



Planning Commission

Tuesday, December 17, 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 19th, 2024 Plan Commission meeting

4. Identify Potential Conflicts of Interest

5. Citizen Participation (non-agenda items)

6. Action Items:

- a. Review and approval of a Zone Change from Planned Residential/Institutional District (PRI) to Planned Residential/Institutional District with a Planned Unit Development Overlay (PRI-PUD) for Parcel # 201-04943-0200. Applicant: Michael Hebert
- b. Review and approval of a Conditional Use Permit (CUP) Request for a proposed fence with a height in excess of six (6) feet at 1615 Maple Lane, Parcel # 201-04893-0000, zoned Public Institutional (PI). Applicant: Arnie Mackey Construction Inc. for Tamarack Health

7. Discussion Items

- a. Update on Property Maintenance Enforcement
- b. Update on Building Permits for November, 2024
- c. Update on Miscellaneous Planning and Development Items

8. Announcements/Reports/Comments/Questions

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

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

PLAN COMMISSION MEETING MINUTES

November 19th, 2024 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/775025133>

**The meeting can also be joined by phone at
1 866 899 4679 using Access Code: 775-025-133**

Present: Mayor Matt Mackenzie, Ana Tochterman, David Eades, Jeff Beirl, Steven Wiley (Planning and Development Director), Terri Erickson (Assistant Planner),

Public: Ed Monroe

Absent: John Beirl (Excused), JoAnn Erickson (Excused), Laurie Gregor (Excused)

AGENDA

1. Call to Order and Roll Call
Mayor Mackenzie called the meeting to order at 6:31 pm and a quorum was declared present.
2. Approval of the Agenda
Mackenzie asked for approval of the agenda. Jeff Beirl moved to approve the agenda as proposed and David Eades seconded. The motion carried 4-0.
3. Consent Agenda
Mackenzie asked for approval of minutes from the Oct 15th, 2024 Plan Commission. Eades moved to approve the minutes and Beirl seconded. The motion carried 4-0.
4. Identify potential conflicts of interest
None
5. Public Comment (non-agenda items)
Mayor Mackenzie asked Ed Monroe if he would like to speak now or wait until the discussion item. Mr. Monroe responded that he would wait to speak.
6. Action Items:
 - a. Site Plan Review and Approval of the Seventh Day Adventist Church Parking Lot Expansion at 622 10th Avenue West

Mayor Mackenzie introduced the item and the applicant's representative as Gary Schacht before handing it over to Ms. Erickson to expand on the project before entertaining a motion. She noted the ordinance section that calls for a review at the discretion of the Authorized Planning Agent for any development that may have

an impact on the surrounding community. Since a new development of this type as an institutional use would require a conditional use permit, the staff felt it was reasonable to require a site plan review. It was noted the existing church is currently surrounded on three sides by R-1 residential uses and on the fourth (East) side an institutional use, the birthing center. The lot takes up about 14,000 SF and the existing parking lot is to be re-paved along with an expansion on the north side. The building is over 100 years old according to the applicant and has always been a church. Erickson reviewed consistencies with the comprehensive plan that include the incorporation of mixed uses which help to strengthen neighborhoods and create a stronger identity. The project is compatible in that this use would be allowed in this district under a conditional use permit. It will bring the lot back into compliance by removing existing parking area from the right of way. The applicant also reacted to concerns brought forth by a neighbor by shortening the expansion of the original proposed lot by sixteen feet. The project complies with code in the areas of impervious surface, required snow storage and minimum/maximum light levels. The project will provide a more functional, safe and accessible site. Ed Monroe (public) questioned the impervious surface noted as sixty percent. Erickson clarified that this development would allow up to seventy percent impervious coverage and that the proposed coverage is actually closer to sixty percent. Erickson then reviewed the original site plan submitted by the applicant which showed a section of the existing lot extending into the right-of-way which the city is requesting be removed. This initial plan also showed the north edge of the parking lot two feet away from the property line. Monroe began to speak but Mayor Mackenzie asked if he could wait until the presentation was done. Wiley noted that this current plan is not the final one being reviewed but that staff wanted to describe the process that took place to get to the final plan. Erickson then presented the second site plan from the applicant. This plan was laid out with two stacked rows of parking, one accessed from the alley which is not ideal for traffic flow. The drive lane directly adjacent to the building also was not consistent with the ordinance requirement of separation of traffic and pedestrian access. This plan did incorporate the shift of the north edge of the parking lot away from the north property line an additional sixteen feet to accommodate requests from the neighbor. Staff requested several modifications to this layout by the applicant and an in-person meeting for subsequent review.

Erickson presented the current site plan. This layout consisted of the drive aisle between the two rows of parking with an ADA spot adjacent to the access ramp and a new sidewalk adjacent to the building separating the parking from the pedestrian access. The plan allocates space for snow storage and required vision triangles. The new lot provides parking for 13 spaces (including an accessible space) but provides 1-2 less spaces than the current capacity, according to the applicant. The dimensional requirements for the drive lanes were reviewed and are compliant with the ordinance. The details for the sidewalk curb cut from the ADA aisle were reviewed and comply with the mandates for safe pedestrian ways from the parking area to the entrance of buildings. The exact location of this will be verified with the contractor once the elevations and slopes are further determined. Erickson proceeded to discuss other criteria considered as part of the site plan review. It was noted that the number of parking spots required for this type of facility would be twenty-two which is several spaces more than what is provided. Since this facility existed before the ordinance was established, the setback requirements from the right-of-way do not apply. The lot will maintain its existing drainage slope to the east towards the alley for storm water collection. The fire chief had noted that the new lot layout would improve access to the facility for emergency vehicles. The applicants lighting plan layout was displayed.

The ordinance also allows 100% screening in side and rear yards. The details show that this fence will be built to perform as a screen wall and will not allow any views through it to protect the privacy of the patients beyond. It will be covered with textured L.P. 8" lap horizontal lap siding to match the Behavioral Health Building. The siding will be applied to both sides of the fence with the structural support posts sandwiched in between. The top of the wall will be trimmed out with wood and covered with metal flashing to protect it from weather damage. The horizontal wood member at the bottom will be lifted up off the ground and

treated to deter deterioration from water infiltration. Concrete footings will extend four feet into the ground to provide a supportive foundation for the 6x6 wood posts.

Erickson explained that they are proposing two (2) new pole lights and one (1) new wall-mounted light. Monroe questioned whether the existing lights were shown here. Erickson noted that this was for the new lights and that we could discuss the existing lights more later in the discussion. It was noted that staff has reviewed the lighting level plan and specifications submitted by the applicant and that they meet the requirements of the ordinance. It was also noted that full cut-off downlights are required and that the light trespass at the north property line is considerably below the maximum required. The ordinance mandates that site lighting shall be dimmed to 50% or fully extinguished within 30 minutes of building use. Erickson reviewed the staff approval of the site plan and recommendations. These were stated as follows:

- 1) The applicant shall obtain all necessary building permits for the proposed project.
- 2) The building and grounds including all landscaping shall be maintained by the property owner or designated agent.
- 3) A sixteen-foot setback maintained as shown on the site plan of sixteen feet minimum from north property line.
- 4) The parking currently located in the right-of-way shall be removed according to Department of Public Works direction.
- 5) Snow storage must not extend onto the property of neighbors. If there is excess snow that does not fit in the designated areas it must be hauled off site or contained in the parking lot. No snow shall be pushed in a manner that it encroaches over any neighboring property line or builds up against any neighboring structures.
- 6) The applicant shall install any directional signage deemed necessary by the Department of Public Works. *(Wiley noted that this item has since been reviewed with public works and they are not requiring any signage so this requirement can be omitted. Jeff Beirl noted that it is fine the way it is written and doesn't need to be removed.)*
- 7) The lighting system shall be extinguished or reduced to fifty (50) percent no later than thirty (30) minutes after operations for the day or evening cease. The maximum mounting height on the light fixtures shall not exceed twenty (20) feet (18-foot pole on a 2-foot base). This concluded the city staff review.

Mackenzie asked if this is considered the public informational meeting. Wiley responded yes, but that it is different than a hearing. He clarified that a site plan review does not require an allowance for the public to speak as would be mandated in a hearing. He noted discretionary mailings were sent out. Mr. Monroe was the only neighbor who spoke up and JoAnn Erickson also sent Wiley an email that he volunteered to read aloud. Mackenzie confirmed with the Commission that they would allow Monroe to speak at this time.

Monroe noted that he has lived at the property to the north of the church (614 10th Ave W) for 45 years. The church was there from the beginning but there was no parking lot that existed. He noted there was also an addition to the building at some point. He stated that this is a nonconforming use in a residential zone and they continue to be allowed to add on over and over without a conditional use permit. They have been good neighbors and past concerns have always been considered but that it puts him at a disadvantage when they want to make improvements. Monroe declared that the surveys and property lines have changed over time with the invention of the GIS system and that the property markers have been removed which is unlawful. The new GIS map shows the church building over the property line on 7th Street which demonstrates how these lines have been shifted over from the original location and why his garage now sits on the property line. He went on to say the church had once installed high intensity motion lights. When they extended that building there was a stipulation there would not be any lighting after dark. They went back and changed

these out for more tasteful lighting. He does not feel the proposed pole lighting is fitting for this area. He mentioned that the Ashland Birth Center next door had a recent expansion and they have no lighting on their building or for the parking lot. Now the city seems insistent on requiring minimum lighting levels for this project. Monroe noted he is a dark sky guy and wants to maintain this at his residence. The idea of leaving lights on at fifty percent is an unknown amount of light and seems ambiguous. Wednesday evening is the only time he normally sees any activity there during the week but having fifty percent lighting on from dusk until dawn seems unreasonable. He is questioning if the existing lights on the back of the church would be adequate. He commented that the church would probably like to have their lot looking like Super One Foods or similar but this is in a residential neighborhood. He is requesting that the provision should have the lights turned completely off instead of allowing a fifty percent allowance which is an unknown amount. He does not see the need for two pole lights in a sixty foot by sixty-foot parking lot next to his house. He would think the ordinance language would change for lighting guidelines from a commercial lot to a residential area.

Mackenzie asked for confirmation that Monroe's concern was the light level while the building is empty but that he accepts and understands the use of lighting desired while people are there. Monroe agreed he is mostly concerned about the light levels when they are not there since that is the case the majority of the time. Mackenzie asked if staff could reach out to the applicant to see if they would be agreeable to shutting them off after a half hour. Wiley responded that yes, staff can do this. He noted that Gary Schacht, the applicant's representative, has been responsive and that planning staff has been working with him quite a bit. Beirl asked for confirmation that staff verified that the light trespass complied with code. Wiley confirmed this was correct and that according to the plan they submitted the light level would be considerably under that maximum limit. Monroe asked how you compute this. Wiley noted that foot candles is the unit used to measure light in this situation and gave an example of how he has used measuring devices in the past to analyze light levels. It was clear, in one instance, that the level was much higher than what code allowed so that action needed to be taken to reduce the levels. The ordinance asks for plans to be submitted according to foot candles as a standard method of measurement and this is an accepted practice to assess lighting levels. Wiley explained that we try to avoid extremes (too little or too much) in a lighting layout which is the intent of the maximum uniformity ratio. Our ordinance requires a uniformity ratio of 5:1. These numbers were provided to staff and they comply with the requirements. The light fixtures are full cut off and directed down which is required by code. Erickson noted that although the plan is showing the light level at the property line to be lower than the maximum level allowed, it seems part of the concern is the general existence of any light on the property which takes away from the dark sky atmosphere. Monroe concurred with this statement. Erickson also noted that the applicant has stated they want to accommodate the neighbors concerns and will be installing dimmable fixtures to be able to lower the light level as needed if issues arise. She stated Mr. Schacht expressed the church is okay with turning them completely off but would like to be able to turn them on as needed if any issues of security or vandalism arose. Wiley noted, upon questioning from the Mayor, that this approval only goes through the Commission and not council. He reiterated that this site plan review was not required to go through a review process by the Commission but that it was a judgement call on staff's part. Since there were concerns expressed by a neighbor and this would be a use that would require a CUP as a new development it was determined a site plan review would be appropriate. He noted the city or commission does not have legal grounds to deny or require more than what is in the ordinance and technically only requires a review and approval by staff. Tochtermann asked about the waiving of the setback requirements mentioned earlier in the presentation. Erickson responded that because the nonconforming lot is an existing condition that was in place before the ordinance took effect it is allowed as an existing condition. We are not granting any waivers for this project but they are reducing the degree of nonconformity by removing the existing section of the lot that is currently in the right-of-way. Beirl questioned whether or not they are required to install parking lot lights. Wiley responded that they do have to meet lighting standards. With the Ashland Birth Center, it appears the ordinance was not followed correctly and they should have submitted a lighting plan when they installed their parking lot. Eades asked if the existing lighting on the church building would be sufficient. Wiley responded that they would have to submit a lighting

plan to evaluate whether it meets the standards. Eades asked what restricts us from changing the conditions to say they have to be extinguished? Mackenzie asked if we could ask the applicant to assess the levels of the existing lights or agree to shut the new lights off per the ordinance.

Discussion followed regarding the height of the poles. Wiley noted there is no requirement in the ordinance for maximum fixture height. Beirl asked if the fixtures were lowered would it help minimize light trespass? Wiley noted that the height of the fixtures do not have a big impact on the design as long as the levels comply with the code. Eades asked how we are determining the light levels now with no existing lights? Wiley answered that the submitted plans for the new fixtures show the light levels that we cross check with the ordinance requirements. He noted the lights proposed are LED's and that light meters are able to read this type of light output. Tochtermann asked if the applicant could provide us information on what the light levels are with their existing lights. Wiley responded, yes, staff could ask if the applicant is willing and able to submit a new photometric plan. She inquired about the project being granted a waiver for the setbacks and as a tradeoff being able to setting conditions on the lighting output. She questioned the need for more than one fixture. Erickson responded that having two lights at lower intensity instead of one at higher intensity will likely produce a more even output across the lot. Monroe stated that the only security concerns they have had since he's been there has been with raccoons. Erickson reiterated that using the term "waiving" was incorrect as there have not been waivers granted for this project but rather that the typical ordinance setback for this lot does not apply because it falls under the definition of an existing condition.

Tochtermann noted that she feels that requesting the applicant to provide light output levels for their existing lights would be appropriate as this is a dark neighborhood and that many residents like this and it is a reason they live there. Wiley noted that we can ask them for this. Eades asked what is the recourse if they say no? Wiley replied that we could go out and take readings ourselves and see if they are compliant. We can also approve the building permit with the condition that they understand they are to shut the lights off within 30 minutes of use. If they don't agree to this then it comes back to the Commission. Beirl asked if what we are discussing isn't laid out in item seven of the approval conditions. It was noted the issue is that Monroe wants the lights to be extinguished, not reduced only to fifty percent. He noted that there currently is light there now and us making a condition for them to turn it off, there would be no light which provides no security to the lot. Mayor Mackenzie asked if staff would have time to go there during an evening with a light meter to help determine if the existing lights are adequate? Wiley noted staff could do this but that he would still want to see what the point values are all around the lot for a final approval. Mackenzie expressed that he is sympathetic to neighbors that want a dark neighborhood and that it is not something he would support if it were a new building. But, the fact that they have been there for over 100 years and do not want to move is also understandable. Eades asked if they could continue to utilize the existing lighting with the addition of only one new light over the new parking area. Wiley responded we could ask if they could run a simulation of a plan showing this. Mackenzie inquired if there is any concern with the rest of the plan? The response was no, the only hang-up is the lighting. Wiley read the email comment from JoAnn Erickson: "I feel the lighting is excessive for this area. It is residential and two businesses are encroaching on them already with large parking lots. Being the church already added exterior lighting last year, adding more would be excessive. We need to keep the residents in mind when we are making these plans." Mackenzie asked Monroe if the church keeps their current lights on all night. He responded that they do not.

Eades made a motion that the lights are to be extinguished within the half hour of building use. Mackenzie responded that the motion is to approve with the 7 conditions that have been identified with staff and that item #7 be modified to say the lighting system shall be extinguished no later than 30 minutes after the operation for the day or evening ceases.

Beirl seconded.

Tochtermann asked if we can inquire with the applicant about providing information regarding their existing light levels. Wiley replied that we can bring that up with them and ask.

–The motion carried 4-0.

7. Discussion Items:

a. Update on Property Maintenance Enforcement

Mackenzie noted we are enclosing paperwork, similar to the past, on what the casework has been for property maintenance and issued permits. This will also get passed on to council and will hopefully give a better understanding of what staff is doing. Wiley noted staff will run the report for each month to include in the packet materials. He stated that there have been many instances where staff has been able to get compliance but there are some ongoing problem cases. The reports are easy to run and different criteria can be added or omitted. Beirl asked for the bulk of these, what is the final disposition? Are they paying a fine or fixing the issues? Wiley responded that we usually can get compliance without having to issue citations. Many times, issues come about with repeat offenders when they are issued a final notice and citations. Staff is currently working on amending the property maintenance ordinance to allow for administrative service fees because some people default on a citation, do not show up for court and just do not care. Unless we follow through with attorneys with a complex forfeiture action and a court order we do not have much recourse. Service fees, if not paid, will transfer over to the property taxes with fees eventually recovered at some time. The intent of the service fee is for the time it takes for staff to go to the site and deal with repeat offenders that do not take any action. It also acts as a deterrent. Some cases require a raze order process which is new for the staff for requires a legal process defined the state statutes and local ordinances. Mackenzie noted it costs approximately a thousand dollars to do the paperwork through any attorney for the complex form process. He stated we want to be able to turn around and assess that fee to whomever we are dealing with so that they pay for it. In the past, some of these have gone to court and the city attorney has been able to negotiate with them and suspend a fee if they agree to specific conditions. Wiley noted that the first citation fee is sixty dollars with court costs which increases it to over two hundred dollars. He noted we recently gave a one-thousand-dollar citation for an ongoing public nuisance property. The city has entered into a maintenance agreement with this resident where the city will help clean up the property but then they are required to keep it in compliance for twenty-six months. Wiley continued to explain the protocol for dealing with these types of properties and the associated costs. Eades asked if a property with a renter receives a door hanger, does the landlord or owner also get notified? Wiley noted that notices do go to the owner which is protocol. Sometimes notices will go to the tenant as a courtesy.

b. Update on Building Permits for October, 2024

No Commissioners had comments on the building permit report.

c. Update on Miscellaneous Planning and Development Items

- 1) Mackenzie gave a brief update on the 514 building. There have been some difficulties and the potential tenants have been encouraged to downscale a bit to keep the project alive. They are looking at numbers and have been asked to make a decision by the end of the year. The city is hoping that it can still get sorted out. There has been some demo work in progress and assessments performed. If it does not work out we are looking at seeking a grant to return it to two storefronts with an upstairs that could be used for offices or apartments or possibly a condominium with two units downstairs and a third upstairs.
- 2) There have been some Facebook posts regarding the Crossroads Outreach Center. They had a fire inspection performed on their building and it was placarded as unsafe to use. It created concerns to the point where they do not think they can continue their services. They have built a

shop in the building without the required permitting. The city is requesting that they work with them to seek the proper permits in order to move forward. Mackenzie described the location of the building and its historic uses.

- 3) Eades asked about comments on Facebook regarding the lack of parking on the new Stuntz Avenue development. Mackenzie responded that he has heard this and also that the turn-around at the end is too tight of a radius. Wiley noted that the intent for parking on this project was that it would shift off of the street and be directed to the rear of the properties adjacent to the avenue. Mackenzie also mentioned that he was told that the existing storm water retention pond could probably be removed if it was further developed in the future. Barricades have been removed and it is now open to the public. There was some discussion regarding how at one time there were obstacles from the state on opening up that road and it was relayed that John Butler, the public works director, worked with the state to make it feasible.
- 4) Mackenzie and Wiley mentioned the parcel that was once going to be developed by Copper Cup. They were very uncertain on what their intentions were and there are no definitive plans at this point and there is hope they still might do some type of development. Eades asked if things seemed to have worked out with the Hudson Square project. Wiley responded that, yes, it appears things are going well and there have not been any complaints. They noted that Hudson Square paid for the paving of the adjacent access street.
- 5) Mackenzie mentioned that there is a joint Parks and Recreation/Sustainability meeting scheduled for Thursday. Basically, they are looking for ways the staff can assess the plan for compatibility with the comprehensive plan. Mackenzie noted he does not care for joint meetings because it can cause confusion. He asked for all to receive copy of the plan and to feel free to reach out but it is not an official or required meeting. There is some value in seeing what is being proposed and how to move forward with taking care of our parks.
- 6) Beirl noted that upon reviewing the October minutes he saw that Marty Reykdal was in attendance and that there is now a for sale sign on his property. He is wondering if Mr. Reykdal has met all the conditions to proceed with this. Mackenzie responded, no, he has not. There have been discussions about placarding his property because anyone that buys it will inherit the code violations and it is not usable by code as a residence. They are working on a way to put a stop to it and the realtor for the sale is aware that it is not usable per code as a residence. Mr. Reykdal is apparently telling people they just need to acquire a conditional use permit and put up another structure but, in reality, it is actually more complicated than that. Mackenzie noted the structure that was built looks nothing like the original proposed building that was permitted by the city.

Adjournment

Mackenzie asked if there was anything else, thanked everyone for their time and called the meeting to close at 7:58 PM.

Beirl moved to adjourn and Mackenzie seconded. Motion carried.

Recorded by:
Terri Erickson
Assistant Planner

STAFF REPORT - Plan Commission – December 17, 2024

**Agenda Item #6a: Public Hearing and Vote on a Request to Rezone Parcel
#201-04943-0200 from Planned Residential/Institutional District (PRI)
to Planned Residential/Institutional District with a Planned Unit
Development Overlay (PRI-PUD)**

Current Zoning: Planned Residential/Institutional (PRI)

Proposed Zoning: Planned Residential/Institutional with Planned Unit Development Overlay (PRI-PUD)

Applicants: Michael Hebert

Property Owner: Michael Hebert

Staff Contact: Steven Wiley

Background and Property Location



The subject parcel is outlined in red in the above image. Binsfield Road runs along the south edge of the subject parcel and Highway 13 (Ellis Avenue) is to the east of the subject parcel.

Property owner Mike Hebert recently acquired the subject property (Parcel # 201-04943-0200). This parcel was formerly part of a larger parcel that also included the former veterinary clinic on the western portion of the original parcel. Prior to Mr. Hebert purchasing the property the former parcel was split into the current two smaller properties. The subject property and parcels immediately to the north, east, and west are zoned Planned Residential/Institutional (PRI). The properties to the south across Binsfield Road are zoned Future Development (FD). The Calvary Tabernacle Church is immediately east of the subject property, the Xcel solar array is to the north, with vacant parcels to the south and west. Bay City Creek and several institutional uses including Northwood Technical College and Tamarack Health Center are west of the subject site.

Mr. Hebert has appeared before the Plan Commission and met with Planning staff a number of times to discuss his proposal to construct a self-storage facility on a portion of the subject parcel. Mr. Hebert explained that strict compliance with some base zoning standards for the Planned Residential/Institutional District would be cost-prohibitive and prevent him from proceeding with the development. Staff explained to Mr. Hebert that he could pursue a zone change to a Planned Unit Development (PUD) in order to allow for greater flexibility on-site under a specific set of standards for the subject site. The PUD would allow Mr. Hebert or a subsequent owner to ask for relief from specific UDO provisions while allowing the City to ask him to exceed ordinance standards in other areas. Mr. Hebert has purchased the subject parcel and has filed a request to rezone the subject site from the base Planned Residential/Institutional (PRI) zoning to Planned Residential/Institutional with a Planned Unit Development Overlay (PRI-PUD).

The UDO standards set the minimum area for a Planned Unit Development in the PRI district at twenty (20) acres. However, the Common Council can waive this requirement if it finds that the PUD encompasses a clearly defined area that will not preclude logical development of adjacent properties in a manner consistent with the PRI zoning district. Staff is of the opinion that the proposed PUD zoning for the site will not preclude development of adjacent properties.

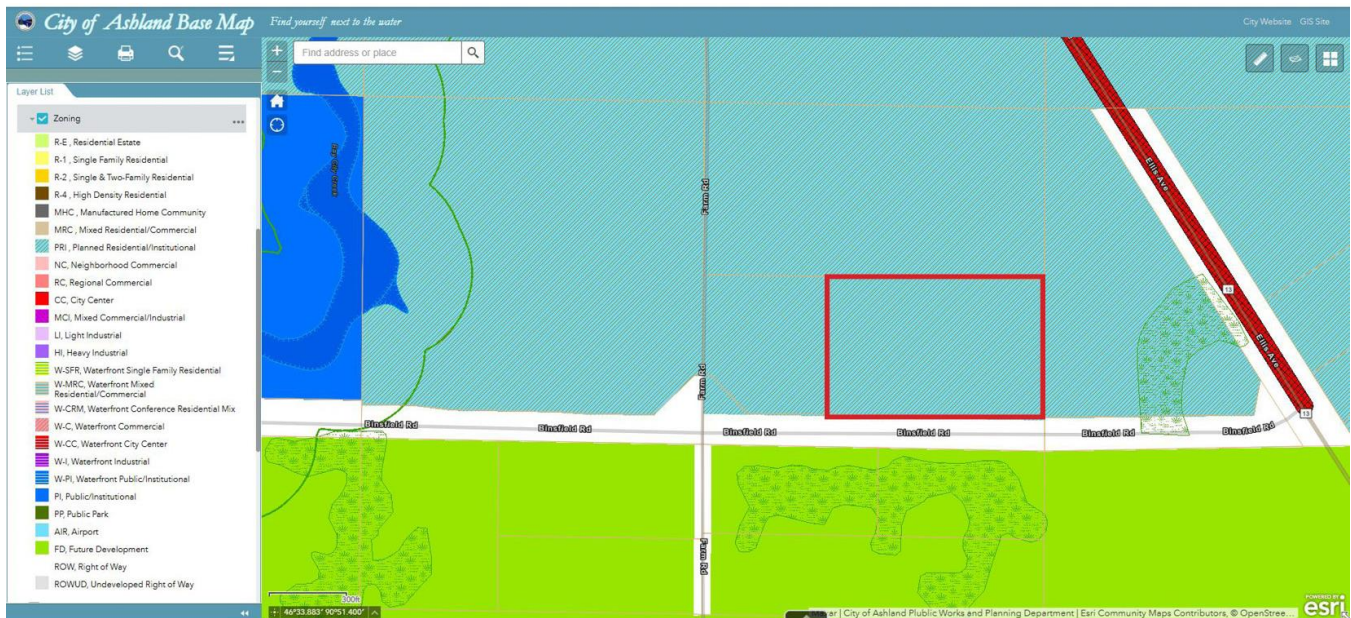
<u>Existing Land Use</u>	<u>Zoning</u>
Vacant	Planned Residential/Institutional (PRI)

Adjacent Land Use and Zoning

<u>Existing Uses</u>		<u>Zoning</u>
North	Vacant, Xcel Energy	Planned Residential/Institutional (PRI)
South	Vacant	Future Development (FD)
East	Religious Institution	Planned Residential/Institutional with Gateway Overlay (PRI-GTWY-O)
West	Vacant, Education, Medical Center Institutional Uses	Planned Residential/Institutional (PRI), Public Institutional, Bay City Creek Overlay District (BCC-O)

<u>Land Use Recommendation</u>	<u>Land Use</u>
Future Land Use Map Recommendation	Conservation Buffer

STAFF REPORT - Plan Commission – December 17, 2024



The subject property is outlined in red above. The hatched blue is the current Planned Residential/Institutional zoning of the subject parcel and some adjacent properties. The green to the south is Future Development zoning. The red cross-hatched zoning along Highway 13 is Gateway Overlay zoning. The dark blue to the west is Public Institutional and the green bubbled area west of the site is the Bay City Creek Overlay zoning.

Standards for Review

The City of Ashland's Unified Development Ordinance (U.D.O.) 781, Section 3.3: Zoning Map Amendment (Rezoning) creates the legal framework to regulate, administer, and enforce the rezoning process for the City of Ashland.

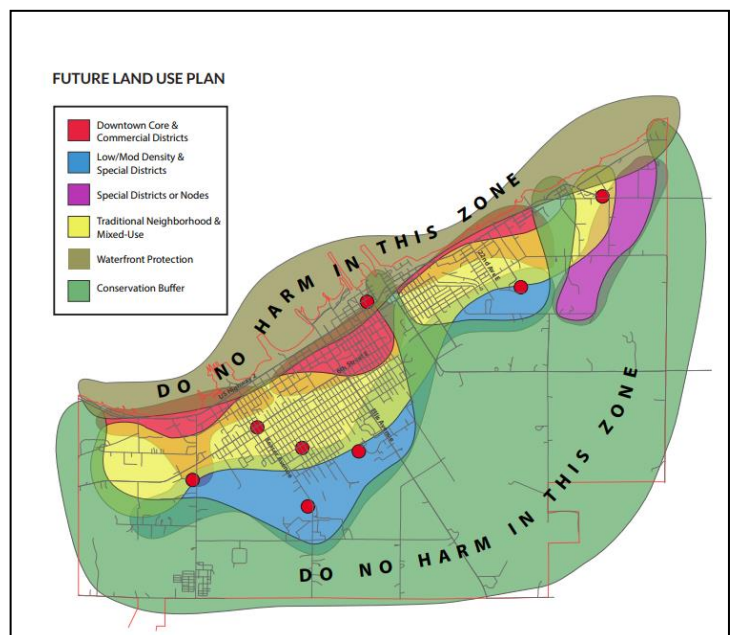
Decision Criteria

In determining whether to approve or deny an application for a zoning map amendment, the following criteria should be considered:

1. *The Zoning Map Amendment is consistent with the Comprehensive Plan.*

The proposed rezoning of the subject parcel (201-04943-0200) from Planned Residential/Institutional (PRI) to Planned Residential with a Planned Unit Development Overlay (PRI-PUD) is consistent with the Future Land Use Plan identified in the City's Comprehensive Plan. The Future Land Use Plan identifies portions of this area for "Conservation Buffer."

Conservation Buffer areas include "the area surrounding the core of the community – the downtown, the



neighborhoods, the institutions, and industrial sites – should be protected from development for the foreseeable future. This will encourage and guide infill development that will be integrated with the existing built fabric as well as provide a buffer between Ashland and its neighbors.”

Staff is aware of the Future Land Use Plan's goal of limiting and when possible preventing development in the conservation buffer of the community. The PRI zoning of the subject site would remain and the zone change would simply add a Planned Unit Development Overlay to the site. The PUD Overlay would allow for Plan Commission review of proposals made for the site. It would allow for a set of standards that make sense for the site while allowing a property owner greater flexibility than what is allowed under the base zoning and ensuring high quality site design. Staff understands that some land uses such as self-storage may make more sense on the subject parcel or similar properties and not in the urban core of the City. The PRI zoning allows for agricultural uses, open space, and some scattered residential and commercial uses. The uses permitted under the PRI district are lower density uses that do not require expansion of City utilities or create excessive pollution, congestion, noise, or other adverse conditions which is why the Future Land Use Plan seeks to limit the amount of development that occurs in the Conservation Buffer zone. Staff is supportive of the zone change as requested.

2. *The Zoning Map Amendment promotes public health, safety, morals, and the general welfare, as well as the efficiency and economy in the process of development.*

The proposed zoning amendment would promote public health, safety, morals and the general welfare of the area, which has scattered uses surrounding the vacant subject property. Staff is not aware of development plans for the other vacant parcels in the immediate area as of now. Several adjacent parcels in the area are zoned PRI and the Salem Baptist Church of Ashland which is north of the subject parcel also has a PUD overlay. The base PRI zoning combined with a PUD overlay would allow the Plan Commission and Common Council to review site designs proposed for the subject parcel. The land uses proposed under the PRI zoning are restricted to those that will not create significant pollution, congestion, noise, or other detrimental impacts. PUD zoning allows for site-specific standards appropriate to the site and can allow an applicant and the City flexibility that the base zoning by itself would not allow. If a property owner seeks relief from the zoning ordinance or the allowance of a land use not permitted under the base PRI zoning, the owner would need to provide justification for the request. The owner would also need to exceed ordinance standards in another area(s) to offset the relief requested. The PUD process requires a public hearing which allows surrounding property owners a notice and opportunity to be heard. The staff, Plan Commission, and Council reviews and public hearings allow for an opportunity to highlight and address potential issues that could arise with a proposed development. Therefore, the zone change promotes public health, safety, morals, and welfare and the efficiency and economy in development.

3. *The Zoning Map Amendment is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.*

The subject parcel and several immediately adjacent parcels are zoned PRI. Parcels to the south of the subject property are zoned Future Development (FD). The proposed zone change would only establish a PUD overlay on the subject property. Any development proposal would require Plan Commission and Common Council review and approval prior to the issuance of building permits for work on-site. The PUD zoning designation and process will allow the applicant flexibility not afforded under the base zoning standards while allowing the City to require site features intended to minimize any negative impacts on surrounding land uses. The PUD overlay does not remove the existing base zoning but adds an overlay zoning district to allow for a General Development Plan and Specific Implementation Plan for the subject site.

STAFF REPORT - Plan Commission – December 17, 2024

4. *The property to be amended (rezoned) is suitable* for the uses permitted by the Zoning District that would be applied by the proposed Zoning Map Amendment.*

The property is suitable for the uses permitted in the PRI and FD zoning districts which include low-density, scattered single-family uses, agricultural uses, open space, limited commercial, and limited industrial uses including a self-storage use which is what the applicant would pursue under the PUD process. The rezoning does not change the default list of uses permitted. An applicant would need to provide justification for any use not permitted by right or as a conditional use under the base zoning. No high-density or intensity uses with the potential to cause issues in the district for the surrounding properties are proposed. The area of the parcel is enough to meet the intent of the PRI zoning.

5. *The Zoning Map Amendment is generally consistent with the principles of sustainability specified in Unified Development Ordinance (UDO) Section 1.4: Integration of Principles of Sustainability.*

Rezoning the subject parcel to PRI-PUD zoning would be consistent with the principles of sustainability specified in the UDO. The PUD designation can often afford the City a higher degree of control over a development proposal than would be permitted by base zoning. UDO Section 1.4(B)(3) is a goal to reduce dependence on activities that harm life-sustaining eco-systems. These include:

- Promotion of responsible storm water management and erosion control measures
- Protection of trees, wetlands, floodplains, the waterfront, and other significant natural resources from adverse development
- Promotion of development patterns that respect natural systems

Any development proposed for the parcel would need to either meet or exceed the base zoning standards for landscaping and impervious surface maximums, and stormwater management. The PUD designation and process will allow the City to require heightened stormwater and landscaping standards. The process will also allow the City to verify that any proposed development does not encroach on existing wetlands. The applicant indicated he would be willing to exceed ordinance standards for landscaping and stormwater management in exchange for relief from the hard surface requirement stipulated in the ordinance for the drive areas of the development he would like to submit for review. Though development would be occurring on a non-infill site the type of development permitted would not require the extension of City utilities. The zone change to PUD zoning is consistent with several principles of sustainability as described in UDO Section 1.4.

Any PUD submittal will require Plan Commission review and public informational meetings as part of the process. Depending on the future uses proposed for the properties, public engagement with surrounding properties will be required.

Preliminary Staff Recommendation

Staff recommends APPROVAL of the request to rezone subject parcel 201-04943-0200 from Planned Residential/Institutional (PRI) to Planned Residential/Institutional with a Planned Unit Development Overlay (PRI-PUD).

In addition to the Staff Report, Plan Commission and City Council should consider public input received through the Public Hearing. The required Class 2 public hearing notice was issued on December 5th and December 12th.

**Suitable as defined by Merriam Webster means "adapted to a use or purpose" or "able, qualified."*

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 may be made by the Plan Commission.

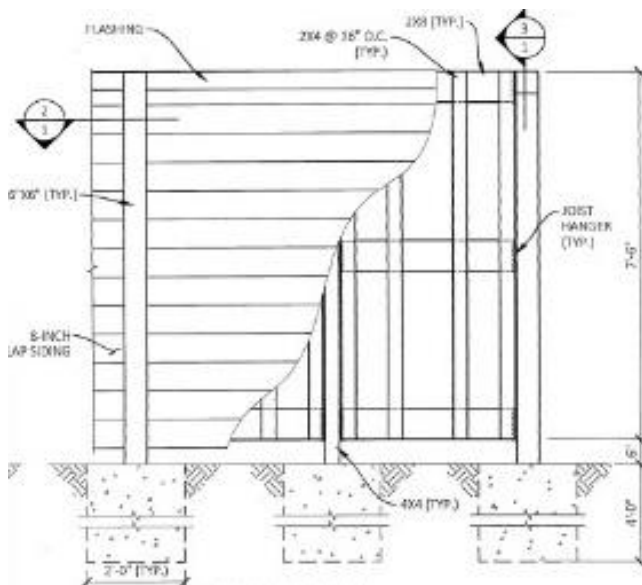
STAFF REPORT

Plan Commission – December 17, 2024

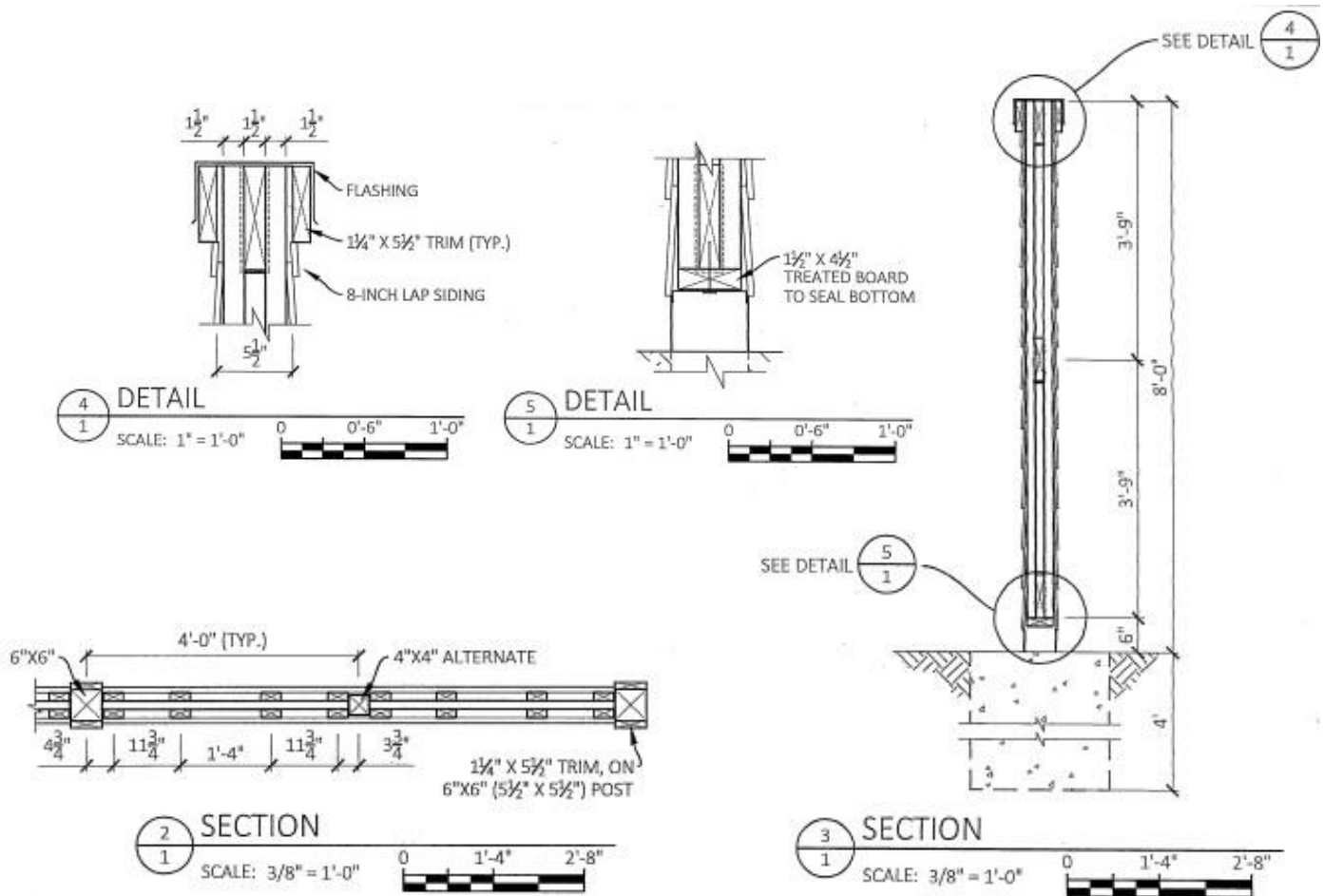
Agenda Item # 5b:	Conditional Use Permit Request to allow a fence in excess of Six (6) Feet in Height
Zoning District:	Public Institutional (PI) District with a Gateway Overlay (GTWY-O)
Property Address:	1635 Maple Lane
Parcel #:	# 201-04893-0000
Applicant:	Tamarack Health
Staff Contact:	Terri Erickson

Background

Tamarack Health Ashland Medical Center is requesting a conditional use permit to construct a fence that is eight (8) feet high. The medical campus recently completed a new parking lot expansion on the north-east side of the existing Behavioral Health Facility. This facility provides both inpatient and outpatient care for area residents needing a variety of treatments and care for mental health and substance use disorders. The purpose of the proposed fence is to provide screening between the parking lot and the facility and outdoor space used by patients adjacent to the building. It will provide added privacy for the patients and staff utilizing these spaces as well as those coming and going for treatments or therapy that are often confidential in nature. The additional two feet of height will provide extra privacy that will help to further avoid views into the adjacent windows of patient rooms.



Partial Elevation of Fence Panel – 100% screening



The ordinance allows fences in an institutional zone district to be a maximum of six (6) feet high in rear or side yards. In this particular case, this is a large parcel with multiple buildings located within the subject parcel. Because of this, it is difficult to determine which set of rules apply to this fence based on the type of yard it is located in. Regardless, no matter how the yard location is defined, any fence located on a commercial property in a front, side, or rear yard may be permitted to extend up to eight (8) feet high with the approval of a conditional use permit. There are currently no neighbors from any direction that would have views of this fence.

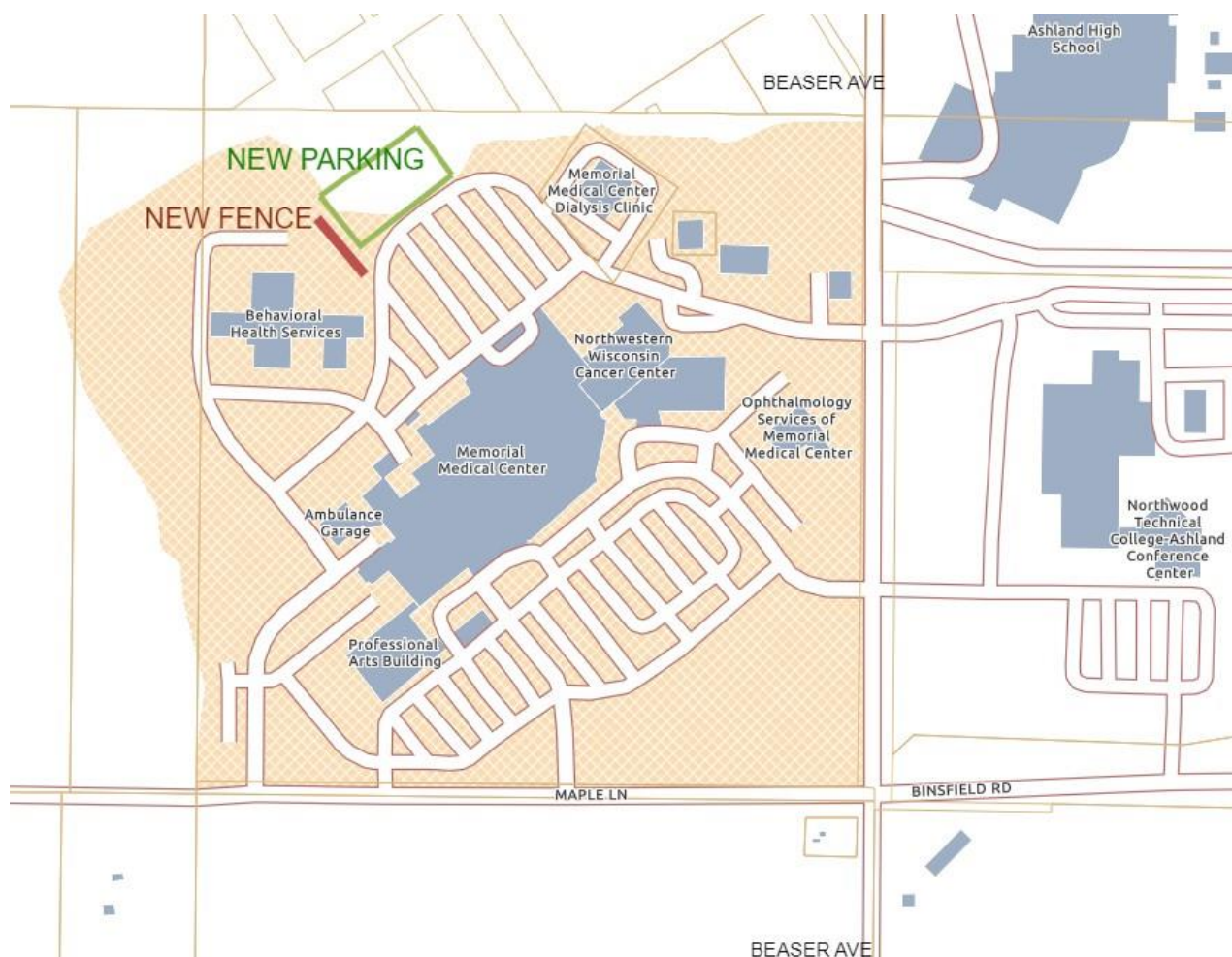
The ordinance also allows 100% screening in side and rear yards. The details show that this fence will be built to perform as a screen wall and will not allow any views through it to protect the privacy of the patients beyond. It will be covered with textured L.P. 8" lap horizontal lap siding to match the Behavioral Health Building. The siding will be applied to both sides of the fence with the structural support posts sandwiched in between. The top of the wall will be trimmed out with wood and covered with metal flashing to protect it from weather damage. The horizontal wood member at the bottom will be lifted up off the ground and treated to deter deterioration from water infiltration. Concrete footings will extend four feet into the ground to provide a supportive foundation for the 6x6 wood posts.

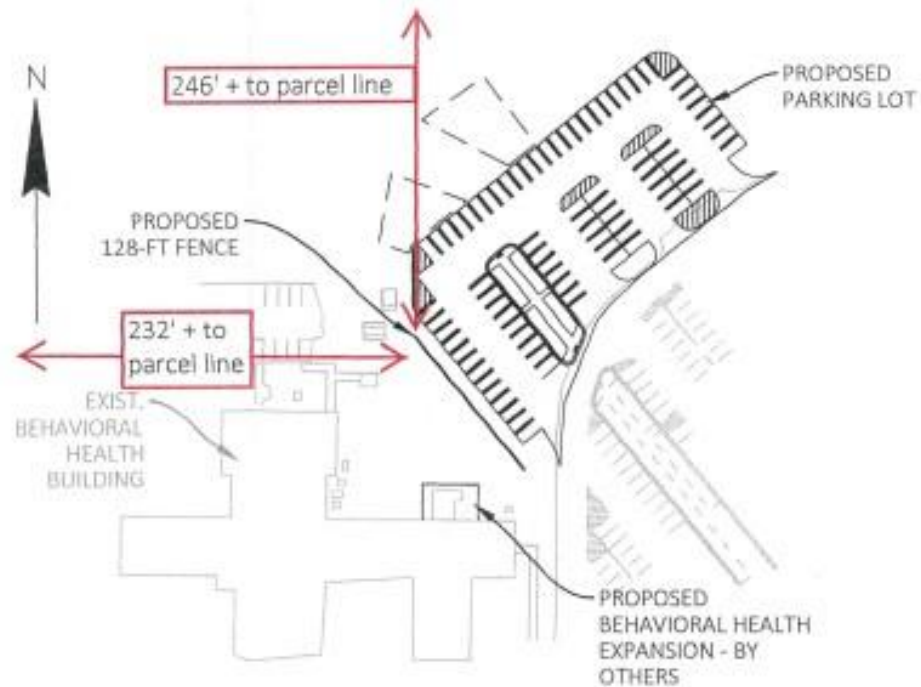
Existing Land Use	Zoning
Medical Center (Clinic, Hospital, Ophthalmology, Dental Services, Behavioral Health)	Public/Institutional (PI), Gateway Overlay (GTWY-O) District

Existing Uses		Zoning
North	Undeveloped (Tamarack, Salem Baptist, Northern States Power)	Planned Residential/Institutional (PRI), Mixed Residential/ Commercial (MRC)
South	Mostly Undeveloped (Tamarack), Northern Natural Gas	Planned Residential/Institutional (PRI)
East	Northwood Technical College, Ashland High School	Public/Institutional (PI)
West	Undeveloped (Tamarack)/Ashland Community Ski Trail System	Public/Institutional (PI), Residential Estate (R-E)

Land Use Recommendation	Land Use
Future Land Use Map Recommendation	Low/Mod Density and Special Districts

Site Map with Adjacent Properties





Site Design

The new parking addition provides supplemental parking for staff and patients at the main hospital and clinic. The existing Behavioral Health Facility is served by two separate lots. One is on the south side that provides parking for patients and visitors and another is on the north side for staff. There is a secure (fenced in) outdoor space on the north-east corner of the building that allows patients to go outside. This is a space that needs to be private for the confidentiality of the patients. The new parking lot is located adjacent to this area and people walking to and from their vehicles would have direct views of this space and potentially into patient rooms through the exterior windows on that side of the building. The new fence would be located approximately 8 feet from the edge of the parking lot to eliminate views from the lot to the back of the building. The north edge of the fence is approximately 246 feet from the north property line and 232 feet from the west property line. This adjacent land is owned by Tamarack Health and is currently undeveloped.



View from the South of the New Parking Lot Expansion and Behavioral Health Facility to the Left



Views from the Parking Lot on the East side of the proposed Fence looking west toward the Facility

Parking and Drives

Aside from the recently completed parking lot expansion there are no changes proposed for the parking and drives. The new lot provides approximately eighty-four (84) new spaces which gives an idea of how many people could be walking to and from this lot. The north lot for the existing facility provides about 30 staff spaces and another 46 spaces are located on the south side for patients and visitors. The owner evaluated vision lines from the highest point on the parking lot to determine that the fence should extend as high as allowed (8 feet) to provide the maximum amount of privacy possible to behavioral health patients.

Landscaping

There are no new landscaping requirements for this project. For the recent parking lot expansion, the owner was required to modify their original plans to provide an additional landscape island to meet impervious surface standards. There are a few existing mature trees in the green space between the proposed fence and facility that will provide some additional screening.

Lighting

There are no changes or additional requirements for lighting. The new parking lot design incorporated lighting that was approved and in compliance with the city ordinance.

Standards for Conditional Use Review

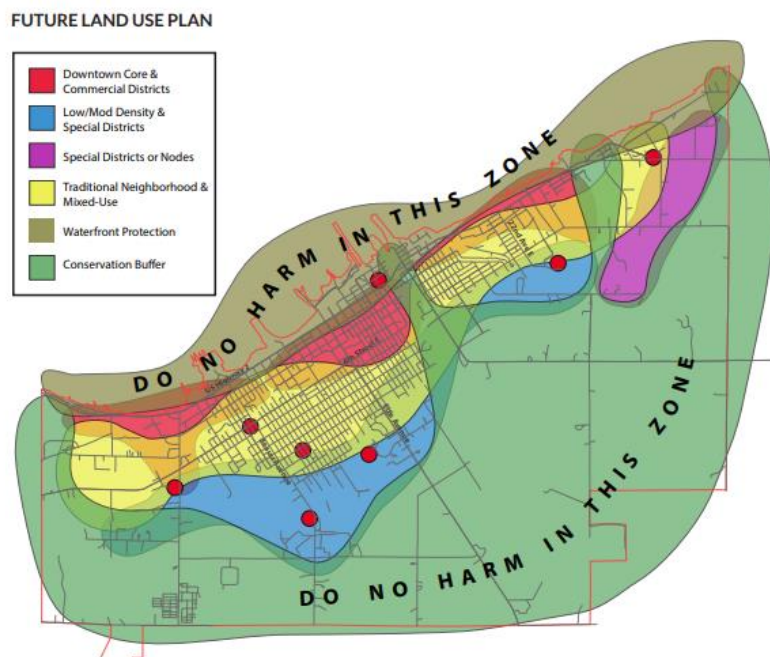
The City of Ashland's Unified Development Ordinance Section 3.9 (C) Conditional Use Permit – Approval Criteria (and all subsections thereof), create the legal framework to regulate, administer, and enforce the conditional use standards for the City of Ashland. The following decision criteria were used to review the submitted conditional use:

1. Consistency with Comprehensive Plan.

This Conditional Use Permit is consistent with the goals of the Comprehensive Plan. The subject property is located within the Low to Mod Density & Special Districts zone identified in the Future Land Use Plan along with the Gateway Overlay District. Tamarack Health has consistently upgraded and modernized their infrastructure and buildings to continue to provide attractive, safe and current services to the community. The health system provides not only quality health care to the city and surrounding region but also many vital jobs that help maintain a viable economic base. This project is compatible with the comprehensive plan in that it promotes supporting the needs of the behavioral health functions and requirements in an aesthetically pleasing and sensitive way. This fence will have no impact on Beaser Avenue, which is part of the Gateway Overlay District. Its location is not in view of the street due to it being located behind several other medical buildings on the campus.

2. Compatibility.

The use is compatible with the site and surrounding uses. The medical campus consists of several buildings spread out on a large parcel with interspersed parking areas. The campus is located on the fringe of the district abutting the conservation buffer, a zone that does not support development of a densely built environment. The adjacent parcels that are not currently owned by the applicant are either undeveloped parcels or do not have views to this fence. Extending the fence two feet higher would not have any negative effect on the users but instead provide needed privacy to help the patients feel more secure and less vulnerable. The fence's location on the interior of the site along with the large parcel size means that the visual impact the fence will have on neighboring parcels is minimal.



3. Importance of Services to the Community.

The subject property is occupied by a commercial building that provides necessary services to the community of Ashland and has been an established health institution in the region for a very long time. This facility provides both inpatient and outpatient care for area residents needing a variety of treatments and care for mental health and substance use disorders. These services are vital to support the needs of a community this size and reduce the need for residents to travel to other larger communities for health services. Therefore, promoting efforts that help improve the functionality of these services is essential.

4. Neighborhood Protections.

The surrounding area consists of primary and secondary educational uses, low density residential area and undeveloped land. The parcel to the west includes a cross- country ski trail system which is popular to many area residents. The fence is out of view of these areas. A small section of property to the north that has a distant view to the proposed fence is owned by Salem Lutheran Church, zoned mixed residential commercial and is currently undeveloped land.

5. Conformance with Other Requirements:

The development must conform to all other applicable City code requirements, including (but not limited to):

- All applicable sections of the Gateway Overlay
- Commercial Building Code and applicable permits

Review Recommendation

Staff recommends APPROVAL of the Conditional Use Permit contingent on the following conditions:

- The applicant shall obtain all necessary building permits for the proposed project and provide drawings with following information before work commences:
 - The location of the fence showing fence length, width and height as well as dimensions from the adjacent property lines, building and parking area.
 - Construction details of the fence including the anchoring system to the ground and the fasteners being used and any other information as requested by the building inspector.
 - The structural supports are to be hidden or sandwiched between the panels so that the exterior of the panel is finished on both sides.
- The fence shall be constructed in accordance with what has been submitted to the city with regards to location, materials and construction methods. It shall not be higher than eight (8) feet.
- The fence shall be installed in a workmanlike manner, be maintained in good repair and be properly anchored so as to be kept in safe and sound condition.
- The fence shall be protected from the elements and against decay and rust by the periodic application of weather-coating material, such as paint or other protective treatment as applicable.

Additionally, as a Public Hearing is scheduled for the proposed Conditional Use Permit, the Plan Commission should hear all input from the public prior to making a determination. The required Class 2 public hearing notice was issued on December 5th and December 12th 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.

Case Activity Report

11/01/2024 - 11/30/2024

Case #	Case Date	Assigned To	Main Status	Description	Closed Date	Parcel #	Parcel Address
20240474	10/30/2024	Raymond Kallio	Open	debris		201033480000	2904 LAKE SHORE DR E
20240470	10/28/2024	Raymond Kallio	Closed	misc storage	11/25/2024	201022230000	312 6TH ST W
20240482	11/4/2024	Raymond Kallio	Closed	misc storage	12/2/2024	201017420000	317 WILLIS AVE
20240441	10/10/2024	Raymond Kallio	Open	misc storage		201017400000	321 WILLIS AVE
20240489	11/13/2024	Raymond Kallio	Open	vehicle accross sidewalk and messv vard		201022860000	709 4TH AVE W
20240493	11/21/2024	Raymond Kallio	Closed	garbage	11/25/2024	201030630000	1000 11TH AVE W
20240497	11/25/2024	Raymond Kallio	Closed	couch	12/5/2024	201043330000	803 6TH ST W
20240498	11/25/2024	Raymond Kallio	Closed	garbage bags	11/25/2024	201004960000	616 18TH AVE W
20240499	11/25/2024	Raymond Kallio	Closed	misc storage on right of way	12/5/2024	201006290000	917 BEASER AVE
20240500	11/25/2024	Raymond Kallio	Open	tires		201026260000	910 3RD AVE W
20240495	11/22/2024	Raymond Kallio	Open	junk and debris		201025280000	822 3RD AVE W
20240496	11/22/2024	Raymond Kallio	Open	furniture		201006120000	801 BEASER AVE
20240472	10/28/2024	Raymond Kallio	Closed	misc storage	11/22/2024	201003290000	408 15TH AVE W
20240493	11/21/2024	Raymond Kallio	Closed	garbage	11/25/2024	201030630000	1000 11TH AVE W

20240494	11/21/2024	Raymond Kallio	Open	debris and possible camping garbage		201005440000	613 11TH AVE W
20240491	11/20/2024	Raymond Kallio	Closed		12/10/2024	201023550000	717 3RD AVE E
20240492	11/20/2024	Raymond Kallio	Open	debris		201020010000	510 PRENTICE AVE
20240486	11/6/2024	Raymond Kallio	Closed	furniture	12/3/2024	201027230000	1008 7TH AVE E
20240485	11/6/2024	Raymond Kallio	Closed	full trailer of debris and appliance	11/15/2024	201016010000	216 PRENTICE AVE
20240481	11/1/2024	Raymond Kallio	Closed	debris	11/15/2024	201031610000	1323 11TH AVE W
20240476	10/31/2024	Raymond Kallio	Closed	car seats in yard	11/15/2024	201034040000	2114 LAKE SHORE DR E
20240443	10/14/2024	Raymond Kallio	Closed	Left over tree wood	11/18/2024	201013970000	102 7TH AVE E
20240398	9/16/2024	Raymond Kallio	Closed	debris messy yard	11/14/2024	201002580000	317 BEASER AVE
20240458	10/18/2024	Raymond Kallio	Closed	misc storage	11/14/2024	201026220000	901 4TH AVE W
20240478	11/1/2024	Raymond Kallio	Closed	unregistered vehicle in street	11/14/2024	201045640000	1300 MACARTHUR AVE
20240450	10/16/2024	Raymond Kallio	Closed	debris	11/13/2024	201025660000	800 6TH AVE W
20240451	10/16/2024	Raymond Kallio	Closed	debris	11/14/2024	201022640000	722 6TH AVE W
20240454	10/17/2024	Raymond Kallio	Closed	misc storage	11/1/2024	201022970000	719 3RD AVE W
20240423	10/1/2024	Raymond Kallio	Closed	lawn		201012470000	108 5TH AVE E
20240424	10/2/2024	Raymond Kallio	Closed	lawn	11/13/2024	201012880000	121 LAKE SHORE DR E
20240483	11/5/2024	Raymond Kallio	Closed	rubbish by alley	11/13/2024	201001900000	1013 3RD ST W

20240487	11/7/2024	Raymond Kallio	Closed	garbage bags	11/27/2024	20103510000 0	2122 3RD ST E
20240485	11/6/2024	Raymond Kallio	Closed	full trailer of debris and appliance furniture	11/15/2024	20101601000 0	216 PRENTICE AVE
20240486	11/6/2024	Raymond Kallio	Closed		12/3/2024	20102723000 0	1008 7TH AVE E
20240419	10/1/2024	Raymond Kallio	Closed	debris and misc storage	11/6/2024	20101917000 0	417 5TH AVE E
20240460	10/18/2024	Raymond Kallio	Closed	misc storage	11/6/2024	20102698000 0	904 7TH AVE E
20240437	10/4/2024	Raymond Kallio	Closed	tire by alley	11/5/2024	20104393000 0	723 9TH AVE W
20240483	11/5/2024	Raymond Kallio	Closed	rubbish by alley	11/13/2024	20100190000 0	1013 3RD ST W
20240484	11/5/2024	Raymond Kallio	Open	appliance		20100284000 0	308 16TH AVE W
20240476	10/31/2024	Raymond Kallio	Closed	car seats in yard	11/15/2024	20103404000 0	2114 LAKE SHORE DR E
20240471	10/28/2024	Raymond Kallio	Closed	debris and brush		20104399000 0	700 10TH AVE W
20240467	10/22/2024	Raymond Kallio	Closed	misc storage	11/4/2024	20102261000 0	709 6TH AVE W
20240469	10/22/2024	Raymond Kallio	Closed	misc storage	11/4/2024	20100245000 0	317 12TH AVE W
20240441	10/10/2024	Raymond Kallio	Open	misc storage		20101740000 0	321 WILLIS AVE
20240430	10/2/2024	Raymond Kallio	Closed	unregistered vehicle	11/4/2024	20103162000 0	1317 11TH AVE W
20240482	11/4/2024	Raymond Kallio	Closed	misc storage	12/2/2024	20101742000 0	317 WILLIS AVE
20240443	10/14/2024	Raymond Kallio	Closed	Left over tree wood	11/18/2024	20101397000 0	102 7TH AVE E
20240444	10/15/2024	Raymond Kallio	Closed	Boat in front yard	11/1/2024	20103524000 0	308 15TH AVE E
20240464	10/18/2024	Raymond Kallio	Closed	grass and debris		20100166000 0	1215 3RD ST W

20240466	10/22/2024	Raymond Kallio	Closed	No Permit	11/1/2024	201036680000	515 14TH AVE E
20240476	10/31/2024	Raymond Kallio	Closed	car seats in yard	11/15/2024	201034040000	2114 LAKE SHORE DR E
20240477	11/1/2024	Raymond Kallio	Closed	messy rear yard	12/4/2024	201045320000	1100 6TH AVE W
20240478	11/1/2024	Raymond Kallio	Closed	unregistered vehicle in street	11/14/2024	201045640000	1300 MACARTHUR AVE
20240481	11/1/2024	Raymond Kallio	Closed	debris	11/15/2024	201031610000	1323 11TH AVE W
20240200	7/15/2024	Raymond Kallio	Closed	concrete and grass	11/1/2024	201026680000	921 PRENTICE AVE

Total Records: 55

12/12/2024

Permit Detail Report

11/01/2024 - 11/30/2024

Permit #	Permit Date	Building Type	Applicant Name	Applicant Address	City, State, Zip	Description	Project Cost	Square Feet	Issued Date	Type of Work	Work Location	Total Fees	Parcel #	Parcel Address
20240348	11/27/2024	Commercial - Electrical	Collin Blakeman	3100b Ellis Ave	Ashland, WI	Panel Upgrades (adding 200 Amp Panel)	11,314	3,000	12/4/2024	Primary Structure	211 Chapple Ave Ashland, WI 54806	\$100.00	201-00763-0000	211 Chapple Ave
20240347	11/27/2024	Commercial - Electrical	Holiday Gas Station	110 Ellis Ave	Ashland, WI	Remove and replace six (6) gas dispensers. No new pipe or wire being used. Only removing existing dispensers and installing new ones in the same place	5,900	0	11/27/2024	Other	110 Ellis Ave	\$100.00	201013100000	110 ELLIS AVE
20240346	11/25/2024	Residential - Remodel/Repair/Additions (over 5,000)	Kate Bendzick	1626 Elmira Ave	Superior	remove and replace 1 existing patio door in back of house, insulate around frame and trim interior and exterior	8,800	1,000		Primary Structure	3204 Lake Shore Dr E	\$50.00	201008170000	3204 LAKE SHORE DR E
20240345	11/22/2024	Residential - Remodel/Repair/Additions (over 5,000)	Brenda Eder	915 6th Ave W	Ashland, WI	Install 7 powerbraces along the South foundation wall. During the actual construction work phase, the backfill height is verified and that the basement's concrete slab thickness is verified. A final set of as-built drawings should be submitted to our office at the end of the	7,000	0	12/2/2024	Primary Structure	915 6th Ave W	\$50.00	201025990000	915 6TH AVE W

20240344	11/21/2024	Commercial - Fence	Tamarack Health Ashland Medical Center	1615 Maple Lane	Ashland, WI 54806	Install a 128 foot long, 8 foot high interior screening fence for privacy for one of the clinic buildings. Fence will be solid with siding to match adjacent building.	60,000	0	11/22/2024	Other	1615 Maple Lane	\$75.00	201048930000	1615 MAPLE LN
20240343	11/21/2024	Residential - Remodel/Repair/Additions (over 5,000)	Cynthia Y. Wormmood	711 Ellis Avenue	ASHLAND, WI 54806	Installing a metal roof over existing asphalt shingles. Building up the existing flat roof on the breezeway to make it sloped for metal roof application. Removing existing abandoned chimney on roof and cap off inside attic. Contractor/Applicant to provide construction schedule to building inspector when available.	0	0	11/22/2024	Primary Structure	711 Ellis Ave	\$50.00	201023270000	711 ELLIS AVE
20240342	11/20/2024	Residential - Detached Accessory Building	Ezra Smith	1214 MacArthur Ave	ASHLAND, WI 54806	Building a new 20 x 24 garage. Siding will be vinyl to match the house and roofing will be metal to match the house.	18,000	480	11/22/2024	Accessory Structure	1214 MacArthur Ave	\$50.00	201038830000	1214 MACARTHUR AVE

20240341	11/20/2024	Residential - Remodel/Repair/Additions (over 5,000)	Joe Harris		Ashland, WI 54806	Install (2) smartjacks and 10 feet of steel beam in the crawlspace under the kitchen. 118 feet of interior drain tile and 118 feet of Cleanspace wall poly. This permit is contingent upon the following requirement: 1. The sump pit, sump pump and discharge line to the exterior, must be installed by a State of Wisconsin licensed	18,000	0	12/2/2024	Primary Structure	314 7th St W	\$90.00	201022940000	314 7TH ST W
20240340	11/20/2024	Residential - Siding (material cost over 1,000)	Hans & Ljubica Zeis		ASHLAND, WI 54806	Remove existing hardboard siding and install new vinyl siding and aluminum eaves.	16,000	0	11/20/2024	Primary Structure	106 15th Ave E	\$30.00	201014690000	106 15TH AVE E
20240339	11/19/2024	Commercial - Electrical	Danielle Alinea	3100 Ellis Ave	Ashland	Remodel, Electrical and lighting on 2nd floor	15,000	1,100		Primary Structure	2022 Lake Shore Drive E	\$100.00	201034140000	2022 LAKE SHORE DR E
20240338	11/15/2024	Commercial - Miscellaneous Repair of a Commercial Structure	MELINDA WALLACE	65166 MAIN STREET	MARENGO	RESET SETTLING ENTRY CANOPY DUE TO ROTTING POSTS. WORK TO BE COMPLETED ASAP AS PER BUILDING CODE VIOLATION NOTICE FROM JUNE 13, 2024.	15,964	400	11/18/2024	Primary Structure	400 3rd Ave W	\$79.82	201016650000	400 3RD AVE W

20240337	11/13/2024	Commercial - Construction of a new Commercial Structure	Brian Foster	49717 State Hwy 112	Ashland, WI 54806	Build new storage garage/trash enclosure on existing pad. This building permit is contingent upon our office receiving the following requested information: 1. Please provide our office with an updated construction work schedule. 2. All manufactured trusses are to be installed according to the manufacturer'	55,000	480	12/4/2024	Accessory Structure	517 6th St W	\$50.00	201045850000	517 6TH ST W
20240336	11/13/2024	Residential - Detached Accessory Building	Brian Foster	49717 State Hwy 112	Ashland	Work on existing garage on North-east edge of property. Remove & Replace: Siding (vinyl), Roof (asphalt), Windows & Doors. Lift Structure to replace bottom plate as discussed on site	15,000	100	12/5/2024	Accessory Structure	400 11th Ave E	\$50.00	201018390000	400 11TH AVE E
20240335	11/8/2024	Residential - Remodel/Repair/Additions (over 5,000)	Kate Bendzick	1626 Elmira Ave	Superior	Remove and replace 2 existing windows and 1 patio door, insulate around frame and trim interior and exterior. Work location on deck side of house	20,000	2,000	11/13/2024	Primary Structure	1823 Woodbury Ln	\$100.00	201051090200	1823 WOODBURY LN

20240334	11/7/2024	Zoning Approval - Signage	Krist Oil Company	303 Selden Road	Iron River, WI 49935	Addition of a panel on an existing pole sign.	0	0	11/12/2024	Other	521 Lake Shore Drive E	\$50.00	201012540000	521 LAKE SHORE DR E
20240333	11/7/2024	Commercial - Miscellaneous Repair of a Commercial	Michael Gertz	2610 S. Casaloma Dr.	Appleton, WI. 54914	Re-roof the Northern State Bank in Ashland.	54,400	7,593	11/14/2024	Primary Structure	321 MAIN ST W, ASHLAND	\$75.00	201042660000	321 MAIN ST W
20240332	11/4/2024	Residential - Roofing (Material cost over 1,000)	Brittany Rich	510 3rd St E	ASHLAND, WI 54806	Replacing existing asphalt roof with new asphalt.	20,000	0	11/6/2024	Primary Structure	510 3rd St E	\$30.00	201017380000	510 3RD ST E
20240331	11/3/2024	Residential - Remodel/Repair/Additions (over 5,000)	Northsouth LLC	PO Box 665	Eau Claire	HVAC, plumbing, electrical, insulation, trim, sheetrock, cabinets, fixtures, etc. Minor structural reinforcement. Doing some foundation work and reroofing the detached garage with new shingles to match the house. This permit has been approved contingent upon the following: 1. That we	90,000	1,800	11/26/2024	Primary Structure	2102 Main St E	\$450.00	201034460000	2102 MAIN ST E
20240330	11/1/2024	Residential - Detached Accessory Building	Brenda Jones c/o son Brian Munson	523 21st Ave W	Ashland, WI 54806	Constructing a new 24' x 32' detached garage and concrete driveway in rear yard per site plan and application provided. Garage to have vinyl siding. Contractor: Doug Foley Construction, LLC	78,000	0	11/1/2024	Accessory Structure	523 21st Ave W	\$50.00	201047230000	523 21ST AVE W

20240329	11/1/2024	Residential - Roofing (Material cost over 1,000)	John C. Manno	514 16th Ave W	Ashland, WI 54806	Tearing off and replacing shingles on the house. Contractor: Ezra Smith	9,400	0	11/1/2024	Primary Structure	602 11th Ave W	\$30.00	201006770000	602 11TH AVE W
20240328	11/1/2024	Residential - Roofing (Material cost over 1,000)	John C. Manno	1223 11th Ave W	Ashland, WI 54806	Tearing off, resheathing, and replacement of shingles on house. Contractor: Ezra Smith	15,000	0	11/1/2024	Primary Structure	1223 11th Ave W	\$30.00	201031350000	1223 11TH AVE W
												\$1,689.82		

Total Records: 21

12/12/2024