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City of Ashland, Wisconsin

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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 Tochterman 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 Tochterman 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.