

Find yourself next to the water.



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

PLAN COMMISSION MEETING AGENDA

October 18th, 2022 at 6:30PM at the City Hall Council Chamber and via Go To Meetings

The meeting can be joined in person or by using a computer, smartphone or tablet at <https://meet.goto.com/900148805>. The meeting can also be joined by phone at 1 866 899 4679 using Access Code: 900-148-805

AGENDA

1. Call to Order and Roll Call
2. Approval of the Agenda
3. Consent Agenda
 - a. Approval of minutes from the September 20, 2022 Plan Commission meeting
4. Public Comment (non-agenda items)
5. Action Items:
 - a. Request to Amend and approve Site Plan and landscaping plan for Lakeview Dental at 615 Lakeshore Dr. W, parcel #201-00711-0000. Applicant: Lakeview Dental
6. Announcement/Reports/Comments/Questions
7.
 - a. Review and discuss the role of the Plan Commission regarding rezoning, stormwater management (post-construction) and erosion control.
8. 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 the Planning & Zoning Dept. at (715) 682-7041.



STAFF REPORT

Plan Commission – October 18th, 2022

Agenda Item # 5a: Request to Amend the Site Plan for Lakeview Dental Clinic

Applicant: Brad Allen on behalf of Lakeview Dental Clinic

Parcel No: 201-00711-0000

Zoning District: Waterfront-Commercial (W-C), Gateway-Overlay (GTWY-O), Waterfront-Overlay (W-O)

Staff Contact: Brea Grace & Mandelyn Lyons

Background

Lakeview Dental is requesting to amend their previous approved Site Plan, which was reviewed and approved by Planning Commission in August 2021. They are requesting that the Commission review and discuss the following items:

- The use of brick pavers vs. grass to restore the public right-of-way (ROW)
- Potential erosion control requirements for the northern hillside
- Review and approval of their landscaping plan

Restoring the ROW

The original Site Plan submitted in 2021 indicated that three of the four driveway access points on the property would be closed off leaving one driveway open for access to the office. Restoration of the closed off driveways was to include a sidewalk, curb, and brick pavers to match with the surrounding area. The applicant is requesting an amendment that would allow them to plant grass in the area between the sidewalk and curb instead of pavers.

Staff's 10/18/2022 recommendation to Plan Commission:

Both Public Works and the Planning Department recommend requiring restoration of the ROW with brick pavers and recommends that Plan Commission consider the following reasons:

- City Ordinance 501 states that Public Works has the authority to regulate projects within the ROW and that disturbed areas are required to be restored to original conditions. Public Works issued a memo on October 12th stating their position.
- This location is along Highway 2 and is not a conducive environment for grass due to accumulation of road salt in the winter that leads to poor growing conditions.

Northern Hillside

Staff understands that tree and vegetation removal occurred on the hillside north of the dental office building. This was not on the proposed landscaping plan, but did occur during the same construction season as the other site work.

Subsequently staff required the following of the property owner, noting that tree removal had occurred, but that some vegetation remains on the hillside:

- For erosion control, the areas where there is no vegetation, should be seeded and mulched or hydroseeded to establish vegetation.

The property owner's representative requested a re-review of the situation and provided the following:

- For the hillside, there were trees cut down with stumps and vegetation remaining. The land was not dug up. There isn't any erosion issue as the land remains intact unchanged.

Staff's 10/18/2022 recommendation to Plan Commission:

The slope of this hillside is 2:1 (where over approximately a 60' distance, the elevation drops 30'). Because of its steepness, it is a sensitive area and does have proximity to Lake Superior. Because of these site conditions, we believe the hillside needs to be monitored for potential erosion and proper revegetation. We have re-reviewed the hillside and recommend Plan Commission consideration of the following:

- It appears that more than 70% of the hillside (on this parcel) is vegetated. There are areas where trees were cut and only woodchips/mulch remain; however, this appears to be less than 30% of the hillside.
- As the site is more than 70% vegetated, we believe seeding can be delayed until spring. And at that point we can determine if natural vegetation will occur, or if seeding is necessary.
- Our specific recommendation for monitoring and action:
 - Hillside to be monitored and if not vegetated by April 1, 2023 silt fence is required.
 - If the site is not fully vegetated by June 1st then seeding is required to establish vegetation.

Landscaping Review

A condition of approval in the original Site Plan review was the applicant must submit a full landscaping plan with a species list. The applicant has submitted their landscaping plan for review with six distinct sections that are indicated within the plans. The provided plans are consistent with standards outlined in the Unified Development Ordinance and will enhance the visual nature of the property. The proposed landscaping plans are extensive, detailed, show that a variety of species will be on the property with 11 species being native to Wisconsin, and indicate that a raingarden with informational signage will be installed.

Staff's 10/18/2022 recommendation to Plan Commission:

Staff has reviewed these plans and recommends APPROVAL with the following conditions:

- Section (2) which is the space between the road and the sidewalk be brick pavers as recommended by Public Works
- No plantings will interfere with the required vision triangle and will be maintained
- No plantings (other than seed or sod associated with maintained lawns) shall be placed in the public right-of-way without the written approval of the Public Works Director or Designated Authorized Agent (UDO Section 6.4 A.,6.,e.,3)
- Plant material centers shall be located at least three (3) feet from fences and parcel lines. (UDO Section 6.4 A.,6.,e.,4.)



STAFF REPORT

Plan Commission – August 3, 2021

Agenda Item # 5b: Site Plan review for expansion of Lakeview Dental Clinic
Applicant: Brad Allen on behalf of Lakeview Dental Clinic
Parcel No: 201-00711-0000
Zoning District: Waterfront-Commercial (W-C), Gateway-Overlay (GTWY-O), Waterfront-Overlay (W-O)
Staff Contact: Megan McBride

Background

Lakeview Dental Clinic is requesting Site Plan review and approval for expansion of their existing clinic, and reconfiguration of their site access and parking area. This project would include a 1,158 sq ft addition to the west side of the existing building, for a total final building area of 3,286sq ft. This would benefit the clinic's overall operations by providing a state-of-the-art sterilization center and upgraded lab facilities, as well as bringing in more ergonomic equipment to better serve their clients. Additional site improvements which would benefit clinic operations and clients include repaving and striping of the parking area, reduction in the number of driveway accesses to the property from 4 to 1, and greatly increasing the landscaping provided along U.S. Highway 2. The expansion is anticipated to result in an additional 2 to 3 jobs at the clinic, and the total estimated project cost is approximately \$950,000.

The proposed site plan complies with all applicable Unified Development Ordinance (UDO) standards, and would generate a variety of benefits for the Lakeview Dental Clinic, their clients, and the larger community.

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 encourages the City to support investment in retaining and expanding existing businesses as core to future economic development. This nearly \$1

million investment by an existing Ashland business to expand their practice and hire additional staff would further these Comp Plan recommendations, while also beautifying this highly visible, near-downtown corridor along U.S. Highway 2.

2. Project Compatibility.

The proposed dental clinic expansion and associated site improvements are compatible with the intent of this commercial corridor, and the Gateway-Overlay district. The project will include a reduction of access drives from U.S. Highway 2 from 4 down to 1, which will greatly improve the compatibility and traffic safety related to its Highway 2 location. Additionally, the parking area improvements and proposed landscaping will also beautify the site and provide screening of the parking area as intended in the Gateway-Overlay district. The erosion control measures proposed, along with landscaping additions, are also consistent with goals and requirements of the Waterfront-Overlay district.

3. Site Design

a. Site Organization.

The organization of buildings, driveways, parking areas, landscaping, and other site features has been arranged to achieve a functional, safe, and harmonious site relationship. The reconfiguration of the parking area and reduction in number of driveways will facilitate better traffic flow and overall site organization, as well as safer ingress/egress from the highway. The proposed landscaping will further enhance the aesthetics of the new façade/entrance, and screening will beautify the highly visible U.S. Highway 2 corridor.

b. Location of Buildings.

The building expansion to the west is most appropriate based on the site layout and existing building's location near the eastern property line. The proposed building expansion is still under the allowable building coverage ratio in the Waterfront-Commercial (W-C), Gateway-Overlay (GTWY-O), and Waterfront-Overlay (W-O) zoning districts.

c. Drives, Parking, and Circulation.

Dimensions for all proposed parking and driveway areas conform to UDO standards.

- **Driveway.**

The proposed site plan includes reduction in the number of access driveways to the parking area from 4 to 1, several of which were pre-existing from the . This will improve traffic safety to and from the site, and the proposed driveway reconfiguration has been reviewed and approved by the Public Works Department. The areas where driveways are removed shall have the sidewalk, curbing and brick pavers restored to match the surrounding area.

- **Parking.**

The proposed paving and striping of the parking area conforms to UDO requirements related to any new development. The total number of parking spaces which could be provided based on the building size and staff would be 30, so the proposed 29 parking spaces comply with UDO standards. The existing pavement area will not be significantly altered related to this project, but will be repaved and striped. Two ADA parking space have been identified, with ADA compliant building access.

- Pedestrian Access.

All proposed sidewalks comply with City and ADA requirements. The proposed parking lot and building access changes will improve ADA accessibility to the building. Along U.S. Highway 2, all areas where an existing driveway is being removed shall have the sidewalk and surrounding brickwork restored to match the surrounding right-of-way design. A bike rack shall be provided, as is required for all new development (including expansion of an existing building or business).

- a. Grading / Drainage / Stormwater.

- Erosion Control/Grading – Silt fencing, erosion control blanket and rip rap will all be utilized for erosion control during construction as identified on site plan. The proposed erosion control measures meet City standards and have been approved by the Planning and Public Works Departments.
- Stormwater/Drainage – Based on the area of land being disturbed (0.414 acres) for this development, review and permit issuance from the Wisconsin Department of Natural Resources (WDNR) will not be required. The proposed site changes are not anticipated to have significant impacts on the site drainage and stormwater management demands, and the proposed stormwater management plan has been reviewed and approved by the Planning and Public Works Departments.

- b. Utility Services.

There will be no changes to utility services for the site, and the proposed expansion will not represent a significant increase in demand on City utility services.

- 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. Trees located north of the building currently block views of Lake Superior, and the building expansion will not impact view sheds in any way. The developer also plans to do some tree and brush cutting on the northern side of their property, which would enhance lake views through the project.

- e. Environmental Issues.

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

- f. Landscaping/Screening.

The proposed landscaping plan conforms to Unified Development Ordinance requirements and recommendations related to parking area landscaping, screening of parking areas, and increased landscaping requirements related to the building expansion. The inclusion of additional landscaping and screening will enhance the visual

appeal of this U.S. Highway 2 corridor, and is compatible with the intent of the Gateway-Overlay zoning district.

g. Signs.

The clinic's existing signage shall be re-installed on the front building façade. Any new signage or alterations to existing signage would require a Sign Permit through the Planning & Development Department.

h. Lighting.

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

4. Building Design.

The proposed building addition design is compatible and complementary with the existing structure, and meets all design standards identified in the UDO for the Waterfront-Commercial (W-C) district as well as Gateway-Overlay (GTWY-O) and Waterfront-Overlay (W-O) districts. The design of the building addition shall match the existing structure in terms of materials, color scheme, and style. Existing shingles on the roof will be replaced, and existing concrete masonry work (CMU) shall be cleaned and painted to create a cohesive final product which is compatible with its location.

5. Principles of Sustainability

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

- Changing out the old lighting in the building to L.E.D.
- Upgrading the furnaces with a more energy efficient system

Review Recommendation

Staff recommends APPROVAL of the proposed site plan for the proposed expansion of the Lakeview Dental Clinic building located at 615 Lake Shore Drive West (parcel 201-00711-0000), subject to the following conditions:

- Bike parking shall be provided on site
- Full specs of any exterior lighting shall be provided to the Planning and Development Department for review and approval prior to issuance of a Building Permit to ensure compliance with City's full cutoff requirements
- A full landscaping plan with plant species identified shall be provided to the Planning and Development Department for review and approval
- Applicant shall include a Knox box if one is not already present on site
- Applicant shall provide as-built plans to the Planning and Development Department prior to issuance of a Final Occupancy Permit

UNPLATTED LANDS
BY OTHERS

LOT 1
CSM #665

VAUGHN AND HUMBIRD'S
DIVISION

TOTAL AREA
43,902 Sq. Feet
1.008 Acres

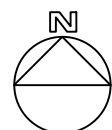
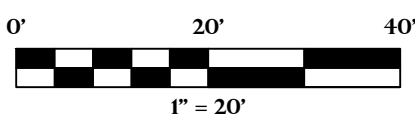
PROPOSED BUILDING
3286 SQ
FFE = 641.5

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BURY BOLT ON HYDRANT
LOCATED ON THE NORTHWEST SIDE OF
THE INTERSECTION OF LAKE SHORE DRIVE
WEST AND CHAPPLE AVENUE.
ELEVATION = 643.73

BENCHMARK #2
CUT SQUARE IN TOP OF RETAINING WALL
LOCATED ON THE SOUTH SIDE OF LAKE
SHORE DRIVE WEST, APPROXIMATELY 135
FEET NORTHEAST OF THE INTERSECTION
OF LAKE SHORE DRIVE WEST AND
CHAPPLE AVENUE.
ELEVATION = 642.28



GENERAL NOTES:

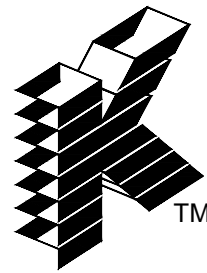
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
8. PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
10. PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
11. SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER.
12. ALL CONCRETE SAWCUTS SHALL BE AT AN EXISTING JOINT.
13. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

- | | |
|---|--|
| 1. THICKENED EDGE WALK | |
| 2. 18" CONCRETE CURB & GUTTER | |
| 3. 18" CONCRETE CURB & GUTTER (REJECT) | |
| 4. HANDICAP RAMP | |
| 5. PARKING LOT STRIPING | |
| 6. DIRECTIONAL ARROW | |
| 7. HANDICAP PARKING STALL | |
| 8. HANDICAP PARKING SIGN | |
| 9. ADA ACCESS ROUTE | |
| 10. MONUMENT SIGN (BY OWNER) | |
| 11. DUMPSTER ENCLOSURE (10'x15' CONCRETE PAD) (SEE ARCHITECTURAL PLANS) | |
| 12. LIGHT POLE (COORDINATE W/ LIGHTING PLAN/ELECTRICIAN) | |
| 13. CONCRETE DRIVE APRON | |
| 14. MATCH EXISTING CONCRETE CURB | |
| 15. 4" GALVANIZED BOLLARDS | |
| 16. COMPACT VEHICLE PARKING SIGN | |

PAVEMENT HATCH PATTERNS:

STANDARD DUTY ASPHALT		
HEAVY DUTY ASPHALT		
CONCRETE SIDEWALK		
REINFORCED CONCRETE		
REPLACE/MATCH EXISTING BRICK PAVERS		



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES

15216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
Phone (920)766-2759
Fax (920)766-5004

MADISON

711 Liss Drive
Sun Prairie, WI 53590
Phone (608) 318-2336
Fax (608) 318-2337

MILWAUKEE

W204 N11509
Codrington Rd
Germanstown, WI 53022
Phone (262)250-9710
Fax (262)250-9740

WAUSAU

5605 Llac Ave
Wausau, WI 54401
Phone (715)849-3141
Fax (715)849-3181

www.kellerbuilds.com

PROPOSED FOR:

LAKEVIEW DENTAL CENTER

615 LAKESHORE DR.

ASHLAND, WISCONSIN 54806

"COPYRIGHT NOTICE"

This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

1. 4.15.22 PARKING LOT REVISIONS

•
•
•
•

PROJECT MANAGER:

B. ALLEN

DESIGNER:

R. LINDSTROM

DRAWN BY:

J. LUNDBERG

EXPEDITOR:

C. HOYER

SUPERVISOR:

B. MULROY

PRELIMINARY NO:

P19289

CONTRACT NO:

71763

DATE:

6/14/2021

SHEET:

C2.0



Point of Beginning

ISSUED FOR CONSTRUCTION

UNPLATTED LANDS
BY OTHERS



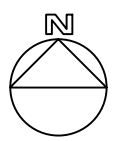
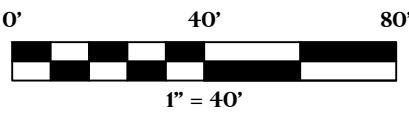
ND PROPER
OTHERS

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BURY BOLT ON HYDRANT
LOCATED ON THE NORTHWEST SIDE OF
THE INTERSECTION OF LAKE SHORE DRIVE
WEST AND CHAPPLE AVENUE.
ELEVATION = 643.73

BENCHMARK #2
CUT SQUARE IN TOP OF RETAINING WALL
LOCATED ON THE SOUTH SIDE OF LAKE
SHORE DRIVE WEST, APPROXIMATELY 135
FEET NORTHEAST OF THE INTERSECTION
OF LAKE SHORE DRIVE WEST AND
CHAPPLE AVENUE.
ELEVATION = 642.28



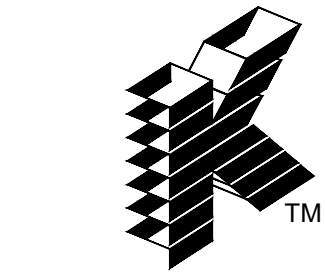
VAUGHN AND HUMBIRD'S
DIVISION

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 641.5' EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
3. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
4. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
5. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
6. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
7. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
8. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
9. PROVIDE RIP RAP AT ALL CULVERT ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
10. INSTALL WISDOT TYPE HR FILTER FABRIC BENEATH UNDER RIP RAP.
11. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
12. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
13. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY.
14. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
15. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
16. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.

GRADING LEGEND:

EXISTING CONTOUR	712
PROPOSED CONTOUR	712
PROPOSED SPOT ELEVATION	639.25
PROPOSED ENDWALL INVERT ELEVATION	INV=892.05
PROPOSED RIM ELEVATION	RIM=893.55
PROPOSED TOP OF CURB ELEVATION	TC=893.55
PROPOSED FLOW LINE ELEVATION	FL=893.55
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	892.05M



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
1626 State Road 55
P.O. Box 620
Kaukauna, WI 54130
Phone (920)766-2759
Fax (920)766-5004

MADISON
711 Liss Drive
Sun Prairie, WI 53590
Phone (608) 318-2336
Fax (608) 318-2337

MILWAUKEE
W204 N11509
Codrington Rd
Germantown, WI 53022
Phone (262)250-9710
Fax (262)250-9740

WAUSAU
5605 Liss Ave
Wausau, WI 54401
Phone (715)849-3141
Fax (715)849-3181

www.kellerbuilds.com

PROPOSED FOR:
LAKEVIEW DENTAL CENTER
615 LAKESHORE DR.
ASHLAND, WISCONSIN 54806

"COPYRIGHT NOTICE"
This design, drawing and detail is the
copyrighted property of KELLER, INC. No part
hereof shall be copied, duplicated,
distributed, disclosed or made available to
anyone without the expressed written
consent of KELLER, INC.

REVISIONS
4.15.22 PARKING LOT REVISIONS

PROJECT MANAGER:
B. ALLEN

DESIGNER:
R. LINDSTROM

DRAWN BY:
J. LUNDBERG

EXPEDITOR:
C. HOYER

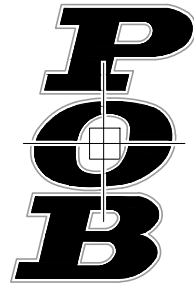
SUPERVISOR:
B. MULROY

PRELIMINARY NO:
P19289

CONTRACT NO:
71763

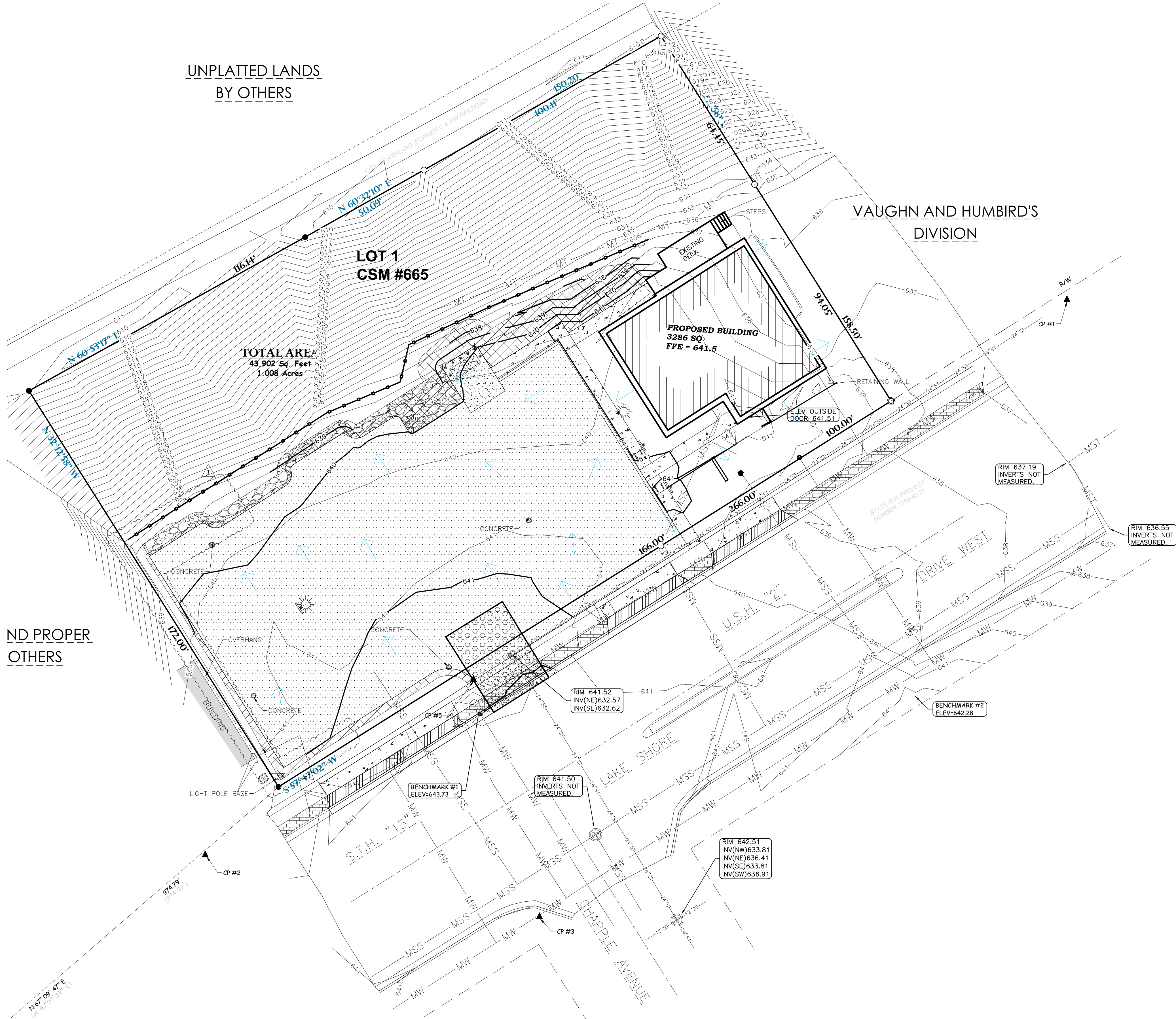
DATE:
6/14/2021

SHEET:
C3.0



ISSUED FOR CONSTRUCTION

UNPLATTED LANDS
BY OTHERS



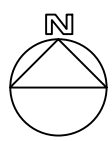
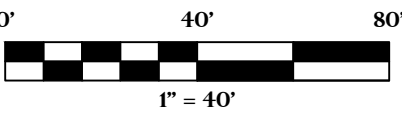
ND PROPER
OTHERS

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BURY BOLT ON HYDRANT
LOCATED ON THE NORTHWEST SIDE OF
THE INTERSECTION OF LAKE SHORE DRIVE
WEST AND CHAPPLE AVENUE.
ELEVATION = 643.73

BENCHMARK #2
CUT SQUARE IN TOP OF RETAINING WALL
LOCATED ON THE SOUTH SIDE OF LAKE
SHORE DRIVE WEST, APPROXIMATELY 135
FEET NORTHEAST OF THE INTERSECTION
OF LAKE SHORE DRIVE WEST AND
CHAPPLE AVENUE.
ELEVATION = 642.28



GENERAL NOTES:

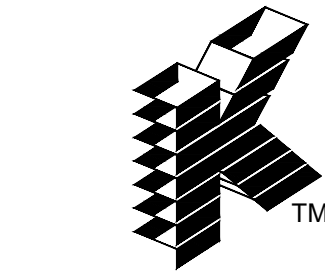
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
3. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
4. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
5. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
6. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
7. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
8. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
9. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
10. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
11. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
12. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH WI DNR TECHNICAL STANDARD 1061 TO PREVENT SEDIMENT DISCHARGE TO THE MAXIMUM EXTENT PRACTICABLE.
13. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
14. PROVIDE RIP RAP AT ALL CULVERT ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
15. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH UNDER RIP RAP.
16. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOWFALL OR GROUND FREEZE.
17. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
18. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL LEGEND:

EXISTING CONTOUR	888
PROPOSED CONTOUR	888
PROPOSED SILT FENCE	11 C5.0
EROSION CONTROL BLANKET	10 C5.0
ROCK CONSTRUCTION ENTRANCE	9 C5.0
RIP RAP	
STORM WATER OVERLAND FLOW DIRECTION	

EROSION CONTROL SEQUENCING:

1. INSTALL PERIMETER EROSION CONTROL
2. BEGIN DEMOLITION
3. BEGIN ROUGH GRADING AND UTILITY INSTALLATION
4. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
5. TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
6. FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.
7. IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
16216 State Road 55
P.O. Box 620 54130
Phone (920) 766-5795
Fax (920) 766-5004

MADISON
711 Liss Drive
Sun Prairie, WI 53590
Phone (608) 318-2336
Fax (608) 318-2337

MILWAUKEE
W204 N11509
Codrington Rd
Germantown, WI 53022
Phone (262) 250-9710
Fax (262) 250-9740

WAUSAU
5605 Liss Ave
Wausau, WI 54401
Phone (715) 849-3141
Fax (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
LAKEVIEW DENTAL CENTER
615 LAKESHORE DR.
ASHLAND, WISCONSIN 54806

"COPYRIGHT NOTICE"

This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

4.15.22	PARKING LOT REVISIONS
.	.
.	.
.	.
.	.

PROJECT MANAGER:

B. ALLEN

DESIGNER:

R. LINDSTROM

DRAWN BY:

J. LUNDBERG

EXPEDITOR:

C. HOYER

SUPERVISOR:

B. MULROY

PRELIMINARY NO:

P19289

CONTRACT NO:

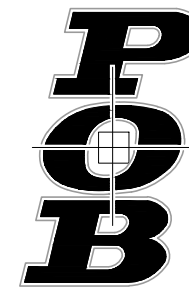
71763

DATE:

6/14/2021

SHEET:

C4.0



Point of Beginning

ISSUED FOR CONSTRUCTION



MEMO

Date: October 12, 2022

To: City of Ashland Planning & Development

From: John Butler, Director of Public Works

Property: Lakeview Dental Building LLC
615 Lake Shore Dr W
Ashland, WI 54806

RE: Restoration of Brick Curb

The City of Ashland Public Works understands there is a request to plant grass in the public right of way (ROW) located at 615 Lake Shore Dr W, Ashland, WI 54806 in place of the original brick ROW.

In response to this request, please consider the following:

1. It is the responsibility of the Public Works department to regulate matters like this in the ROW. We are here to promote public safety and protect the City's infrastructure by governing the activities that occur in the ROW.
2. When work is completed in the ROW under an approved permit, it is generally required that it is restored back to its original condition, based on City Ordinance 501. In some cases with proper justification, the City may approve restoration back to some form other than the original condition. Such justification does not exist here as neighboring properties all have brick in the ROW and the already approved site plan, which was reviewed by Public Works staff, required brick restoration.

The Public Works Department recommends that the City require brick restoration in the interest of upholding established standards and preserving aesthetics along Lake Shore Dr W.



Lakeview Dental

Landscape Plan
October, 2022

Barbara Smith
barbarajsmith@gmail.com

Table of Contents

Table of Contents	1
Overview	2
Property	2
Methods	2
Planted Areas	3
(1) and (2) Parking lot	3
(3) Left of building (southwest)	3
(4) and (5) Front of building (southeast)	4
(6) Right of building (northeast)	4
Raingarden	5
I. Location	5
II. Size	5
III. Construction	6
Plants	6
Recommended Nurseries	7
Hardscape	8
Other supplies	8
Maintenance	9
Resources	9
Exhibit A - Landscape Plan	10
Appendix - Plant Details	11

Overview

Lakeview Dental is seeking a landscape plan for their office property at 615 Lakeshore Drive in Ashland, Wisconsin, that showcases the extensive building remodel, embodies northern Wisconsin and Lake Superior, and enhances the environment by minimizing stormwater runoff and providing habitat for pollinators and other wildlife.

Property

Lakeshore Drive is the main thoroughfare for Ashland. The front of the property faces southeast and receives sun from all directions. There is a parking lot to the left (southwest) of the building with 35 stalls. A sidewalk extends along the front of the property. An asphalt path runs behind the property and Lake Superior is just beyond that. Directly behind the building there is a deck facing northeast and overlooking the lake, a small grassy area, and a slope that leads to a recreational asphalt path that runs alongside the lake. The property provides extensive views of the lake.

Ashland is in USDA Hardiness Zone 4b with average minimum temperatures between -25 and -20 degrees celsius. The left (southwest) side of the building receives wind and snowdrift during the winter months and hot southwestern sun during the summer months. The right (northeastern) side of the building is mostly shaded.

The soil on the property is silt/loam with good drainage (more than 10 inches per hour). A soil analysis to determine pH balance and soil makeup is being conducted. Once this information is available, adjustments will be made to the plant list accordingly.

Methods

1. Implement a raingarden to filter stormwater runoff from the front of the property.
2. Downspout water management options:
 - a. Divert water from downspouts to the left (southwest) and right (northeast) of the property to irrigate plantings under the eaves. Divert water from the downspout at the front of the building directly to the raingarden via a rock-lined swale.
 - b. Divert water from downspouts to the left (southwest) of the building to the raingarden via drain tile and from the downspout at the front of the building via a rock-lined swale or drain tile. Divert water from the downspout to the right (northeast) of the building to irrigate plantings under the eaves. This

option requires working with a landscape engineer to ensure proper planning, installation and ongoing maintenance of the drain tile.

3. Utilize plants native to northern Wisconsin wherever possible.
4. Install hardscape such as boulders and a bench to provide visual interest and natural yet obvious boundaries for the front of the property.
5. Follow recommendations provided by the Wisconsin Department of Natural Resources.
6. Follow plant installation timing recommendations provided by Ashland County Land and Water Conservation Department:
 - a. Plant no later than September 1st to ensure the best opportunity for plants to establish root systems prior to the end of the growing season.
 - b. Plant trees and shrubs after the last frost in May.
 - c. Plant sedges, grasses, and perennials after June 1 to ensure the best chance of survival.
7. Work with the DNR and/or the county to secure and install signage for the raingarden area.

Planted Areas

View Exhibit A for the landscape plan.

(1) and (2) Parking lot

The area in front of the parking lot bordering the sidewalk (1) will be planted with trees and ornamental grasses which will provide shade and wind buffer to the parking lot and building. A boulder will be installed to match the boulders placed in the front of the building, providing visual interest and continuity of hardscape throughout the property.

The area between the sidewalk and the street (2) will be sod, to be installed and maintained by the city.

(3) Left of building (southwest)

The area to the left of the building faces southwest and receives hot sun in the summer months and wind and snowdrift in the winter months. Plants that provide shade to the base of the building in the summer and catch wind and snow in the winter will provide both visual interest and may reduce energy costs.



There are two downspouts in this area. Options for downspout water management include, the following, which correspond with options (a) and (b) from above:

- a. Install a combination downspout elbow and recoiling downspout extension to use the stormwater as irrigation for the plants in this area. Planting shrubs and plants in this area that are appropriate for the soil will help to manage the water runoff.
- b. Install drain tile that connects to both downspouts and directs water to the raingarden.

There is an existing light pole in this area and a boulder will be installed to match the boulders placed in the front of the building, providing visual interest and continuity of hardscape throughout the property.

(4) and (5) Front of building (southeast)

This area will consist of a large bed surrounded by sod. The lawn area (4) will include 1-3 small ornamental trees in mulched circles and a large planting area with river rock that matches the type and color of the rock used as rip-rap to the rear of the property. A raingarden (5) will be installed within the rock area and the basin of the raingarden will be mulched with double-shredded bark. The water from the downspout in this area will be diverted directly into the raingarden via a rock swale or drain tile.

The hardscape in this area will include edging around the rock area and around the raingarden, boulders, a bench, and educational sign(s) introducing the benefits of stormwater runoff management.

The area between the sidewalk and the street will be brick pavers, installed and maintained by the city.

(6) Right of building (northeast)

There is a narrow area to the right of the building that buffers the employee parking. There is a downspout in this area that dumps water onto the asphalt, causing ice problems in colder months. A row of shrubs will be planted along the building. A combination downspout elbow and recoiling downspout extension can be installed to use stormwater as irrigation for the plants in this area. Planting shrubs and plants in this area that are appropriate for the soil will help to manage the water runoff.

Raingarden

I. Location

At least 10 feet from the building, 8 feet from a well, five feet from septic, not directly over a sewer lateral or buried utility. The proposed site for the raingarden is in the planted area directly in front of the building. Utility pads exist in this area and the location may need to be adjusted once it is determined where it is safe to have a basin 3-5 inches deep.

II. Size

Depth: There is good drainage (more than 10 inches per hour) and the slope in the front area of the property is less than 4 percent. Therefore the raingarden should be 3-5 inches deep.

Size: The size of the raingarden will be between 136 and 536 square feet and will be determined once the business chooses the downspout water management option. The size shown on the landscape plan is 350 sq feet and will be too large if only the downspout to the front of the building is diverted into the raingarden. A raingarden that is too large for the projected runoff may result in drought conditions for the plants.

- (a) **Drainage area:** The downspout to the front of the building will be directed into the raingarden. The roof area that utilizes this downspout is approximately 800 sq ft.
 - **Size:** The size factor from page 14 of DNR Publication PUB-WT-776 2018 is $0.17 \times 800 \text{ sq ft} > 136.0 \text{ sq ft}$.
- (b) **Drainage area:** The downspouts to the front and to the left (southwest) of the building will be directed into the raingarden. The business will determine which portions of the roof are serviced by the downspouts on the left side of the building.
 - If the downspouts on the left side of the building draw stormwater from the left and back parts of the roof, the roof area that utilizes these downspouts is approximately 3,154 sq ft.
 - **Size:** The size factor from page 14 of DNR Publication PUB-WT-776 2018 is $0.17 \times 3,154 \text{ sq ft} = 536.2 \text{ sq ft}$.
 - If the downspouts on the left side of the building draw stormwater from the left part of the roof only, the roof area that utilizes these downspouts is approximately 2,290 sq ft.
 - **Size:** The size factor from page 14 of DNR Publication PUB-WT-776 2018 is $0.17 \times 2,290 \text{ sq ft} = 389.3 \text{ sq ft}$.

III. Construction

Follow the instructions on pages 17 - 20 of DNR Publication PUB-WT-776 2018.

- Kill the grass in the area by placing a black plastic tarp over the lawn until the grass dies. If there isn't enough time, herbicides will need to be used. The area could be dug out by hand or with a sod cutter, however this doesn't necessarily get rid of weeds with long tap roots.
- Dig the raingarden 4-6 inches deep, heaping the soil to the front and sides to create a berm. The berm should be at the same height or higher than the back of the raingarden.
- Incorporate two inches of compost into the soil (3 cu yards). This will impact the depth of the raingarden but will compact over time, leaving the depth of the raingarden at 3-5 inches.
- Extend the downspout at the front of the building to the raingarden by digging a shallow, sloped swale, and lining it with river rock, leading to the top of the raingarden.

Plants

View Exhibit B for plant details with photos.

- Parking lot (1)
 - Deciduous trees
 - *Betula populifolia* 'Whitespire', White Spire Paper Birch (qty 3)
 - Perennial sedge/grass
 - *Calamagrostis x acutiflora* 'Karl Foerster', Foerster's Feather Reed Grass (qty 243 plug plants / 40 6-packs or 97 4" potted plants)
- Left of building (3)
 - Deciduous shrubs
 - *Cornus stolonifera* 'Farrow', Arctic Fire © Red Twig Dogwood (qty 6)
 - *Rhus aromatica* 'Gro-Low', Gro-Low Fragrant Sumac (qty 6)
 - Perennial sedge/grass
 - *Calamagrostis x acutiflora* 'Karl Foerster', Foerster's Feather Reed Grass (qty 140 plug plants / 24 6-packs or 56 4" potted plants)
- Front of building (4)
 - Deciduous tree

- *Rhus typhina* 'Bailtiger', Tiger Eyes Staghorn Sumac (qty 3)
- Rock area and raingarden (5)
 - Rock area
 - Deciduous shrubs
 - *Cornus stolonifera* 'Farrow', Arctic Fire © Red Twig Dogwood (qty 13)
 - *Rhus aromatica* 'Gro-Low', Gro-Low Fragrant Sumac (qty 5)
 - Perennial sedge/grass
 - *Calamagrostis x acutiflora* 'Karl Foerster', Foerster's Feather Reed Grass. (qty 17 plug plants / 3 6-packs or 7 4" potted plants)
 - Raingarden (quantities will be provided when the size of the raingarden is determined)
 - Perennial sedge/grass (the business to choose 1 or 2)
 - *Carex sprenkelii* long-beaked sedge, Sprengel's Sedge
 - *Schizachyrium scoparium*, Little Bluestem
 - *Carex comosa*, Bottlebrush Sedge
 - *Sporobolus heterolepis*, Prairie Dropseed
 - Perennial forb (the business to choose 4)
 - *Baptisia bracteata*, cream false indigo
 - *Chelone glabra*, white turtlehead
 - *Solidago speciosa*, showy goldenrod
 - *Iris versicolor*, blue flag iris
 - *Asclepias tuberosa*, butterfly weed
 - *Monarda fistulosa*, wild bergamot
 - *Gentiana andrewsii*, bottle gentian
- Right of building (6)
 - Deciduous shrub
 - *Diervilla lonicera*, dwarf honeysuckle

Recommended Nurseries

These nurseries were either recommended by the Ashland County Land & Water Conservation Department or previously used by this author.

- Wildflower Woods; Washburn, WI; 715-373-0214; wildflowerwoodswi@gmail.com
- Hanson's Garden Village; Rhinelander, WI; 715-365-2929;
<http://www.hansonsgardenvillage.com/>
- Prairie Nursery; Westfield, WI; 800-476-9453; <https://www.prairienursery.com/>

- Prairie Restorations, Inc.; <https://prairieresto.com>
 - Scandia, MN; 651-433-1437
 - Cloquet, MN; 218-729-9044
- Gertens Greenhouse; Inver Grove Heights, MN; 1-866-GERTENS; <https://www.gertens.com>

Hardscape

- Boulders x 6
- Bench
- Raingarden signs x 2

Other supplies

- Compost = 5 cubic yards
 - Raingarden 465 sq ft x 2 inches deep = 2.7 cubic yards
 - Other plants to mix into the holes when planting = 2 cubic yards
- Double-shredded mulch = 9 cubic yards
 - Raingarden - area 465 sq ft x 2 inches deep = 2.7 cubic yards
 - Parking lot - area 960 sq ft x 2 inches deep = 5.5 cubic yards
- River rock - diameter of stone will be decided by the owners.
 If ½ in or less, apply 2 inches deep (10 cubic yards total).
 If 1 inch, apply 3 inches deep (15 cubic yards total).
 If > 1 inch, apply 4 inches deep (20 cubic yards total).
 - Front area - 1390 sq ft - 465 sq ft for rain garden = 925 sq ft.
 - If ½ in or less diameter rock, apply 2 inches deep = 5.3 cubic yards
 - If 1 inch diameter, apply 3 inches deep = 8.0 cubic yards
 - If > 1 inch diameter, apply 4 inches deep = 10.5 cubic yards
 - Left side of building - 784 sq ft
 - If ½ in or less diameter rock, apply 2 inches deep = 4.5 cubic yards
 - If 1 inch diameter, apply 3 inches deep = 6.8 cubic yards
 - If > 1 inch diameter, apply 4 inches deep = 9.0 cubic yards
- Commercial landscape edging
 - Front area = 500 feet
 - Around river rock area in the front of the building
 - Around raingarden
 - Around ornamental trees
- Downspout extensions
 - Left side of building (x2) and right side of building (x1)

- Elbows - white (x3)
- Raindrain recoiling downspout or similar (x3)

Maintenance

- Mow sod area.
- Irrigate sod area.
- Irrigate plants throughout until established.
- Monitor downspout irrigation method for plants under building eaves.
- Weed all planted areas.
- Weed-whip sod areas against hardscape.
- Prune trees in the winter.
- Prune shrubs to maintain height below building sign and windows and to maintain a reasonable width.
- Cut back perennial growth in the spring. Leaving the plant material through the winter provides food for wildlife and insulates the plant roots.
- Divide perennials as needed, every 5-8 years.
- Replenish mulch every 3-4 years.

Resources

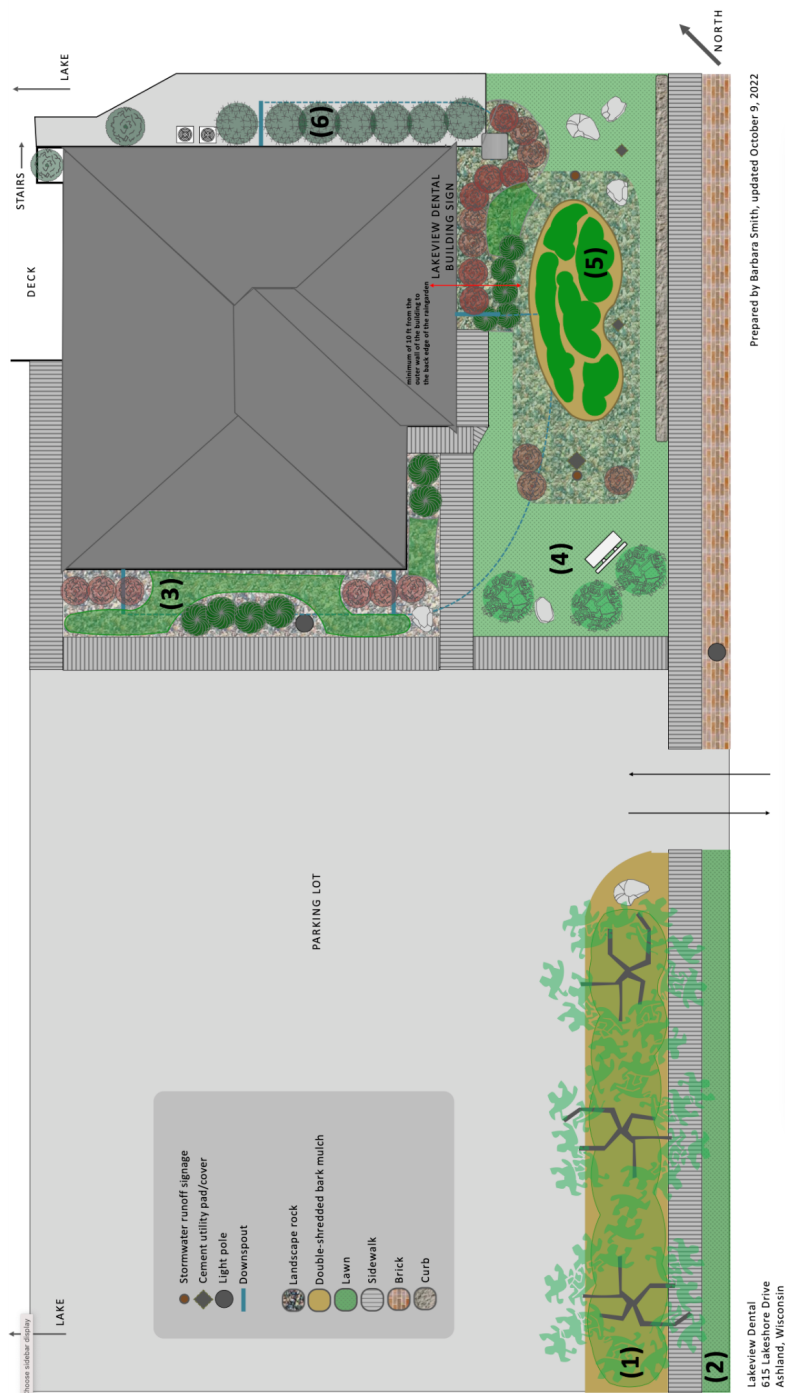
- Mary Jo Gingras, Ashland County Conservationist; 715-682-7187;
maryjo.gingras@co.ashland.wi.us
- DNR Publication PUB-WT-776 2018: Rain Gardens - A Guide for Homeowners and Landscapers
<https://dnr.wi.gov/topic/Stormwater/documents/RainGardenManual.pdf>
- DNR Publication PUB-NH-936 2016: Wisconsin Native Plants - Recommendations for Landscaping and Natural Community Restoration
<https://p.widencdn.net/tanvm9/NH0936>
- Wisconsin Department of Natural Resources - Conservation Practice Standard - Rain Garden - 1009, September 2018.
https://drive.google.com/file/d/1vOtQabSgNlgCw8-pelbV_vNurfnr9HIn/view?usp=sharing

Exhibit A - Landscape Plan

Important note: the actual size of the raingarden will be changed based on the downspout water management method chosen by the business.

(view full-sized file here:

<https://drive.google.com/file/d/1AD6YfgsdE063QTlhn9POxH3OHMcSP3BB/view?usp=sharing>)



Appendix - Plant Details

- Deciduous trees
 - *Betula populifolia* 'Whitespire', White Spire Paper Birch; 40' height x 30' wide. This tree is a beautiful symbol of the north woods. The paper birch is a symbol of new beginnings and growth and is thought to have protective influences.



- *Rhus typhina* 'Bailtiger', Tiger Eyes Staghorn Sumac; 6-8' high x 6-8' wide. This cultivar will brighten the landscape with its chartreuse foliage in the summer, turning to brilliant orange and red in the fall. The berries are brilliant red. Staghorn sumac is thought of as a tree of life, energy, and movement. Native Americans have used the tree extensively for medicinal purposes, food and drink, and dye for fabric and paints. Butterflies and bees are attracted to the flowers and birds are attracted to the berries.



- Deciduous shrubs

- *Cornus stolonifera* 'Farrow', Arctic Fire © Red Twig Dogwood; 4' high x 4' wide. The bright red twigs of this shrub will provide beautiful winter interest to the landscape. Birds, butterflies and bees are attracted to this shrub.



- *Rhus aromatica* 'Gro-Low', Gro-Low Fragrant Sumac; 2' high x 6' wide. This low growing shrub has a sweet fragrance in the summer and orange and red foliage in the fall. The berries provide winter food for small animals and birds.



- *Diervilla lonicera*, Dwarf Honeysuckle, 5' high x 5' wide. This shrub will do well on the right side of the building that gets cold blustery wind and drifting snow in the winter as it is tolerant of adverse conditions. It will attract

hummingbirds, butterflies, and other pollinators in the summer.



- Perennial sedges/grasses
 - Calamagrostis x acutiflora 'Karl Foerster', Foerster's Feather Reed Grass; 4' high. This grass has an upright form with feather-like plumes that catch the wind and provide movement to the landscape. The stalks survive the winter, providing interest to the landscape year-round. Although this plant is not native to northern Wisconsin, it does not spread or propagate from seed dispersal so there is no concern about invasive impacts.



- *Carex sprengellii* long-beaked sedge, Sprengel's Sedge; 2-3' high. This grass is a food source for migrating songbirds in the fall. (WI native)



- *Schizachyrium scoparium*, Little Bluestem; 2-3' high. Little Bluestem will have bluish stems in the spring that turn orange and gold in the fall. The stalks stay upright through the winter, providing structure and interest all year round. The plant is a food source for birds and also provides nesting habitat. (WI native)



- *Carex comosa*, Bottlebrush Sedge; 2-3' high'. This plant is a good food source and cover for wildlife. (WI native)

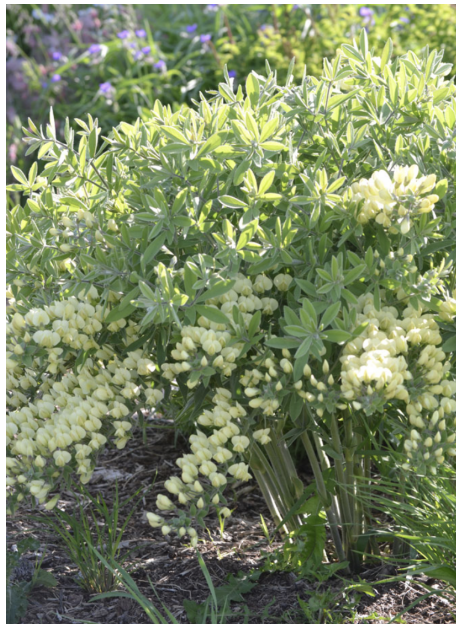


- *Sporobolus heterolepis*, Prairie Dropseed; 2-3' high. Prairie Dropseed is an excellent food source for songbirds. (WI native)

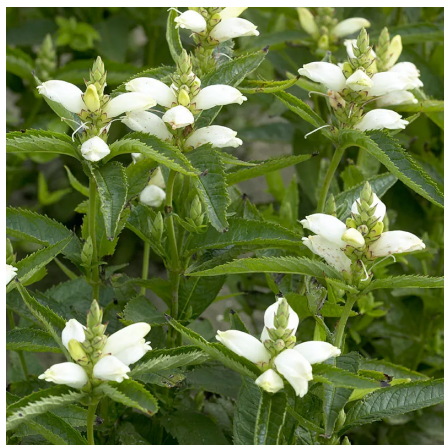


- Perennial forbs

- *Baptisia bracteata*, cream false indigo; 1-2' high; blooms May-June. The flower is a favorite spring feeder for bumblebees. (WI native)



- *Chelone glabra*, white turtlehead; 3-4' high; blooms July-September. The plant has been used for medicinal purposes by Native Americans for a variety of ailments and the plant attracts bees and butterflies. (WI native)



- *Solidago speciosa*, showy goldenrod; 1-3' high; blooms August-September. This plant attracts pollinators and butterflies and extends the landscape with

its fall flowers. (WI native)



- Iris versicolor, blue flag iris; 2-3' high; blooms June-July. Native Americans have used this plant for medicinal purposes. (WI native)



- Asclepias tuberosa, butterfly weed; 2-3' high; blooms June-August. Part of the milkweed family, this plant is a host for monarch butterflies and attracts

other pollinators. (WI native)



- *Monarda fistulosa*, wild bergamot; 2-5' high; blooms July-September. Wild bergamot attracts birds, butterflies and bees, and has many medical uses. (WI native)



- *Gentiana andrewsii*, bottle gentian; 1-2' high; blooms July-August. Gentian is a pollinator-friendly plant that has lost significant natural habitat and is

considered a threatened plant in several states. (WI native)

