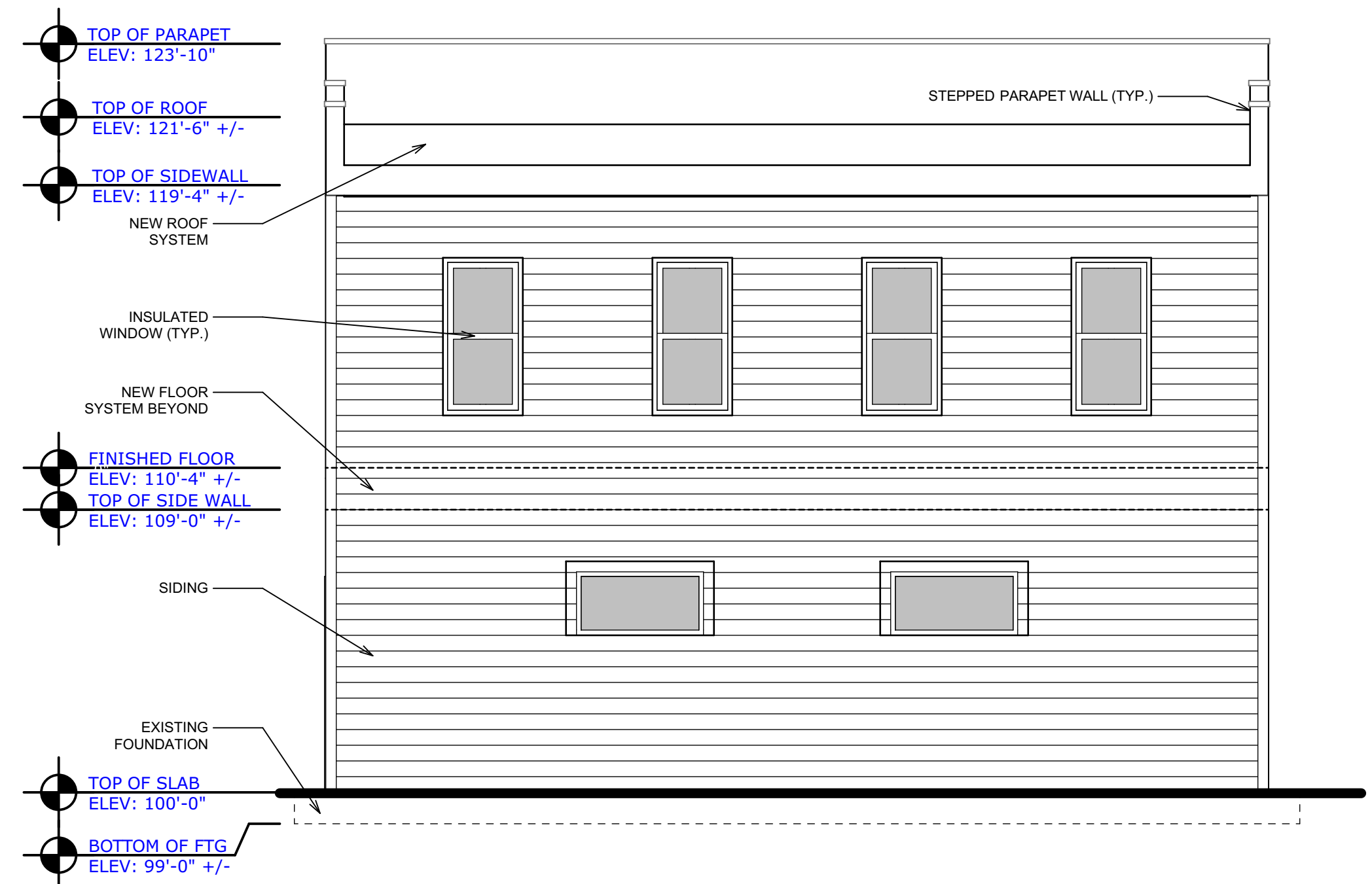
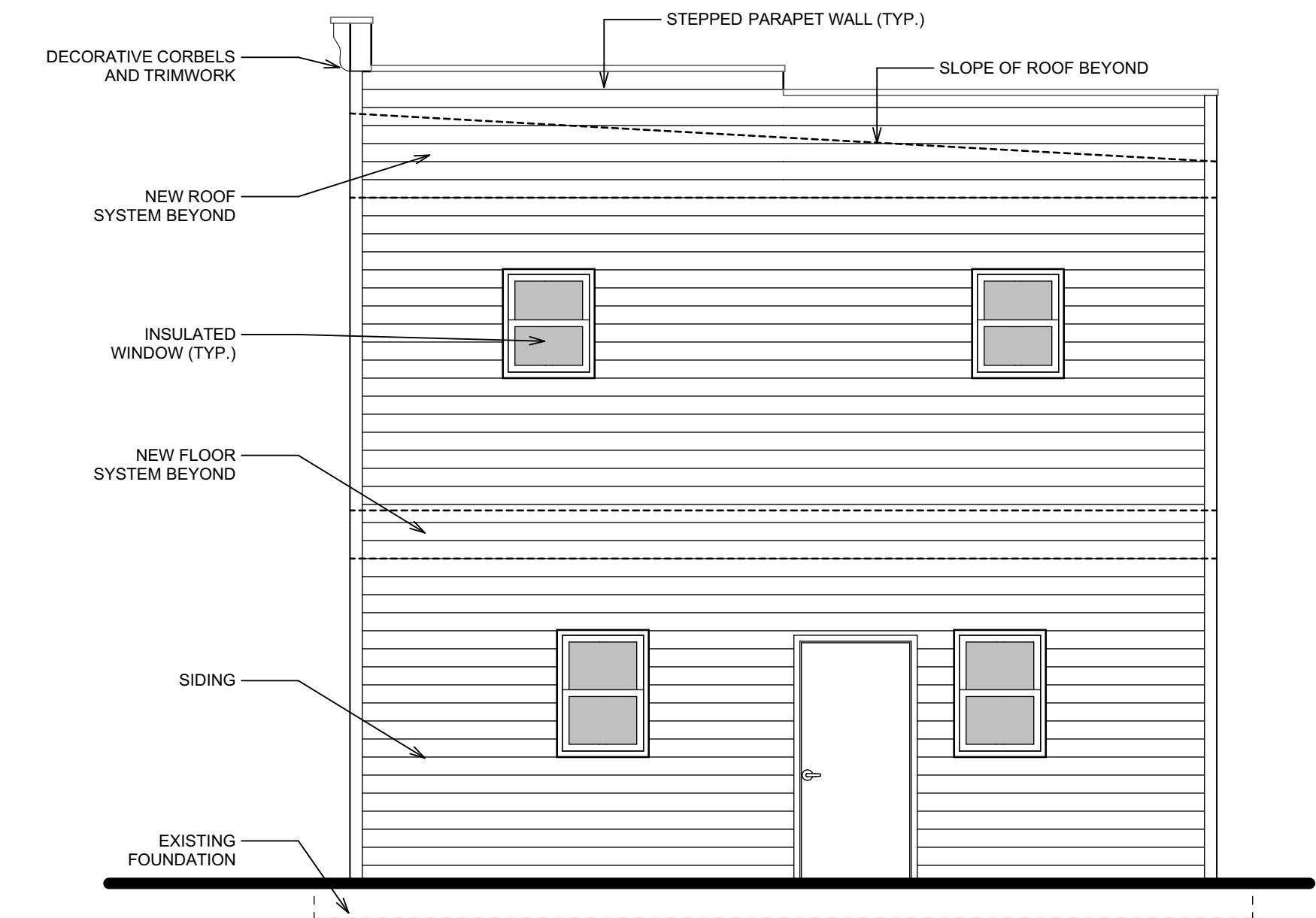
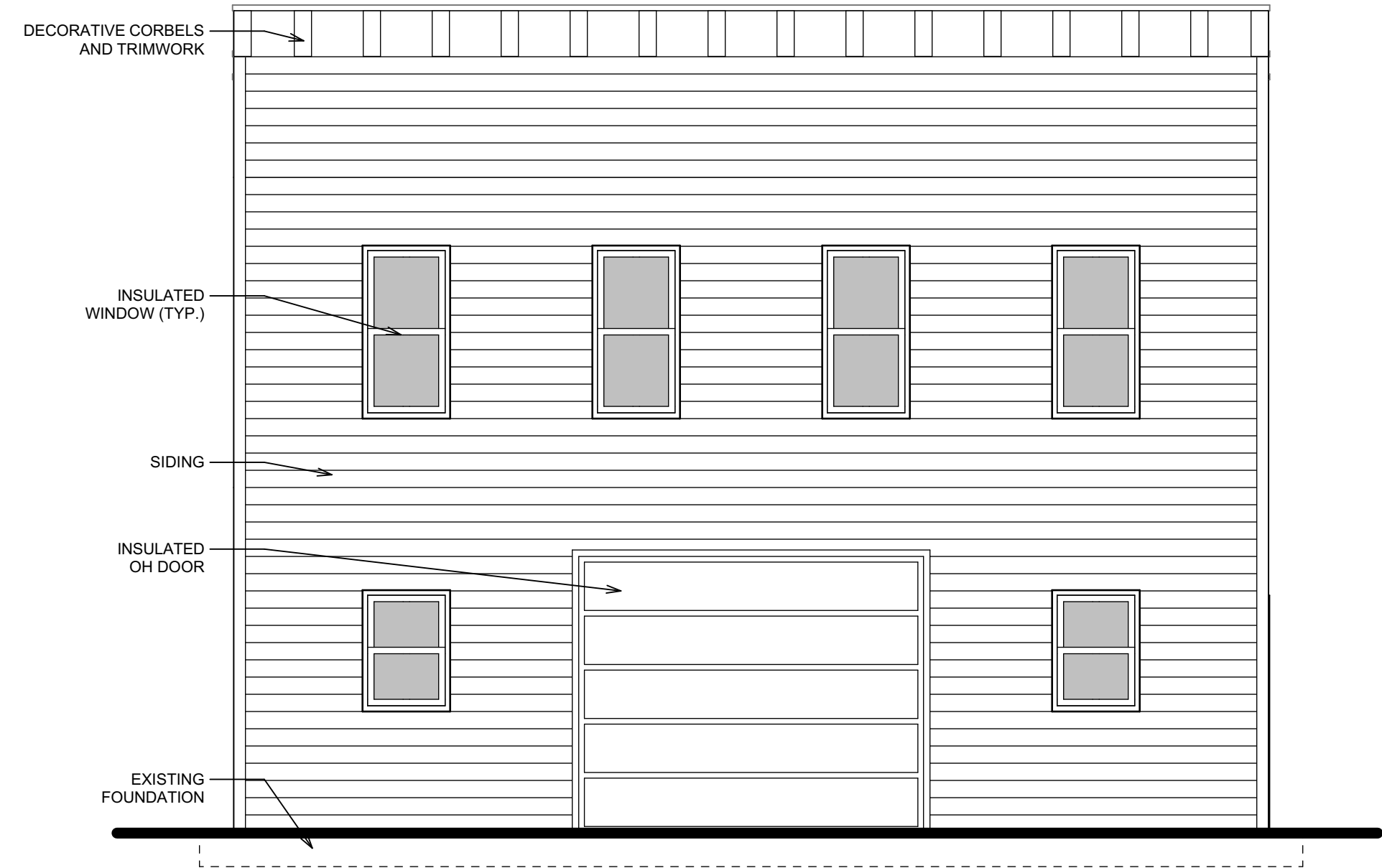
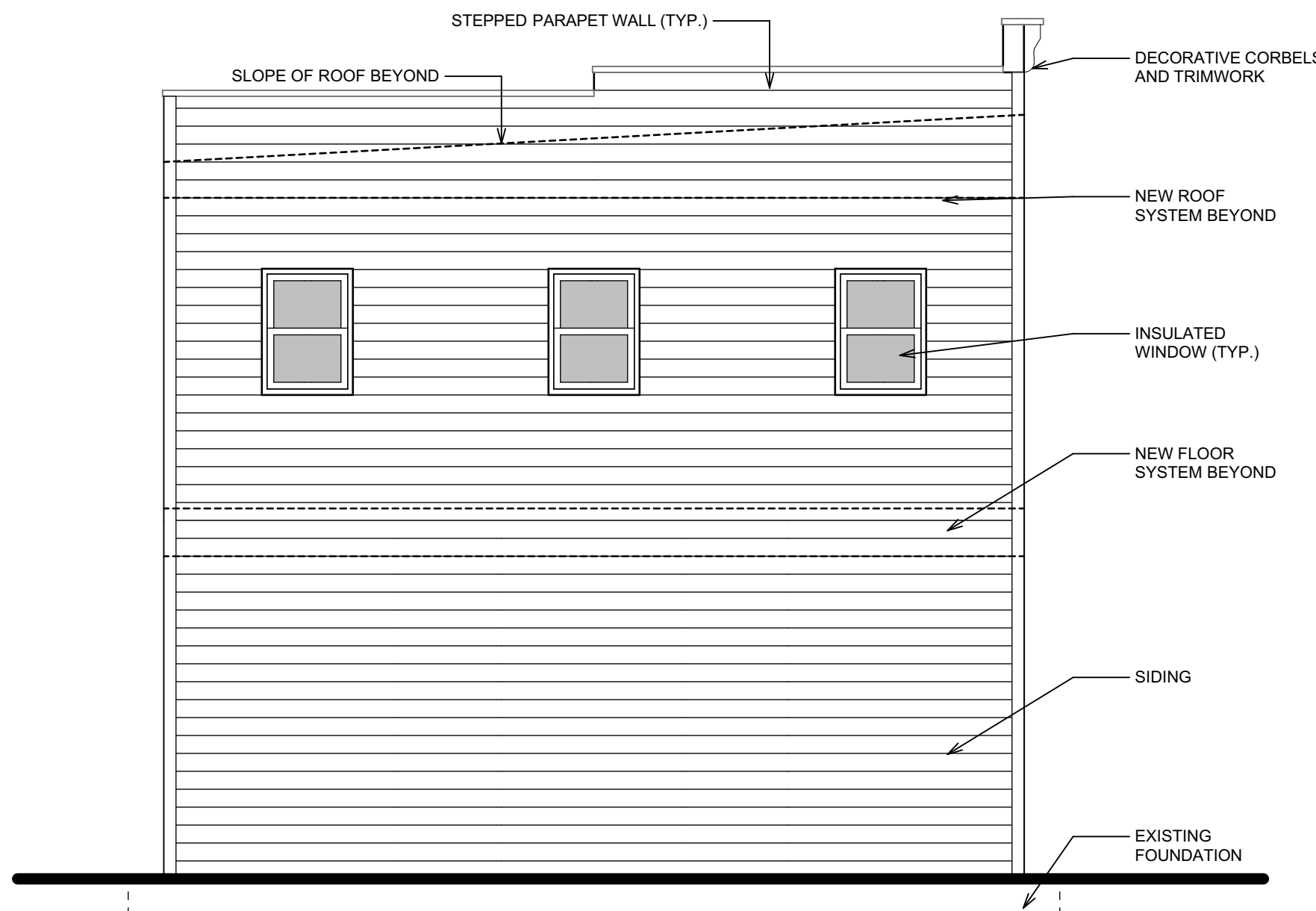
SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



PROPOSED PERSPECTIVE VIEW
NOT TO SCALE



PROPOSED UPPER LEVEL ADDITION FOR:
WOODSPIRIT HANDCRAFT
1400 3RD STREET WEST, ASHLAND, WI 54806

PROPOSED ELEVATIONS & SECTION

DESIGN & ENGINEERING
with framework design inc
2023 6th Street West, Ashland, WI 54806
Telephone (715) 682-0330 www.csdesignengineering.com

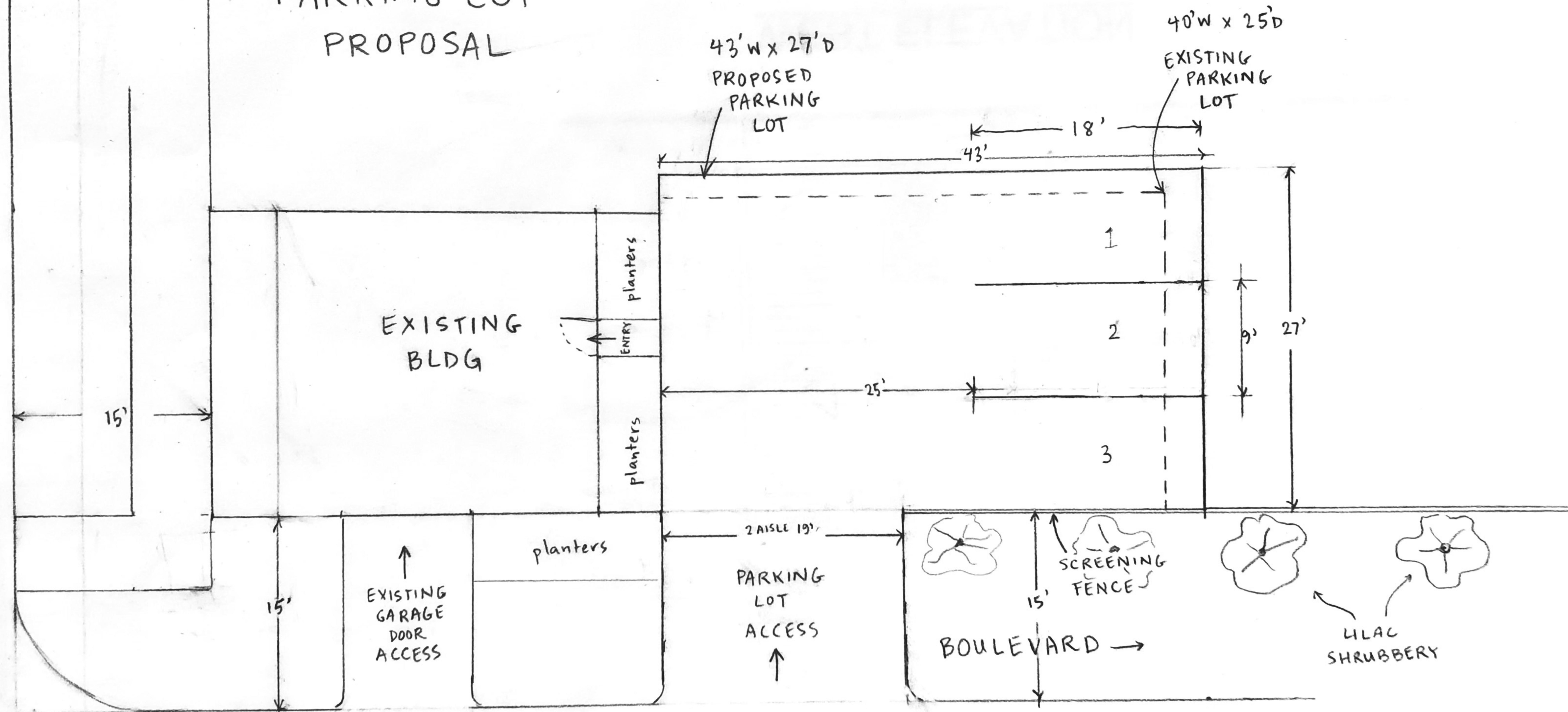
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DATE: **DECEMBER 2021**
PROJECT NO.: **21-3612**

REVISIONS:

APPROVED:
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SHEET NO.: **A200**

1400 3RD ST W
PARKING LOT
PROPOSAL



WOODSPIRIT HANDCRAFT
1-11-2022

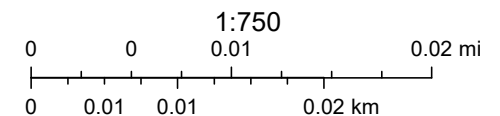
1400 3rd Street West Aerial Map



1/13/2022, 5:34:42 PM

Parcel Mapping

Parcel Labels



City of Ashland Public Works Department, GIS Division, PICTOMETRY INTL

1400 3rd Street West Zoning Map



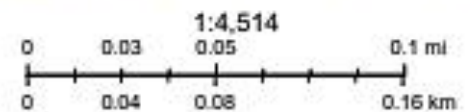
1400 3rd Street West Aerial Map



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 Parcel Mapping

Parcel Labels



City of Ashland Public Works Department, GIS Division, PICTOMETRY INTL

Department of Public Works Engineering
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WOODSPIRIT HANDCRAFT

www.woodspirithandcraft.com

2022 Inventory of City-Owned Properties for Residential Redevelopment

Junction Road Property

Junction Road Property Aerial Map



Junction Road Property Broad Aerial Map



Property Summary

Site Location: Junction Rd west of Sanborn Ave

Parcel #201-03804-0000

Parcel size: 5.5 Acres

Zoning: Residential Estate (R-E)

Minimum buildable parcel size: ½ acre

Utilities: Water, sanitary sewer, storm sewer

Environmental Contamination and Considerations

- The 100 Year Flood Boundary overlaps onto a part of the property
- An existing easement with the Popyschalla's indicates that there is a ravine on the property



Housing Committee Ideas/Recommendations

- Market as one site with RFP for desired housing use
 - Would require rezoning as multi-family is not permitted in the RE district
 - Should be very specific in RFP about desired housing type that is compatible with existing neighborhood
- Subdivide and market as individual buildable lots
 - Would secure buyers before transferring lots, would not be done in a piecemeal way
 - Could reach out to USDA or NWRPC who provide loans for new home builds to secure buyers

Beaser Avenue Property

Beaser Avenue Property Aerial Map



Beaser Avenue Property Broad Aerial Map



Property Summary

Site Location: 300 block of Beaser Avenue

Parcel #201-00356-0000

Parcel Size: 4.5 Acres

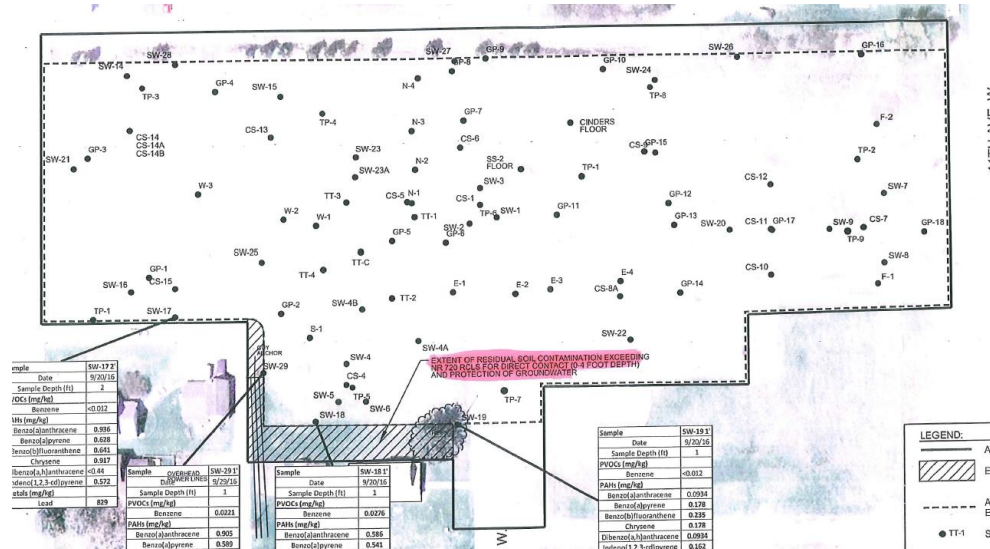
Zoning: Mixed Residential/Commercial (MRC)

Minimum buildable parcel size: Dependent on type of residential use

Utilities: Water, sanitary sewer, storm sewer

Environmental Contamination & Consideration

- Site Assessment Grant utilized to identify residual contamination in 2012
- Site was remediated using grant funding, with Final Closure Letter with Continuing Obligations from DNR recieved in 2017



Housing Committee Ideas/Recommendations

- Appropriate for higher density housing because of its proximity to the downtown, 5th Street Corridor, and other amenities
- Needs to look and feel like a neighborhood, and be cohesive with existing surrounding uses
- Should hold an open house with residents in this area at the new Police Station to get neighbor input on ideal use and design
- Would be a good location for a variety of different housing types, including senior housing, townhomes, or multi-family

Ortman Property

Ortman Property Aerial Map



Ortman Property Aerial Map



Property Summary

Site Location: Cty Hwy A, just east of 11th Avenue E

Parcel #201-058082-0100

Parcel Size: ~53 Acres

Zoning: Heavy Industrial (HI)

Minimum buildable parcel size: 2 acres (would change dependent upon new zoning)

Utilities: Water, sanitary sewer, storm sewer

Environmental Contamination & Considerations

- Potential wetlands identified on site, would need to complete wetland delineation
- DNR floodways viewer indicates one intermittent stream and several drainage ditches



Housing Committee Ideas/Recommendations

- Should get updated environmental information including wetland delineation to prepare for future redevelopment
- Due to its rural location, this may be a good site to explore subdividing for buildable lots which has been identified as a need
- Need to consider in context with how much buildable industrial land remains in the City, and how environmental considerations may impact industrial vs residential development

Toll Road Property

Toll Road Property Aerial Map



Toll Road Property Aerial Map



Property Summary

Site Location: Intersection of Toll Rd and 6th St E (just east of corridor)

Parcel #201-05070-0000

Parcel Size: ~19 acres

Zoning: Light Industrial (LI)

Minimum buildable parcel size: 1 acre (would change dependent upon new zoning)

Utilities: Water, sanitary sewer, storm sewer

Environmental Contamination and Considerations

- Creek runs through eastern portion of property
- No wetland delineation or analysis has been performed to date

Housing Committee Ideas/Recommendations

- Prioritize other sites for residential development since this is one of few parcels zoned Light Industrial
- Can be evaluated for residential use that would complement Timeless Timber development once that project is completed and market impacts can be assessed