



Planning Commission

Tuesday, January 16, 2024

City Hall Council Chambers – 601 Main St W. Ashland, WI 54806

6:30 PM

Take notice that a meeting of the Planning Commission will be held in- person in the City Hall Council Chambers, with the availability to attend virtually.

To join the meeting from your computer, tablet or smartphone: <https://meet.goto.com/775025133>. Or dial in using your phone. United States (Toll Free): 1 866 899 4679 Access Code: 775-025-133

The following items will be considered:

1. Call to Order and Roll Call

2. Approval of Agenda

3. Consent Agenda

- a. Approval of minutes from the November 21st, 2023 Plan Commission meeting

4. Identify Potential Conflicts of Interest

5. Public Comment (non-agenda items)

6. Action Items:

- a. Public Hearing and vote on a request to purchase 3 parcels of City-owned land, (parcels 201-03742-0000, 201-03743-0000, and 201-03744-0000, zoned Single-Family Residential (R-1). Applicant: Kevin Haas.
- b. Review and approval on a request to vacate City right-of-way on 28th Ave E between parcels 201-03744-0000 and 201-03742-0000. Applicant: Kevin Haas.
- c. Review and approval of a Certified Survey Map to legally create parcel #201-04859-0200, zoned Future Development (FD). Applicant: Peter Nelson

7. Discussion Items

8. Announcements/Reports/Comments/Questions

9. Adjournment



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 City of Ashland Planning and Zoning Department at 715 -682-7041.



PLAN COMMISSION MEETING MINUTES

October 17th, 2023 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/286373013>. The meeting can also be joined by phone at 1 866 899 4679 using Access Code: 286-373-013

Present: John Beirl, Ana Tochtermann, Jeff Beirl, Laurie Gregor, JoAnn Erickson, Steven Wiley (Planning and Development Director), Mike Hebert, Tom Stankard (*Ashland Daily Press*)

Absent: Mayor Matt Mackenzie (Excused), David Eades (Excused)

AGENDA

1. Call to Order and Roll Call

Acting Chair John Beirl called the meeting to order at 6:31 pm and Wiley called the roll. A quorum was declared present.

2. Approval of the Agenda

Acting Chair Beirl asked for approval of the agenda. Erickson moved to approve the agenda as proposed and Gregor seconded. Motion carried 5-0.

3. Consent Agenda

Jeff Beirl arrived at 6:32 pm.

- a. Approval of minutes from the October 17th, 2023 Plan Commission meeting
Acting Chair Beirl asked for approval of the minutes from the previous Plan Commission meeting. No Commissioners had any revisions to the minutes. Tochtermann moved to approve the minutes as written and Jeff Beirl seconded. The motion carried 5-0.

4. Identify potential conflicts of interest

No one identified any conflicts of interest.

5. Public Comment (non-agenda items)

Acting Chair Beirl asked if anyone had any public comments. No one had any comments.

6. Action Items:

There were no action items on the agenda for consideration.

7. Discussion Items:

- a. Potential Development on Parcel 201-04943-0000, zoned Planned Residential/Institutional (PRI) Applicant: Mike Hebert

Acting Chair Beirl introduced the item. Wiley presented the item and provided site information, background, an overview of the proposal, and explained that the potential applicant had concerns with the requirement to pave the access and drive areas within the site. Acting Chair Beirl asked Mike Hebert to join the Commission to participate in discussion. Mr. Hebert explained that his current site was located along Highway 13 and included four buildings of 40' x 150' in size. He stated that he was out of room with wetlands on his current site. He had no issue with paving the driveway but that paving the other drive areas in the site would be cost prohibitive. There would not be any parking on-site. He had 124 units at his current site and traffic was low there. He explained that there was a demand for units. He filled up 2 40' x 150' buildings in 9 months. Acting Chair Beirl asked if there were any questions from the Commission. Erickson asked if the access to the site would run from Highway 13 or Farm Road. Hebert answered that he would look at access running into the site from Binsfield. He showed the driveway off Binsfield with wetlands nearby. He was not sure if all buildings would be 40' x 150' or not. He explained that the life expectancy of the other units in town will expire eventually. Jeff Beirl asked what surfacing material Hebert had at his other sites and if it was gravel. Hebert answered that he had gravel at his other sites. He stated that the costs were too much for blacktop and that he would do the driveway.

Acting Chair Beirl asked Wiley how much wiggle room there was on paving. Wiley explained that current ordinance required paving of most access, drive, and parking areas. Beirl mentioned the storage units to the east and asked if those were grandfathered in. Wiley explained that they likely were if they predated the current ordinance. Tochtermann asked about the parcels surrounding the subject site. Beirl and Wiley what was on the surrounding properties. Commissioners asked Hebert what the life expectancy was of the units. Hebert answered 30-40 years. Tochtermann asked Hebert if he looked at other parcels. Hebert replied that he had looked for 15 years prior and that it was difficult to find a site. Erickson asked if gravel would help with drainage onsite. Wiley explained that in many cases gravel was considered impervious. Jeff Beirl asked if the storage units would be located on slabs. Hebert replied that the buildings would be on slabs. Beirl asked if it was possible for Hebert to extend the slabs out. Hebert answered that typically the buildings were designed in such a way that the designers did not want the slabs extended out. Tochtermann asked if with the existing storage units aging was there a possibility to purchase some of the existing ones. Hebert answered that the existing units were full and making money. He explained the design of his proposed units with flat roofs.

Acting Chair Beirl thanked Hebert for considering investing in the community. He then asked the Commission if this was what we wanted in the area. He acknowledged that some folks liked residential for outlying areas of the City such as this. He stated that he was supportive of the land use for this location and that he would rather have them out there than in other locations where existing units are such as by the Central Railyard Park, etc. Erickson stated that the use was appropriate and was not sure how many residential units would go in there. Jeff Beirl stated that the subject site was in the right area and asked Wiley about what has to be paved. Wiley explained that ordinance required all access and drive areas to be paved. Beirl stated that the Planning Department was putting the Plan Commission in a tough position. The Plan Commission did not have the final say and so if the Commission encouraged the potential applicant to move forward and the Council voted this proposal down the Commission looks like the bad guys. Gregor asked

about options for the applicant moving forward. Wiley explained potential options including applying for an ordinance amendment or a Planned Development. Tochterman stated she was supportive of the potential project. Erickson asked about next steps. Wiley explained that staff would work with the potential applicant on options moving forward. Hebert explained that he wanted to get to a yes or no from the Commission. He is aware that it is not a sprint to the end result but probably a year process. Acting Chair Beirl stated that the general consensus was positive but that he was aware of the challenges. He recommended that the applicant work with staff and hopefully the Commission would see the applicant back for a Conditional Use Permit (CUP) review. Jeff Beirl asked Hebert if he was amenable to paving at a later date. Hebert replied that the sooner he paved the better due to rising costs. Paving in the future would cost more and likely be even more prohibitive.

8. Announcement/Reports/Comments/Questions

Wiley explained that he would be coming back with a potential land sale and right-of-way vacation along with ordinance amendments at future meetings. Acting Chair Beirl asked for an update on the El Tarasco site over by Kwik Trip. Wiley explained that the developer was turning this site back over to the City.

9. Adjournment

Acting Chair Beirl asked for a motion to adjourn. Erickson moved to adjourn and Jeff Beirl seconded. Motion carried 5-0. Meeting adjourn at 7:25 pm.



STAFF REPORT

Plan Commission – January 16, 2024

Agenda Item # 5a: **Public Hearing Vote on a Citizen Request to Purchase 3 parcels of City-owned land, (parcels 201-03742-0000, 201-03743-0000, and 201-03744-0000), zoned Single-Family Residential (R-1)**

Zoning District: Single-Family Residential (R-1)

Property Address: Vacant – No Address Number

Parcel #: 201-03742-0000, 201-03743-0000, 201-03744-0000

Applicant: Kevin Haas

Staff Contact: Steven Wiley

Background

Kevin Haas is interested in purchasing three (3) parcels of vacant City-owned property located on the north side of Toll Road on the eastern side of the city. Mr. Haas also requests that the City vacate the segment of 28th Ave E located between parcels 201-03744-0000 and 201-03742-0000. If the land transfer and right-of-way vacation are approved Mr. Haas would combine the three parcels with the discontinued right-of-way to create a buildable parcel. He would like to construct a single-family home on the combined parcel.

The three parcels are as follows in the table below:

Parcel #	Area	Zoning
201-03742-0000	4,080.4 sq. ft. (0.09 acres)	R-1
201-03743-0000	10,454.4 sq. ft. (0.24 acres)	R-1
201-03744-0000	8,276.4 sq. ft. (0.19 acres)	R-1

Based on the County GIS information City staff has estimated the overall square footage of the parcels to be 22,811.2 sq. ft. (0.52 acres in area). Mr. Haas is proposing a purchase price of \$0.25 per sq. ft. for the three parcels. Based on staff's area calculations, this would equate to a price of \$5,702.80 for the three parcels. The Plan Commission and City Council can determine whether or not to accept this price when considering the land transfer request.

All three parcels are zoned Single-Family Residential (R-1) and currently platted but undeveloped.

The applicant has discussed the land transfer and right-of-way vacation requests with Planning staff. Currently the properties are not on the tax roll since they are City-owned. The subject properties and all immediately surrounding parcels are vacant. The \$0.25 per square foot purchase price proposed by the applicant is consistent with the price set by ordinance for vacated right-of-way. The land transfer request would be contingent on the City vacating the portion of 28th Ave E right-of-way that runs between parcels 201-03742-0000 and 201-03744-0000. Planning staff informed the applicant that the land transfer would require Plan Commission and Common Council review and approval.

Existing Land Use	Zoning
Vacant: City-owned (3 parcels)	Single-Family Residential (R-1)

Adjacent Land Use and Zoning

Existing Uses		Zoning
North	Vacant, platted	Single-Family Residential (R-1)
South	Vacant	Light Industrial (LI)
East	Vacant, platted	Heavy Industrial (HI), Floodway Overlay
West	Vacant, platted	Single-Family Residential (R-1)

Land Use Recommendation	Land Use
Future Land Use Map Recommendation	Overlap of Traditional Neighborhood and Mixed Use, Downtown Core and Commercial Districts, Conservation Buffer



The above map shows outlined in purple the three City-owned parcels the applicant would like to acquire. He would also like the City to vacate the segment of 28th Ave E between parcels 201-03742-0000 and 201-03744-0000.

Planning staff has discussed the proposal with Public Works. The Public Works Director does not have concerns with the land transfer request or proposed right-of-way vacation. Access to the subject property and properties to the north could come from the platted right-of-way that runs southwest-northeast just north of the subject parcels. No properties would lose right-of-way access due to the land transfer and right-of-way vacation. The applicant would combine the three parcels and vacated right-of-way and build a single-family home on the combined parcel. The right-of-way vacation will be considered under an accompanying agenda item.



The map above shows in red the segment of right-of-way requested for vacation under the accompanying agenda item.

Review Criteria for Offer to Purchase and Sale of Land:

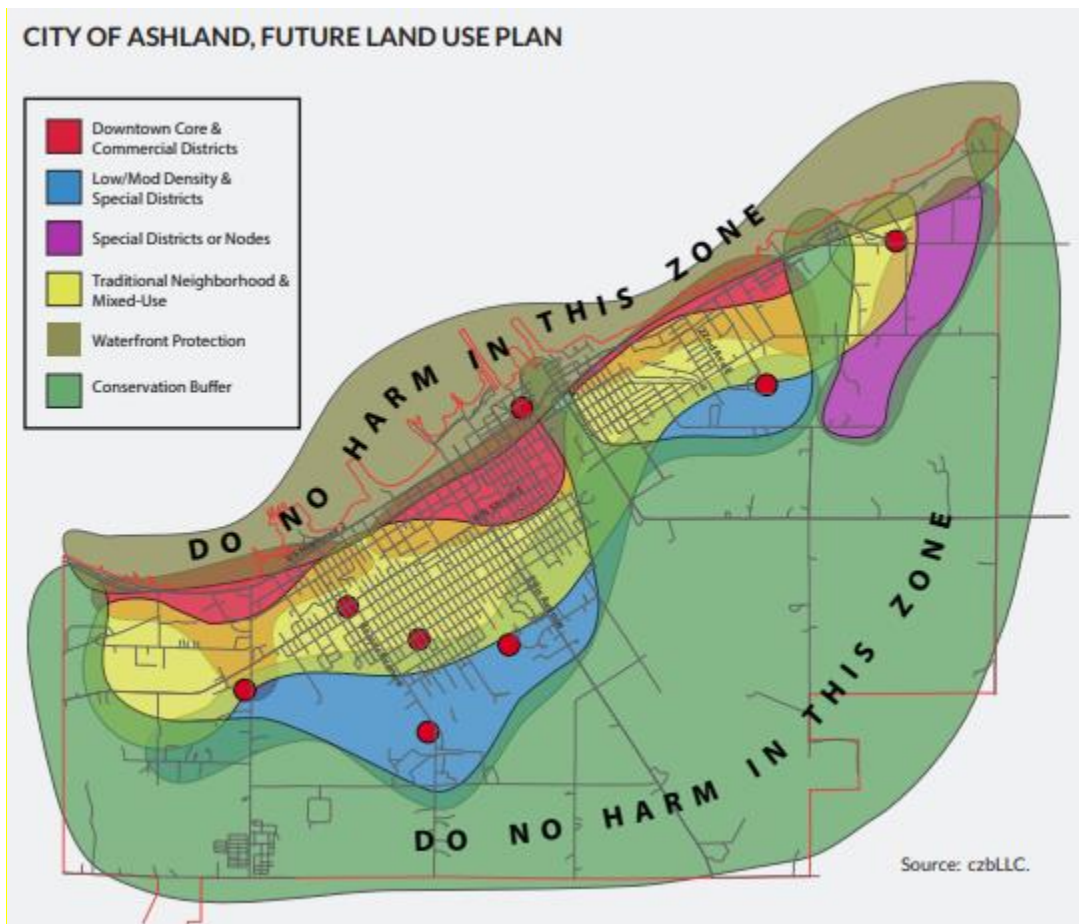
The following decision criteria were used to review the submitted land transfer request:

1. Consistency with Comprehensive Plan.

The Comprehensive Plan calls for careful disposition of vacant land. This includes making fiscally sound decisions with the land the City owns, and ensuring that the highest and best use for the

land is achieved. The three parcels are currently vacant and are not considered essential parcels for the City. To staff's knowledge the parcels do not have easements or deed restrictions attached.

The proposed land transfer of Parcels # 201-03742-0000, 201-03743-0000, and 201-03744-0000 is in conformance with the Future Land Use Map, and it supports the principles and goals of the Comprehensive Plan. The subject site is located within the overlap of multiple recommended land uses (Downtown Core & Commercial Districts, Traditional Neighborhood & Mixed Use, and Conservation Buffer). The Comprehensive Plan allows some overlap of recommended land uses to allow flexibility for future development within some areas of the City. The applicant's plans to combine parcels and construct a single-family home are compatible with the flexibility afforded by the overlap of land uses recommended in the Future Land Use Map.



The land transfer would involve the City transferring ownership of vacant City-owned parcels and right-of-way to a buyer who would combine the parcels and construct a single-family home on the parcel. Much of the immediate area consists of vacant properties but some parcels along Toll Road are developed as single-family homes. The land transfer and planned land use are consistent with the Comprehensive Plan.

2. **Consistency with the Unified Development Ordinance (UDO):**
 - A. Zoning District: Single-Family Residential (R-1)

The sale of Parcels # 201-03742-0000, 201-03743-0000, and 201-03744-0000 to a buyer who would like to combine them and construct a single-family use is consistent with the R-1 zoning and the UDO. The buyer does not propose a zone change or a land use inconsistent with the UDO or current zoning. A number of parcels that are developed nearby along 26th Ave E have single-family homes.

B. Compatibility of Proposed Development with Existing Development

The land requested for transfer by the applicant is currently vacant with no development plans proposed. The land transfer, right-of-way vacation, and combination of the parcels into a buildable lot for development as a residential property are compatible with the existing single-family uses nearby and would facilitate the development of property which would otherwise not be possible.

3. Consideration of Highest and Best Use:

Considering all factors as listed above, staff sees single-family residential as the highest and best use of the property. The City has no current or future plans for use of the parcel, and has deemed this land non-essential for future City needs. It is not shown as essential in City of Ashland Ordinance Chapter 478.

The proposed use is compatible with the site and surrounding areas. The surrounding parcels are either vacant, residential, commercial, or industrial. The applicant would work with City staff on going through the approval process and obtaining permits for construction of a new home when he is ready.

4. **Additional Factors, including Compliance with other City Ordinances and State Statutes:**
- a. The applicant shall apply with Ashland County for combination of Parcels # 201-03742-0000, 201-03744-0000, and 201-03743-0000 along with the portion of right-of-way to be vacated via Certified Survey Map into a single tax parcel.
 - b. Water and sanitary sewer run along Toll Road and are available near the subject site.

Review Recommendation

Staff recommends APPROVAL of the Land Transfer request to sell Parcels 201-03742-0000, 201-03743-0000, and 201-03744-0000 contingent on the following conditions:

- The right-of-way vacation and land transfer request shall be contingent on one another. Both shall require approval in order for either to proceed.
- The applicant shall be responsible for the costs associated with the land transfer including but not limited to: Certified Survey Map, closing costs, Register of Deeds recording fees, etc.
- Purchase price shall be \$0.25 per square foot as proposed by the applicant. Based on an area of 22,811.2 square feet the purchase price shall be \$5,702.80 for the 3 parcels.
- Pending approval of the right-of-way vacation, the applicant shall combine the former right-of-way parcel with parcels 201-03742-0000, 201-03743-0000, and 201-03744-0000 via Certified Survey Map (CSM) to create one lot and City staff shall review and approve the CSM prior to recording at the County.
 - Vehicle access to the applicant's property shall be determined through coordination with the Department of Public Works and applicant shall obtain all right-of-way approvals prior to constructing access to the property.
 - Applicant shall obtain required approvals and zoning and building permits prior to constructing any improvements on the resulting property.

Additionally, as a Public Hearing is scheduled for the proposed Land Transfer, the Plan Commission should hear all input from the public prior to making a determination. The required Class 1 public hearing notice was issued on January 9th and discretionary letters were sent to all surrounding property owners within 200 feet of the proposed development.

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 approvals may be made by the Plan Commission and Common Council.

Find yourself next to the water.



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

STAFF REPORT

Plan Commission – January 16, 2024

Agenda Item # 5b: **Review and approval on a request to vacate City right-of-way on 28th Ave E between parcels 201-03744-0000 and 201-03742-0000**

Zoning District: Single-Family Residential (R-1) adjacent to segment to be discontinued

Property Address: N/A

Parcel #: Between Parcels 201-03744-0000 and 201-03742-0000

Applicant: Kevin Haas

Staff Contact: Steven Wiley

Background

Kevin Haas is looking to acquire three (3) City-owned parcels located to the north of Toll Road on the east side of the city. If he is able to acquire the parcels he would like to combine them and construct a single-family home on the combined parcel. In order to do this, he would need the City to vacate the portion of 28th Ave E right-of-way between two of the parcels. Without the vacation of this right-of-way segment Mr. Haas cannot combine the parcels and would not have a buildable parcel. Currently 28th Ave E is platted but not developed between Toll Road on the south and Main St E on the north. Since Mr. Haas is interested in purchasing the three City-owned parcels he has applied for the right-of-way vacation in tandem with the potential land purchase request. The land purchase request and the right-of-way vacation would be contingent on each other. Without one the other would not occur. The City's Municipal Code Section 618.02 defines the process for discontinuing City rights-of-way when requested by property owners.

The portion of right-of-way Mr. Haas would acquire is approximately 9,124 square feet (0.21 acres) in area. This right-of-way was platted but never developed. Mr. Haas would acquire the three City-owned parcels and this portion of right-of-way and combine all of them into one parcel for a total lot size of approximately 31,935.2 square feet (0.73 acres). He would then construct a single-family home on the parcel. Many parcels in the immediate vicinity are platted but undeveloped except for along 26th Ave E. City staff informed Mr. Haas that he would need to acquire signatures in support from at least 1/3 of property owners whose properties abut the right-of-way within ½ mile of the ends of the segment requested for vacation. Mr. Haas has obtained the required signatures and has submitted a formal request to vacate the segment of right-of-way between the parcels he would like to purchase. In order to move forward the right-of-way vacation now requires Plan Commission and Common Council review and approval.

Existing Land Use	Zoning
Vacant: Platted street right-of-way	Single-Family Residential (R-1) (abutting)

Adjacent Land Use and Zoning

Existing Uses	Zoning
North	Vacant, platted
South	Vacant
East	Vacant, platted
West	Vacant, platted

Land Use Recommendation	Land Use
Future Land Use Map Recommendation	Overlap of Traditional Neighborhood and Mixed Use, Downtown Core and Commercial Districts, Conservation Buffer

Mr. Haas has discussed his request with staff over the past several months and staff has placed it on for Plan Commission review. The segment of right-of-way in question is shown on the map below.



The above map shows in red the segment of right-of-way requested for vacation.

The City's Municipal Code 618 allows for right-of-way vacations initiated by the City and right-of-way vacations initiated by property owners. In this case the prospective owner has initiated the request and sent letters with the map shown above to the property owners in the vicinity and owners whose properties abut the right-of-way within ½ mile of the subject segment. He has obtained more than 1/3 of the supporting signatures required. Ordinance sets the purchase price of vacated right-of-way at \$0.25 per square foot of area. The area of the right-of-way segment in question is 9,124 square feet so the purchase price would be \$2,281.00 for the right-of-way area. Planning staff has discussed the request with the City Administrator and Public Works Department. Approval of the right-of-way vacation would not cut off access to any neighboring parcels. The City does not have plans to extend streets along the subject right-of-way segment. Therefore, staff does not have concerns with the right-of-way vacation as requested. The applicant has requested and staff would recommend that the approval of the right-of-way vacation is contingent on the approval of the three-parcel land transfer.

The Plan Commission can make a recommendation regarding the right-of-way vacation as requested. From there the request goes to the City Council who will hold a public hearing as required by ordinance. If the request and the land purchase request are approved staff will work with the applicant and City Attorney to get the request approved.

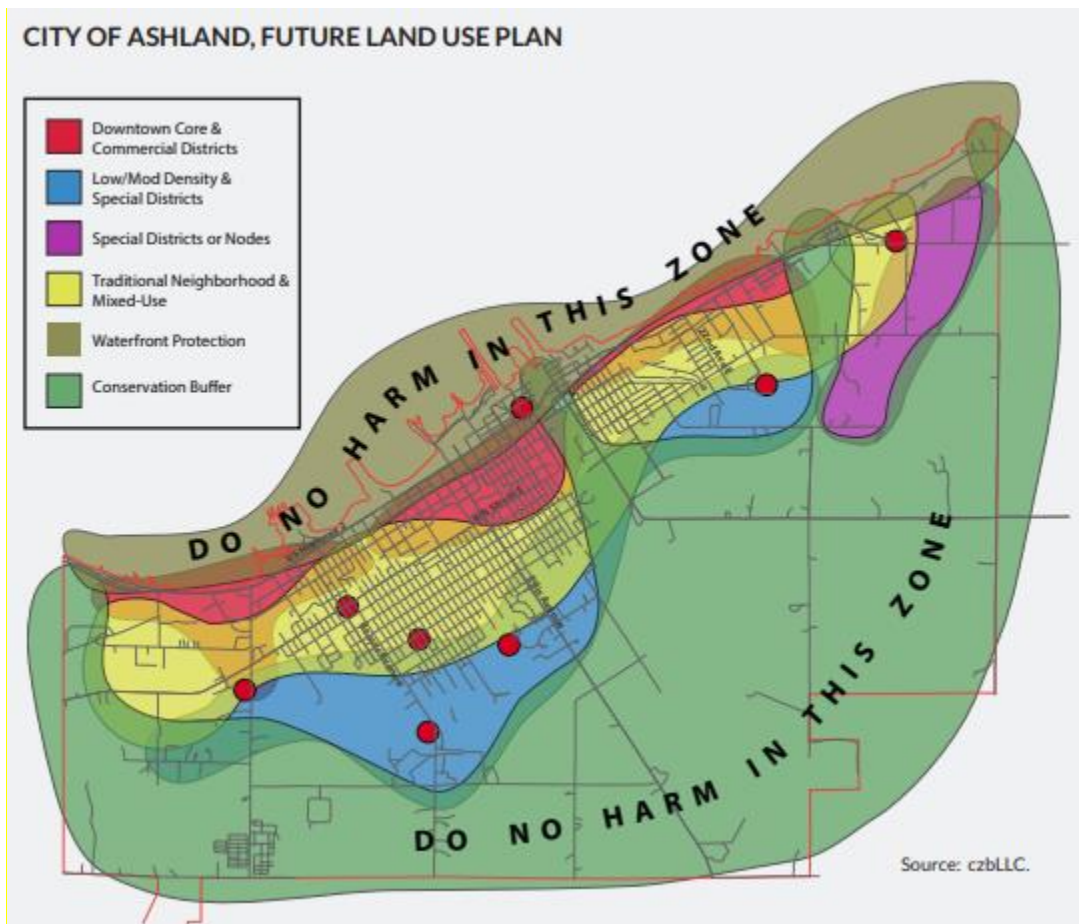


The above map shows outlined in purple the three City-owned parcels the applicant would like to acquire under the accompanying agenda item.

Consistency with the Comprehensive Plan

The Comprehensive Plan calls for careful disposition of vacant land. This includes making fiscally sound decisions with the land the City owns, and ensuring that the highest and best use for the land is achieved. The subject right-of-way and parcel #s 201-03744-0000 and 201-03742-0000 are currently vacant and are not considered essential parcels for the City. To staff's knowledge the right-of-way area does not have easements or deed restrictions attached.

The requested right-of-way vacation is in conformance with the Future Land Use Map, and it supports the principles and goals of the Comprehensive Plan. The subject site is located within the overlap of multiple recommended land uses (Downtown Core & Commercial Districts, Traditional Neighborhood & Mixed-Use, and Conservation Buffer). The Comprehensive Plan allows some overlap of recommended land uses to allow flexibility for future development within some areas of the City. The applicant's plans to combine parcels and construct a single-family home are compatible with the flexibility afforded by the overlap of land uses recommended in the Future Land Use Map.



Compatibility with Municipal Code

The abutting properties and many of the adjacent properties on the north side of Toll Road are platted but undeveloped. Municipal Code section 618 details the process that right-of-way vacations must follow. The applicant has submitted a formal application and obtained the required supporting signatures from

property owners along 28th Ave E within ½ mile of the end of the segment to be discontinued. The required Class III public hearing notice was submitted to the local newspaper. The right-of-way vacation as proposed will not result in any landlocked parcels. Staff has determined that the request is compatible and in compliance with the Municipal Code.

Review Recommendation

Staff recommends APPROVAL of the request to vacate City right-of-way on 28th Ave E between parcels 201-03744-0000 and 201-03742-0000 contingent on the following conditions:

- The right-of-way vacation and land transfer request shall be contingent on one another. Both shall require approval in order for either to proceed.
- The applicant shall be responsible for the costs associated with the right-of-way vacation including but not limited to: Certified Survey Map, closing costs, Register of Deeds recording fees, etc.
- Purchase price shall be \$0.25 per square foot as determined by ordinance. Based on an area of 9,124 square feet the purchase price shall be \$2,281.00 for the right-of-way area.
- Pending approval of the land transfer request, the applicant shall combine the former right-of-way parcel with parcels 201-03742-0000, 201-03743-0000, and 201-03744-0000 via Certified Survey Map (CSM) to create one lot and City staff shall review and approve the CSM prior to recording at the County.
 - Vehicle access to the applicant's property shall be determined through coordination with the Department of Public Works and applicant shall obtain all right-of-way approvals prior to constructing access to the property.
 - Applicant shall obtain required approvals and zoning and building permits prior to constructing any improvements on the resulting property.

Additionally, as a Public Informational Meeting is scheduled for the proposed Right-of-Way Vacation the Plan Commission should hear all input from the public prior to making a determination. The required Class 1 public informational meeting notice was issued on January 9th, and discretionary letters were sent to all surrounding property owners within 200 feet of the proposed development. The required Class 3 Public Hearing notice for the Council meeting was issued for January 9th, 16th, and 23rd, and information regarding the Public Hearing scheduled for the January 30th Council meeting was included in the discretionary letters that were mailed to surrounding property owners.

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 approvals may be made by the Plan Commission and Common Council.



DEPARTMENT OF
PLANNING &
DEVELOPMENT
601 Main Street West
Ashland, WI 54806

STAFF REPORT

Plan Commission – January 16th, 2024

Agenda Item # 6a: Review for a Certified Survey Map to Create Parcel 201-04859-0200 under the Unified Development Ordinance

Zoning District: Future Development (FD)

Property Address: Vacant (No Address)

Parcel #: # 201-04859-0200

Applicant: Peter Nelson

Staff Contact: Steven Wiley

Background

Pete Nelson of Nelson Surveying requests review and approval of a Certified Survey Map (CSM) for parcel # 201-04859-0200. The parcel was illegally split and created on January 24, 2014 according to the Ashland County property records. The current Unified Development Ordinance took effect in 2012 prior to the parcel split. The CSM is to create the parcel legally under the UDO. No site modifications are planned currently. Staff informed the surveyor and applicant that Plan Commission review is required since the parcel as created does not have street frontage. Generally, parcels must have either public street access or an approved private access. The parcel would be served by a private access easement through the neighboring parcel to the north which provides access to City Heights Road.

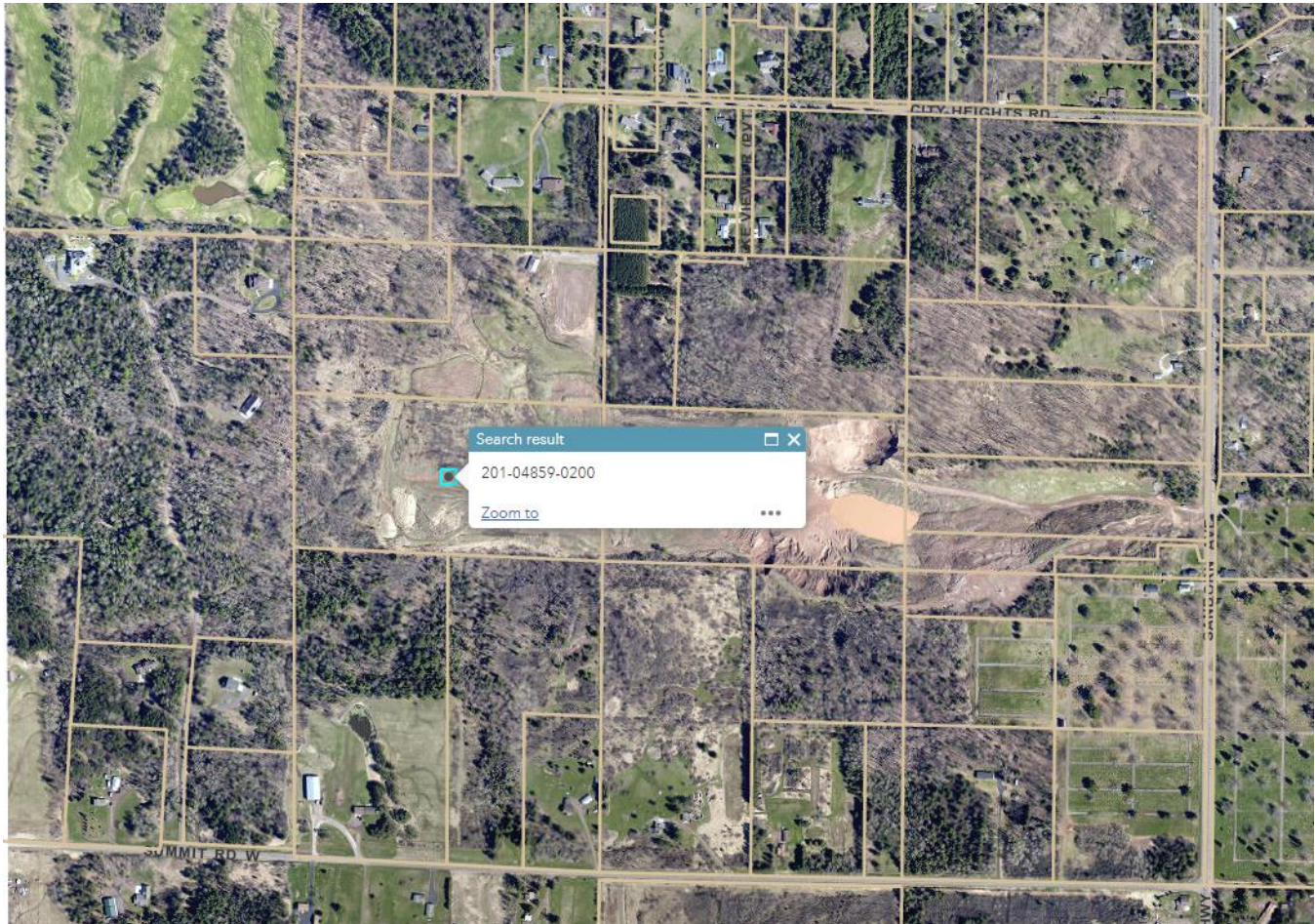
The subject parcel is approximately 20 acres (871,200 sq. ft.) in area located on the western side of the City, west of Ashland Sand and Gravel. It is currently vacant. The Plan Commission review and approval of the CSM would create the parcel legally and remove the illegal lot split currently attached to the property. If the owner would want to construct an access drive, any structures, or future site improvements on the parcel this would require Plan Commission and City Council review along with a Conditional Use Permit (CUP).

Existing Land Use	Zoning
Vacant	Future Development (FD)

Existing Uses		Zoning
North	Vacant - Wooded	Future Development (FD)
South	Single-Family Residential, Vacant - Wooded	Future Development (FD)

East	Industrial – Ashland Sand and Gravel	Future Development (FD)
West	Single-Family Residential, Wooded	Future Development (FD)

Land Use Recommendation	Land Use
Future Land Use Map Recommendation	Overlap of Traditional Neighborhood & Mixed Use & Conservation Buffer



The subject property is Parcel 201-04859-0200 labeled in the above aerial image.

Standards for CSM Review without Public Dedication

The City of Ashland's Unified Development Ordinance Section 3.39 CSM Approval Criteria (and all subsections thereof), outlines the process for approving CSMs without public dedication for the City of Ashland. Part 9 (Sections 9.1-9.3 of the UDO) includes standards for land divisions and infrastructure design standards for parcels within the city. The following decision criteria were used to review the submitted CSM:

1. Complete Application

The applicant submitted a complete application with the draft CSM and explained the reasoning for the proposed CSM. The CSM itself has the information necessary per WI State Statutes and local ordinances for staff and the Plan Commission to review. The CSM was drawn by a licensed surveyor and has a legal description, legend, scale, details, and areas of the portions of the subject property.

2. Consistency with Provisions of the Unified Development Ordinance and State Law

The CSM is consistent with Section 236.34 of the Wisconsin Statutes and City of Ashland Unified Development Ordinance. Planning staff discussed the lot configuration and CSM with the City Attorney and the Unified Development Ordinance allows for the creation of lots served by private access if approved by the Plan Commission. Any private access drive created in the future must meet the standards laid out in UDO Section 9.3(B) and would require a Conditional Use Permit. Currently the applicant only requests approval of the CSM to create a legal parcel. The CSM shows a 50-foot wide private access easement that would allow for a private drive to serve the parcel if approved through the Plan Commission and City Council. The CSM meets the requirement of showing a means to access the parcel. The lot area of 20 acres exceeds the 5-acre minimum parcel size for the Future Development zoning. It is important to note however that the approval request is only for approval of the CSM itself. If the applicant would want to create any private access drive to the parcel and/or construct any improvements on the parcel, additional Plan Commission and City Council review along with a CUP would be required.

3. Consistency with City's Comprehensive Plan and other Adopted Plans and Standards

The UDO requires that CSMs have consistency with the Comprehensive Plan.

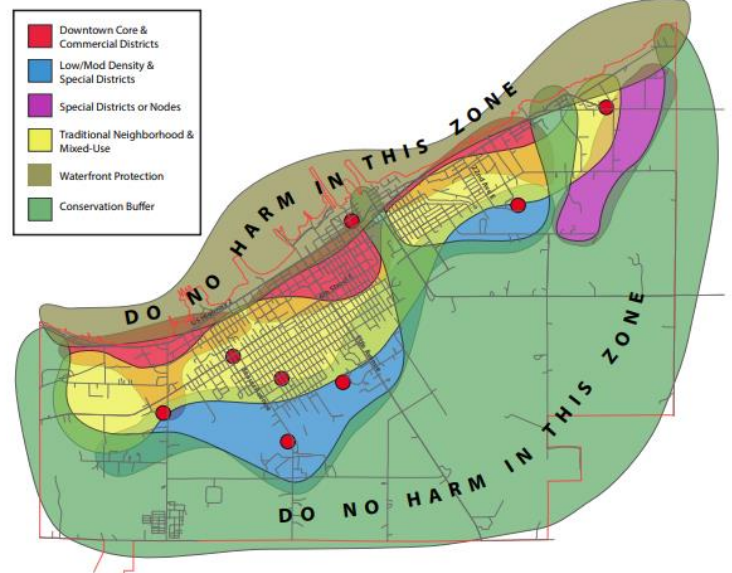
The parcel was created via an illegal lot split back in 2014. It is a vacant parcel and the owner has not constructed any improvements or proposed any land use for the parcel to staff's knowledge. He would like to remove the illegal parcel split status from the parcel and has brought forward the CSM to make the lot conforming under the UDO. Any future land uses would require review by Plan Commission and the City Council. Since no change in the land use is proposed at this point, staff does not have concerns with the CSM as proposed. The CSM as proposed and approval of the CSM is consistent with the Comprehensive Plan.

Review Recommendation

Staff recommends APPROVAL of the CSM proposed for Parcel # 201-04859-0200 contingent on the following conditions:

- Approval is only for the CSM as proposed. Prior to constructing drive access or any improvements on the parcel, the applicant/owner shall obtain all required staff, Plan Commission, and Common Council reviews including CUP approval.
- Any future drive access shall meet all applicable Municipal Code and Unified Development Ordinance (UDO) standards and require review and approval by Planning and Public Works staff prior to construction.
- Applicant to submit a copy of the recorded CSM City staff once it is recorded at the Ashland County Register of Deeds.

FUTURE LAND USE PLAN



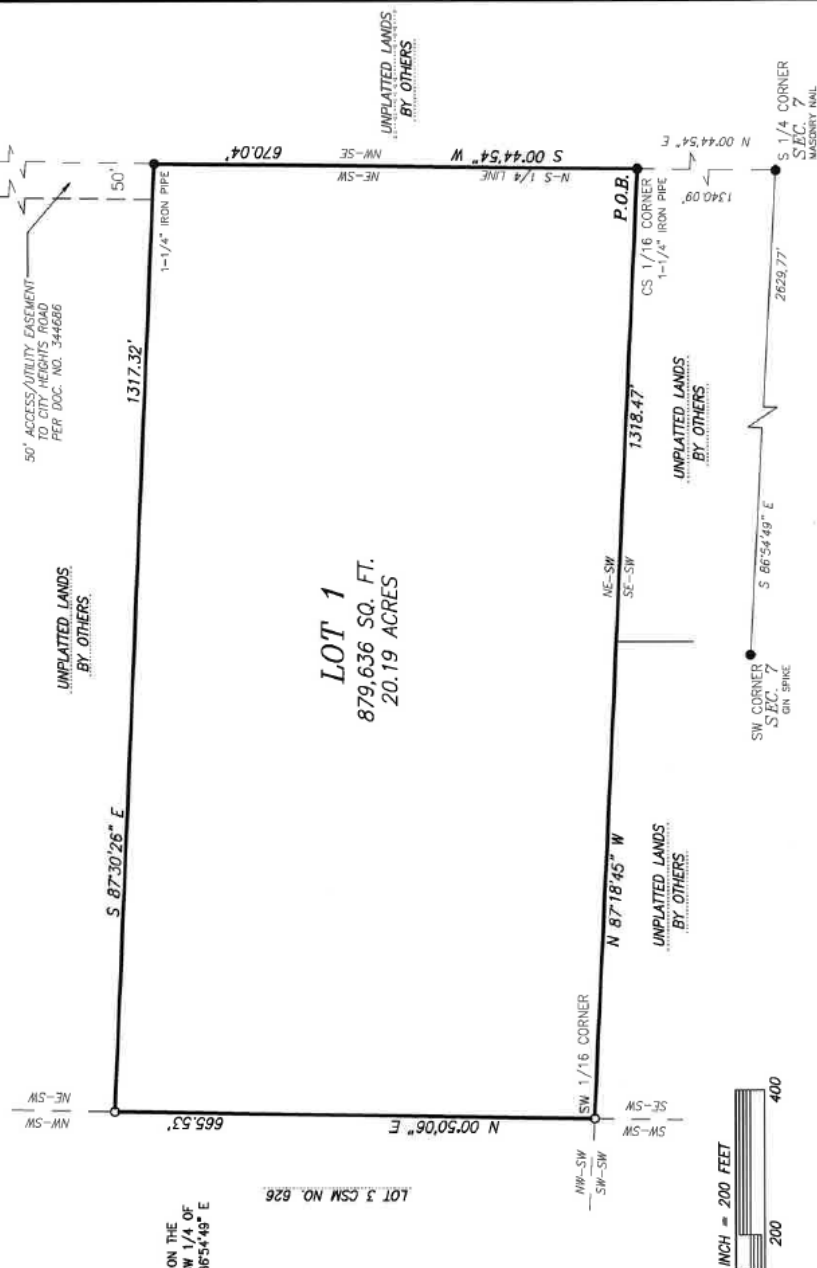
Additionally, as a Public Informational Meeting is scheduled for the proposed CSM review, the Plan Commission should hear all input from the public prior to making a determination. A Class 1 public notice was issued on January 9th and discretionary letters were sent to all surrounding property owners within 200 feet of the proposed development.

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 approvals may be made by the Plan Commission and Common Council.

CSM 3365

ASHLAND COUNTY CERTIFIED SURVEY MAP NO. _____

THE SOUTH 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 7, T. 47 N., R. 4 W.,
IN THE CITY OF ASHLAND, ASHLAND COUNTY, WISCONSIN



BEARINGS ARE BASED ON THE
SOUTH LINE OF THE SW 1/4 OF
SECTION 7, BEING S 86°54'49\" E

LOT 3 CSM NO. 626

NOTE:
THE SURVEYED PARCEL WAS ILLEGALLY SPLIT BY DOCUMENT
NO. 344686. THE PURPOSE OF THIS CSM IS TO COMPLY
WITH THE CITY OF ASHLAND UNIFIED DEVELOPMENT
ORDINANCE.
ACCESS TO THE SURVEYED PARCEL IS PROVIDED BY A 50'
EASEMENT AS RECORDED IN DOCUMENT NO. 344686.
ANY PRIVATE ACCESS ROAD SHALL MEET THE REQUIREMENTS
OF THE CITY OF ASHLAND'S UNIFIED DEVELOPMENT
ORDINANCE.



SCALE: 1 INCH = 200 FEET

PIPE DIMENSIONS ARE OUTSIDE DIAMETER

- LEGEND
- FOUND MONUMENT, AS NOTED
 - 1" x 18" IRON PIPE, WEIGHING 1.13 LBS/FT.
 - SET THIS SURVEY
 - () RECORDED INFORMATION - SEE SHEET 2

CLIENT: MCCABE, D.
JOB NO.: N23/204
SCALE: 1 INCH = 200 FEET
DATE: 11/29/23
FIELDWORK COMPLETED: 11/15/23

DRAFTED BY: P. NELSON
FILED: 11/16/24/SEC7/
ACAD/203.204 MCCABE PSD/M/11.034
NB 4244 PG. 126 SHEET 1 OF 3 SHEETS

NELSON
SURVEYING
INCORPORATED
SURVEYING YOUR MIND OF THE WOODS SINCE 1984

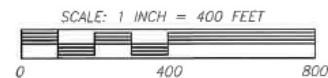
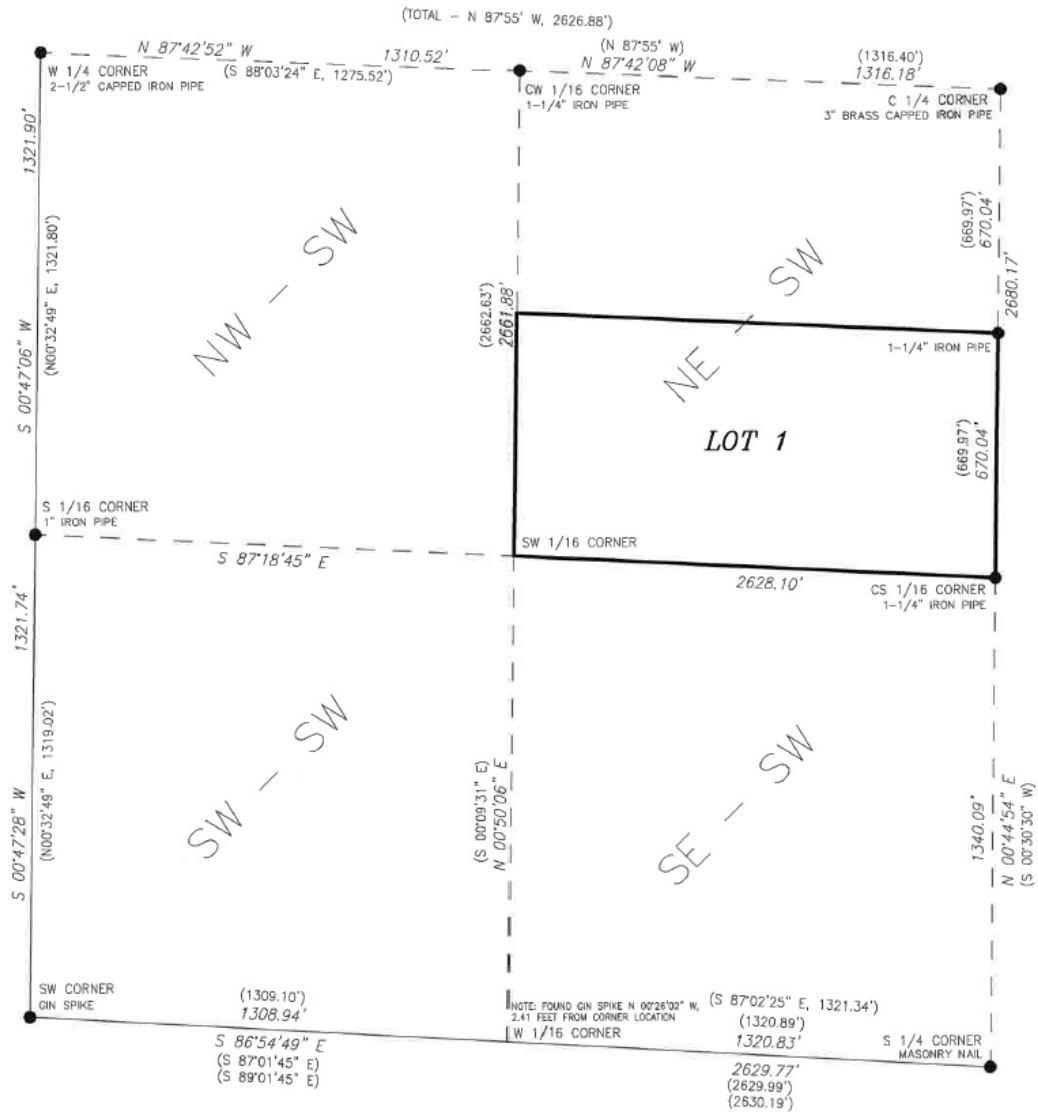
101 W. MAIN STREET
ASHLAND, WISCONSIN 54806
(715) 835-0000
WWW.NELSONSURVEYING.COM
MAP NO. CSM 3365 ©

ASHLAND COUNTY CERTIFIED SURVEY MAP NO. _____

THE SOUTH 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 7,
T. 47 N., R. 4 W., IN THE CITY OF ASHLAND, ASHLAND COUNTY,
WISCONSIN

SECTION SKETCH SW 1/4 OF SECTION 7 (T. 47 N., R. 4 W.)

BEARINGS ARE BASED ON THE
SOUTH LINE OF THE SW 1/4 OF
SECTION 7, BEING S 86°54'49" E



CSM 3365

LEGEND

- FOUND MONUMENT, AS NOTED
- () RECORDED INFORMATION

PIPE DIMENSIONS ARE OUTSIDE DIAMETER

CLIENT: MCCABE, D.

JOB NO.: N23/204
DRAFTED BY: P. NELSON
DATE: 11/29/23
FIELDWORK COMPLETED: 11/15/23

SCALE: 1 INCH = 400 FEET
FILE: N/T47NR4W/SEC7/
ACAD/N23_204 MCCABE PSDATA/N13_034

SHEET 2 OF 3 SHEETS

**NELSON
SURVEYING
INCORPORATED**

SURVEYING YOUR NECK OF THE WOODS SINCE 1964

101 W. MAIN STREET
SUITE 100
ASHLAND, WISCONSIN 54806
(715) 682-2552
FAX: (715) 682-5100

MAP NO. CSM 3365

ASHLAND COUNTY CERTIFIED SURVEY MAP NO. _____

THE SOUTH 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 7,
T. 47 N., R. 4 W., IN THE CITY OF ASHLAND, ASHLAND COUNTY,
WISCONSIN

SURVEYORS CERTIFICATE

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

THAT ON THE ORDER OF DAVID MCCABE I HAVE SURVEYED AND MAPPED A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 7, T. 47 N., R. 4 W., IN THE CITY OF ASHLAND, ASHLAND COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

TO LOCATE THE POINT OF BEGINNING, COMMENCE AT A MASONRY NAIL AT THE SOUTH 1/4 CORNER OF SAID SECTION 7 AND RUN, N 00°44'54" W, 1340.09 FEET ON THE MONUMENTED N-S 1/4 LINE OF SAID SECTION 7 TO A 1-1/4" IRON PIPE AT THE CS 1/16 CORNER, WHICH IS THE POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING BY METES AND BOUNDS:

LEAVING SAID N-S 1/4 LINE AND ON THE SOUTH LINE OF SAID NE 1/4 OF THE SW 1/4, N 87°18'45" W, 1318.47 FEET TO THE SW 1/16 CORNER OF SAID SECTION 7. THENCE LEAVING SAID SOUTH LINE AND ON THE WEST LINE OF SAID NE 1/4 OF THE SW 1/4, N 00°50'06" E, 665.53 FEET. THENCE LEAVING SAID WEST LINE, S 87°30'26" E, 1317.32 FEET TO SAID N-S 1/4 LINE OF SAID SECTION 7. THENCE ON SAID N-S 1/4 LINE, S 00°44'54" W, 670.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 879,636 SQUARE FEET WHICH IS 20.19 ACRES.

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

THAT THIS MAP IS A TRUE REPRESENTATION OF SAID SURVEY;

THAT SAID SURVEY AND MAP FULLY COMPLY WITH SECTION 236.34 OF THE WISCONSIN STATUTES AND THE CITY OF ASHLAND UNIFIED DEVELOPMENT ORDINANCE;

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

PETER A. NELSON PLS - 3071

CITY OF ASHLAND PLANNING AND DEVELOPMENT APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF ASHLAND PLANNING AND DEVELOPMENT DEPARTMENT.

_____ DATED THIS _____ DAY OF _____, 2023.

STEVEN WILEY
DIRECTOR OF PLANNING AND DEVELOPMENT

CSM 3365

CERTIFICATES

CLIENT: MCCABE, D.

JOB NO.: N23/204

FILE: N\147NR4W\SEC7\

DRAFTED BY: P. NELSON

ACAD\N23_204 MCCABE PSDATA\N13_034

DATE: 11/29/23

FIELDWORK COMPLETED: 11/15/23

SHEET 3 OF 3 SHEETS

**NELSON
SURVEYING
INCORPORATED**

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

SURVEYING YOUR NECK OF THE WOODS SINCE 1954

MAP NO. CSM 3365 ©