



Take notice that the City of Ashland Common Council will meet at 6:00 PM in the City Hall Council Chambers, 601 Main Street W. Ashland, WI to consider and act upon the following agenda.

To attend virtually, the meeting from your computer, tablet or smartphone:

<https://global.gotomeeting.com/join/500263957>

Or dial in using your phone. United States (Toll Free): 1-877-309-2073 Access Code: 500-263-957

Please contact the Clerk's office if you require accommodations to attend the meeting.

Tuesday, January 14, 2025 Ashland City Council Meeting Agenda

1. CALL TO ORDER

- A. Roll Call, Moment of Silence and Pledge of Allegiance

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

- A. December 10, 2024 City Council and Committee of the Whole Meeting Minutes

4. CITIZEN PARTICIPATION PERIOD

5. MAYOR'S REPORT

- A. Announcements

6. CONSENT AGENDA (Voice)

- A. Allow the Public Works Department to Perform Public Construction without Advertising for Competitive Bids for Demolition of Bayview Pier *(Public Works)*

7. OLD BUSINESS

- A. Accept a Professional Services Proposal from Energenecs, Inc for Supervisory Control and Data Acquisition (SCADA) Upgrades at the Drinking Water Treatment and Wastewater Treatment Plants *(Public Works)* Roll
- B. Approve an Ordinance to Amend Chapter 750 (1770) Property Maintenance, Ashland City Ordinances *(Planning and Development)* Roll

- C. **Approve an Ordinance to Create a Chapter 840 (2025-2008) Short-Term Home Rentals, Ashland City Ordinances** (*Planning and Development*) Roll
- D. **Approve an Ordinance to Amend Chapter 165 Comprehensive Fee Schedule, Ashland City Ordinances** (*Clerk*) Roll
- E. **Approve the City of Ashland Parks Master Plan** (*Parks & Recreation*) Roll

8. NEW BUSINESS

- A. **Consider a Resolution to Combine Wards and Establish the Polling Place for the February 18, 2025 Spring Primary Election and April 1, 2025 Spring Election** (*Clerk*) Roll
- B. **Consider an Ordinance to Amend Chapter 201 (934) General Conduct Ordinance, Ashland City Ordinances** (*Clerk*) Roll
- C. **Consideration of a Resolution to Issue a Conditional Use Permit (CUP) to Allow a Fence in Excess of Six (6) Feet in Height at 1635 Maple Lane, Parcel No. 201-04893-0000, Zoned Public Institutional (PI) with a Gateway Overlay (GTWY-O), Applicant: Tamarack Health** (*Planning*) Roll

9. ADJOURNMENT

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.

Upon reasonable notice, the City of Ashland will accommodate the needs of disabled individuals or individuals with limited English proficiency through auxiliary aids or services. For additional information or to request this service, contact the City Clerk's Office at 715-682-7071 (not a TDD telephone number) or FAX: 715-682-7048

MEETING MINUTES
ASHLAND CITY COUNCIL
Tuesday, December 10, 2024 – 6:00 PM
Ashland City Hall Council Chambers

1. CALL TO ORDER

The Tuesday, December 10, 2024 Ashland City Council meeting was called to order by Mayor Matt Mac Kenzie at 6:00 p.m.

A. **Roll Call, Moment of Silence and Pledge of Allegiance**

Roll call was taken, a Moment of Silence was held, and the Pledge of Allegiance was recited.

PRESENT: Kevin Seefeldt, Sarah Jackson, Ana Tochtermann, Andrew Goyke, James Gregoire, Charlie Ortman, Nancy Sztynior

ALSO PRESENT: Mayor Matthew MacKenzie, City Administrator Brant Kucera, City Clerk Denise Oliphant, City Attorney Max Lindsey, Public Works Director John Butler, Planning Director Steven Wiley, Parks Director Sara Hudson, Library Director Sarah Adams, Fire Chief Stuart Matthias, Finance Director Julie Vaillancourt, Treasurer Jacey Dean, and other interested citizens.

2. APPROVAL OF AGENDA

Mac Kenzie requested to move Item 7G to New Business. A motion by Ortman and seconded by Seefeldt to approve the amended agenda was carried unanimously by voice vote.

3. APPROVAL OF MINUTES

A. **November 12, 2024 City Council Meeting Minutes**

B. **November 7, 2024 Budget Work Session Meeting Minutes**

A motion by Ortman and seconded by Goyke to approve the minutes, carried unanimously by voice vote.

4. CITIZEN PARTICIPATION PERIOD

There were no Citizens who requested to address the Council.

5. MAYOR'S REPORT

A. **Announcements**

Mac Kenzie noted that he attended the Northwest Regional Planning Commission meeting in Hayward last week. Wisconsin Representative Tom Tiffany visited recently with him, Kucera and Wiley to ask about the City's concerns. The Mayor also visited with Ashland County Administrator Dan Grady regarding potential area housing projects. The Holiday Tree Lighting Ceremony was well attended last weekend, and new lights are being put up in the Main Street downtown areas. Wisconsin Governor Tony Evers would be in town on December 12, 2024 to discuss State budget items. In recent news, Mr. Ed Wagner, former City of Ashland Mayor, has passed away. Winter parking went into effect on December 2, 2024. Warnings were posted to vehicles parked on the streets overnight for a week prior to issuing any citations. The deadline for even-numbered Council candidates to submit paperwork is on January 7, 2025 for the April 2025 Election.

6. CONSENT AGENDA

A. Miscellaneous Minutes

Ortman moved, seconded by Goyke to approve the Consent Agenda. The motion passed unanimously by voice vote.

7. OLD BUSINESS

A. Approve an Ordinance Amending Chapter 711 (1252) Ordinance for a POTW and Collection System, Ashland City Ordinances (*Public Works*) Roll

A motion by Seefeldt and seconded by Ortman to approve the ordinance, passed unanimously by roll call vote. **File #2024-2006**

B. Approve to Accept Bid from Huffcutt Concrete, LLC and Award a Contract for a Replacement Bathhouse for the Kreher Park Campground Expansion Project (*Public Works/Parks & Recreation*) Roll

A motion to accept the bid for \$457,485 made by Ortman and seconded by Seefeldt passed unanimously by roll call vote.

C. Approve a Cost Proposal for Design Engineering and Plan Production from Northern Wisconsin Based Engineers, Inc. (NWBE) to Complete Design of the 2025 Chapple Avenue Reconstruction Project (*Public Works*) Roll

A motion to approve the proposal for \$119,860 made by Ortman and seconded by Seefeldt passed unanimously by roll call vote.

D. Approve City of Ashland Public Works Department Staff to Perform Public Construction without Advertising for Competitive Bids as Allowed in Chapter 194.05(d), Ashland City Ordinances (*Public Works*) Roll

A motion to approve made by Ortman and seconded by Seefeldt passed unanimously by roll call vote.

E. Approval to Allow the Fire Department to Allocate Additional Funds for an Ambulance Purchase (*Fire/EMS Department*) Roll

A motion to approve made by Ortman and seconded by Tochtermann passed unanimously by roll call vote.

F. Approve a Wisconsin DNR Urban Forestry Grant Agreement to Continue Implementing the Emerald Ash Borer (EAB) Readiness Plan (*Parks & Recreation*) Roll

A motion by Ortman and seconded by Seefeldt to accept the grant for \$25,000, passed unanimously by roll call vote.

- G. **** Approve a Resolution to Allow to Include BNY, Mellon N.A. as an Approved Public Depository for the City of Ashland (Finance) Roll**

By approval of the Council, this item was moved to New Business

A motion by Jackson and seconded by Ortman to approve the resolution, passed unanimously by roll call vote. **File #17806**

8. NEW BUSINESS

- A. **Presentation and Discussion of the City of Ashland 2023 Financial Audit**

Vanessa Kane of Baker Tilly, offered a presentation and answered questions from Council.

- B. **Consider the 2025 City Council Meeting Calendar (Clerk) Voice**

A motion to approve made by Ortman and seconded by Seefeldt passed unanimously by voice vote.

- C. **Consider an Alcohol Beverage License Application from UMA SHIV Inc. dba Super H Foods at 511 Main Street East, Ashland, Agent Nicki Patel (Clerk) Roll**

A motion to approve made by Ortman and seconded by Seefeldt passed unanimously by roll call vote.

- D. **Consider an Alcohol Beverage License Application from RAM SITA Inc. dba Shell Ashland Gas Station at 810 Lake Shore Drive West, Ashland, and Agent Nicki Patel (Clerk) Roll**

A motion to approved made by Ortman and seconded by Seefeldt passed unanimously by roll call vote.

- E. **Consideration of an Amendment to Professional Services Agreement with Engberg Anderson Architects, Inc., for Architectural Services for the Vaughn Library Building Renovation Phase 2, Third Floor and Foundations (Library) Roll**

A motion to approved made by Jackson and seconded by Ortman passed unanimously by roll call vote.

- F. **Consideration of Entering into a Contract with Northwoods Vac & Cleaning Supplies LLC for Cleaning Services for City of Ashland Facilities (Public Works) Roll**

A motion to approved made by Ortman and seconded by Jackson passed unanimously by roll call vote.

9. CLOSED SESSION

A motion by Ortman and seconded by Seefeldt to enter into Closed Session, and allow Butler and Hudson to remain during discussion of Item 9A, passed unanimously by roll call vote.

- A. **Pursuant to WI Stat. 19.85(1)(g): "Conferring with legal counsel who either orally or in writing will advise governmental body on strategy to be adopted with respect to current or likely litigation." (Bay View Pier) (City Attorney) Roll**



- B. **Pursuant to WI Stat. 19.85(1)(g): "Conferring with legal counsel who either orally or in writing will advise governmental body on strategy to be adopted with respect to current or likely litigation." (*confer with legal counsel regarding computer system security liability*) (Administration)**
- C. **Return to Open Session** (Voice)
Ortman moved, seconded by Seefeldt to return to Open Session. The motion passed unanimously by voice vote.
- D. **Report of Action Taken during Closed Session**
There was no action taken on either item during Closed Session.

A motion by Ortman and seconded by Goyke to accept the agreement proposed in Item 9A, passed unanimously by roll call vote.

10. ADJOURNMENT

A motion to adjourn made by Goyke and seconded by Ortman passed unanimously by voice vote.

Respectfully Submitted,

Denise Oliphant,
City Clerk

MEETING MINUTES
COMMITTEE OF THE WHOLE MEETING
Tuesday, December 10, 2024 – 6:00 PM
Ashland City Hall Council Chambers

1. Roll Call

The Tuesday, December 10, 2024 City of Ashland Committee of the Whole Meeting was called to order by Council President Charlie Ortman at 7:25 p.m.

PRESENT: Kevin Seefeldt, Sarah Jackson, Ana Tochtermann, Andrew Goyke, Jim Gregoire, Charlie Ortman, Nancy Sztynodor.

ALSO PRESENT: Mayor Matt Mac Kenzie, City Administrator Brant Kucera, City Clerk Denise Oliphant, Public Works Director John Butler, Planning Director Steven Wiley, Parks Director Sara Hudson, and other interested citizens.

2. Approval of Agenda

A motion to approve the agenda by Jackson and seconded by Gregoire passed unanimously by voice vote.

3. Council President's Report

Ortman commented there were several outstanding agenda items that he would be reviewing and adding to the agenda accordingly.

4. Administrator's Report

Kucera thanked the finance department for their work during the recent 2023 audit. This report showed very positive results and that the City is exceeding standards.

5. DISCUSSION ITEMS

A. Discussion and Possible Action Regarding City of Ashland Parks Master Plan (*Parks & Recreation*)

Hudson introduced Emily Soderberg of MSA who reviewed the Parks Master Plan took questions and comments from Council.

A motion by Seefeldt and seconded by Sztynodor to advance the item to Council for formal approval, passed unanimously by voice vote.

B. Discussion and Possible Action Regarding Allowing the Public Works Department to Perform Public Construction without Advertising for Competitive Bids (*Public Works*)

Butler introduced the item with Council regarding allowing the Public Works staff to perform the demolition of the Bay View Pier to save costs to the City.

A motion by Seefeldt and seconded by Sztynдор to forward the item to Council for formal approval, passed unanimously by voice vote.

C. **Discussion and Possible Action Regarding a Professional Services Proposal from Energenecs, Inc. for Supervisory Data and Acquisition Control (SCADA) Upgrades at the Drinking Water Treatment and Wastewater Treatment Plants (*Public Works*)**

The item was introduced by Butler who answered questions from Council.

A motion by Goyke and seconded by Gregoire to forward the item to Council for formal approval, passed unanimously by voice vote.

D. **Discussion and Possible Action Regarding Proposed Revisions to Chapter 750 (1770) Property Maintenance, Ashland City Ordinances (*Planning and Development*)**

Wiley introduced the item and answered questions from Council.

A motion by Seefeldt and seconded by Sztynдор to forward the item to Council for formal approval, passed unanimously by voice vote.

E. **Discussion and Possible Action Regarding Proposed Short-Term Rental Ordinance (*Planning and Development*)**

The item was introduced by Wiley who answered questions from Council.

A motion by Seefeldt and seconded by Sztynдор to forward the item to Council for formal approval, passed 6-1 by voice vote; Gregoire opposed.

F. **Discussion and Possible Action Regarding Proposed Amendments to Chapter 165 (1952) Comprehensive Fee Schedule, Ashland City Ordinances (*Planning and Development*)**

Wiley introduced the item and answered questions from Council.

A motion by Seefeldt and seconded by Goyke to forward the item to Council for formal approval, passed unanimously by voice vote.

G. **Discussion and Possible Action to Allow the Ashland Fire Department to Apply for an Assistance to Firefighters Grant (*Fire/EMS Department*)**

Kucera discussed the item in Chief Matthias' absence.

A motion by Tochtermann and seconded by Jackson to submit the application was approved unanimously by voice vote.

6. **Items for Future Discussion**

Ortman requested further discussion with staff regarding the 2023 City of Ashland Audit results. Gregoire suggested for Plan Commission to address "tiny homes" in the future. Goyke asked to allot time for discussion on vagrancy.

7. **Adjournment**

A motion by Goyke and seconded by Sztynдор to adjourn was approved unanimously by voice vote.

Respectfully Submitted,

Denise Oliphant,
City Clerk

Ref: 2025-002

COUNCIL AGENDA: 6.A.
(1/14/2025)

SUBJECT: Allow the Public Works Department to Perform Public Construction without Advertising for Competitive Bids for Demolition of Bayview Pier (*Public Works*)

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: Public Works

CLEARANCES: Committee of the Whole, December 10, 2024

EXHIBITS:

EXPENDITURES REQUIRED: NA

AMOUNT BUDGETED:

APPROPRIATION REQUIRED:

TREASURER'S CERTIFICATE: NA

COMPLIANCE WITH CHAPTER 51: As approved by Committee of the Whole, December 10, 2024.

STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN:

SUMMARY STATEMENT:

The Public Works Director is requesting to utilize City staff to complete demolition activities at the Bay View Pier to provide cost savings to the project. The existing pier was damaged by ice in winter 2022 and repairs to preserve its use, as currently constructed, are not feasible.

Wis Stats 62.15(1) and [Chapter 194.05\(d\)](#) of the Ashland City Ordinances requires Council

approval by three-fourths of all members-elect to allow for this class of public construction (structure demolition) or any part to be done directly by the City without submitting the same for bids.

194.05 Construction Contracts

1. Construction contracts equal to and exceeding \$25,000 (or such other amount as by future statutory amendment sec. 62.15, Wis. Stats., requires advertisement and contracting with the lowest responsible bidder) shall be let according to the requirements contained in state statutes.

2. Construction contracts for projects where the estimated cost is greater than \$5,000 but less than \$25,000 (or such other amount as by future statutory amendment sec. 62.15, Wis. Stats., requires advertisement and contracting with the lowest responsible bidder), must be sought by advertisement or by solicitation, unless the City Administrator or Mayor waive the advertising or solicitation requirement, or a part thereof. If a request for proposals or for bids is not advertised, then proposals or bids shall be sought from at least three contractors. Prior to the letting of any contract under this section, a class 1 notice must be published of the intended construction and contracting, unless the material or labor for the project are donated, or unless the project is for repair and reconstruction due to an emergency. Any contract under this subsection may be authorized by the City Administrator or the Administrator's designee if sufficient funds are budgeted.

3. All construction contracts, of any amount, shall be signed on behalf of the City by the following: (1) either the mayor or city administrator and (2) the city clerk. All construction contracts shall be approved as to form by the city attorney. All construction contracts shall be countersigned by the comptroller showing that sufficient funds are in the treasury to meet the expense thereof or that provision has been made to pay the liability that will accrue thereunder. Any of the following classes of public construction or any part thereof may be done by the City without submitting the same for bids:

- a. Roadway work, including: Storm Water system repair, replacement and reconstruction; sidewalk repair, replacement and reconstruction; curb/gutter repair, replacement and reconstruction; replacement of street lighting; addition and replacement of street signage; street painting; and replacement and conditioning of gravel and paving.
- b. Water utility work, including: Distribution system repair, replacement and reconstruction; treatment plant & storage facilities component repair and replacement.
- c. Wastewater Work, including: Collection system repair, replacement and reconstruction; treatment plant & pumping facilities component repair and replacement.
- d. *Any other class approved by a vote of three-fourths of the members-elect of the City Council.*

Ref: 2025-003

**COUNCIL AGENDA: 7.A.
(1/14/2025)**

SUBJECT: **Accept a Professional Services Proposal from Energenecs, Inc for Supervisory Control and Data Acquisition (SCADA) Upgrades at the Drinking Water Treatment and Wastewater Treatment Plants (*Public Works*) Roll**

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: Public Works

CLEARANCES: Committee of the Whole, December 10, 2024

EXHIBITS:

EXPENDITURES REQUIRED: \$65,000

AMOUNT BUDGETED: -\$0-

APPROPRIATION REQUIRED: \$32,500- Water Utility Pooled Cash
\$32,500- Wastewater Utility Pooled Cash

TREASURER'S CERTIFICATE: The Treasurer's Office has certified on December 19, 2024 that Energenecs is in compliance with the provisions of Ordinance 923.10 Ashland City Ordinances.

COMPLIANCE WITH CHAPTER 51: As approved by Committee of the Whole, December 10, 2024

STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN:

SUMMARY STATEMENT:

At the July 27, 2017 meeting, the Council approved a project, funded by USDA loans, to replace and upgrade the existing Supervisory Control and Data Acquisition (SCADA) system serving much of the wastewater treatment plant (WWTP), water treatment plant (WTP) and sewage lift

stations.

The SCADA system is an electrical and computerized control system used to assist the staff in the operation of the waste water and water systems. A SCADA system is basically an industrial computer system consisting of both hardware and software components. The operators use the SCADA system to control wastewater treatment processes, monitor plant operations, and collect data for reporting using the SCADA system that ties all the various sites around the City together.

At the September 29, 2020 meeting, the Council approved another project, funded by the Wastewater Utility, to replace and upgrade the SCADA system at the 6th Avenue West Lift Station, Pretreatment Building, and Effluent Water System at the WWTP.

Both projects were successfully completed by Energenecs Inc, which specializes in SCADA work. SCADA work is considered a professional service due to the complexity of the associated electrical systems. The City has a long-standing contract for electrical control support from Energenecs, Inc. In addition, modifications to the SCADA system at the City's WTP are proposed as a result of the new intake pipe. Energenecs Inc. is under contract with the City to complete this work.

One aspect of the SCADA system which was not upgraded in previous projects, is hardware and software used for water quality data compilation and reporting at the WWTP and WTP. Staff from the Water/Wastewater Utility and City Information Technology Departments have been unable to successfully restore this functionality following the City's recent cyberattack. As a result, staff are working with Energenecs Inc. to develop a proposal for an upgraded system. The estimated cost of the proposal is \$65,000 and staff is requesting that approval of the proposal be scheduled for the January 14, 2025 Council meeting. The cost would be jointly funded via 50/50 split by the Water and Wastewater Utilities.

The Committee of the Whole approved to forward this item to Council for formal approval, on December 10, 2024. There have been no changes made to the proposal but the Council requested clarification on the cost of Hardware & Software Licenses at \$31,465. Energenecs has clarified that these costs are one time costs pertaining to system setup/install and will not be reoccurring.

Ref: 2025-004

**COUNCIL AGENDA: 7.B.
(1/14/2025)**

**SUBJECT: Approve an Ordinance to Amend Chapter 750 (1770) Property
Maintenance, Ashland City Ordinances (*Planning and Development*) Roll**

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: Planning & Development

CLEARANCES: Committee of the Whole, December 10, 2024

EXHIBITS: 1. Proposed Ordinance No. 2025-2007

**EXPENDITURES
REQUIRED:** NA

AMOUNT BUDGETED:

**APPROPRIATION
REQUIRED:**

**TREASURER'S
CERTIFICATE:** NA

COMPLIANCE WITH CHAPTER 51: As approved by Committee of the Whole, December 10, 2024

STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN:

SUMMARY STATEMENT:

Planning and Development staff have worked with the City Attorney's office on revisions to Property Maintenance Ordinance 750. The revisions proposed are based on staff's experience working with the current ordinance. Revisions proposed include the following:

- Allowing staff to send violation notices via first class mail or electronic mail (email). This reduces the amount of certified mail sent and associated costs incurred by the City.
- Allowing for special charges to recover costs incurred by the City during enforcement or correction of violations. This avoids the City having to go to small claims court and reduces associated attorney and court fees to recover costs incurred in enforcement and clean-up of properties.
- Allowing inspection service fees (as defined in the Comprehensive Fee Schedule) for repeat follow-up inspections necessitated by a property owner's continued non-compliance with the ordinance after a written violation notice is sent. Service fees in tandem with the special charges would allow for the City to recover administrative costs involved with repeated, ongoing enforcement action for a specific property.
- For lawn and snow violations, staff proposes ordinance language stating that one notice per growing or snow season shall be served per property if a violation is found. Failure to correct the violation and/or subsequent violations in the same growing/snow season will result in the City taking action to abate the violation and billing the costs to the property owner as stated in the proposed ordinance change mentioned above. This will reduce the amount of time spent serving notices to property owners and bringing properties into compliance, because it will clarify that staff does not need to start the enforcement process over each time there is a repeat violation at a given property during a single growing or snow season.

The Committee of the Whole approved to forward this item for formal approval, on December 10, 2024. No changes to the proposed ordinance have been made.

Sequential Ordinance No. 2025-2007

ORDINANCE TO AMEND CHAPTER 750 (1770) PROPERTY MAINTENANCE, ASHLAND CITY ORDINANCES

An ordinance adopted by the Common Council for the City of Ashland at a regular meeting of January 14, 2025, for the purpose of amending Chapter 750 (1770) Property Maintenance, Ashland City Ordinances as follows:

SECTION I

Section A. Administration.

10. Penalties for violation of this ordinance and failure to maintain property, b. Responsible person's liability to City for costs of correction of violation *shall be amended to read as follows:*

b. Responsible person's liability to City for costs of correction of violation.

1) **Notification of failure to maintain property.** An authorized agent of the City shall serve written correction orders upon the owner, the owner's agent, or other responsible person, by first class mail or by delivering the order to him or her personally. If the notice relates to a building that is not owner-occupied, the notice shall be provided to the owner by first class mail or electronic mail. If the owner of the property provides an electronic mail address to the City, then the notice shall be provided using that electronic mail address. In the event that the owner, his or her agent, or other responsible person cannot be found, an authorized agent of the City shall do one or more of the following:

- a) Deliver and describe the written correction order to a person of suitable age and discretion at the owner's or owner's agent's regular place of abode; and/or
- b) Post the written correction in a conspicuous place on the structure or property affected by the order.

2) **Collection of costs incurred by the City.** If any owner, owner's agent, or other responsible person fails to comply with this Ordinance; and after written notice given by an authorized agent of the City as described in the foregoing subsection, has not complied with the correction orders within the time specified in the written notice, the City may cause such maintenance to be performed. (Pursuant to Wis. Stat. §66.0628(2m), notice is not required for a fee or charge related to the clearing of snow or ice from a sidewalk or to an ordinance violation that creates an immediate danger to public health, safety or welfare.) The Finance Director or other authorized agent shall certify to the County Treasurer of Ashland County, a statement of the cost incurred by the City to correct the deficiencies. Costs will include all expenses incurred associated with bringing the property into compliance with this Ordinance, including but not limited to administrative and clerical costs, notification and publication fees, equipment charges, tipping fees, contractor fees, and other related expenses. The cost thereof shall be a lien upon such real estate and shall be a personal liability of the owner of said real estate, collectable as any other money judgment. Such amount, together with interest, shall be entered as a special charge against such lot or parcel of land and may be collected in the same manner as real estate taxes.

3) Inspection Service Fees

- a) The property owner shall be assessed a separate inspection service fee for violations of this Ordinance as verified by the City after an inspection. This inspection service fee shall be in addition to any other fees or special charges authorized by the Municipal Code. Inspection service fees may be placed as a special charge against the property as allowed by statute without further notice if they remain unpaid thirty days after an invoice is mailed to the owner's last known address.
- b) The fees referred to in this section and other sections of this Ordinance shall be established by the governing body and may from time to time be modified by Ordinance. A schedule of the fees established by the governing body shall be available for review in the administering authority office, City Hall, 601 Main Street West, Ashland, Wisconsin.
- c) **Enforcement of other ordinances and codes.** The provisions in this Ordinance are intended to be coordinated with the enforcement of other City ordinances and codes including the adopted building codes.

SECTION II

Section B. Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property.

3. Vegetation and landscaping, i. shall be added to read as follows:

- i. For violations of this subsection, the notice described in subsection 750(A)(10)(b)1 above, shall be served once per growing season for a property. Subsequent violations in the same growing season will result in the City taking action to abate the violation and billing the costs to the property owner as described in subsection 750(A)(10)(b)2 above.

And,

18. Rubbish in Public Rights-of-Way, shall be amended to read as follows:

18. Rubbish in Public Rights-of-Way. To protect the City's storm water system, pedestrian safety and vehicular traffic in public rights-of-way, dirt, mud, rocks and/or rubbish of any kind may not be dropped, deposited, or directed towards the public rights-of-way. Dirt, mud, rocks, and/or other rubbish unintentionally directed towards the public rights-of-way shall be removed and properly disposed of.

And,

20. Snow removal and storage shall be amended to read as follows:

20. Snow removal and storage. Snow shall not be thrown, plowed, or moved onto adjacent properties without the written consent of the adjacent property owner. Snow shall not be piled or stored in a manner that creates runoff or drainage problems for adjacent properties, nor shall it be stored in a manner that creates safety hazards for motorists or pedestrians. In no case shall snow be pushed onto public rights-of-way. For violations of this subsection, the notice described in subsection 750(A)(10)(b)1 above, shall be served once per snow season for a property. Subsequent violations in the same snow season will result in the City taking action to abate the violation and billing the costs to the property owner as described in subsection 750(A)(10)(b)2 above.

SECTION III

Effective Date of Ordinance: This ordinance shall take effect upon passage and publication.

PASSED: January 14, 2025
PUBLISHED: January 23, 2025

Councilperson

ATTEST:

Denise Oliphant, City Clerk

Matthew Mac Kenzie, Mayor

APPROVED AS TO FORM:

Katie Posewitz, City Attorney

Ref: 2025-005

**COUNCIL AGENDA: 7.C.
(1/14/2025)**

SUBJECT: Approve an Ordinance to Create a Chapter 840 (2025-2008) Short-Term Home Rentals, Ashland City Ordinances (*Planning and Development*) Roll

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: Planning & Development

CLEARANCES: Committee of the Whole, December 10, 2024
City Attorney

EXHIBITS: 1. Proposed Ordinance No. 2025-2008

EXPENDITURES REQUIRED: NA

AMOUNT BUDGETED:

APPROPRIATION REQUIRED:

TREASURER'S CERTIFICATE: NA

COMPLIANCE WITH CHAPTER 51: As approved by Committee of the Whole, December 10, 2024

STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN:

SUMMARY STATEMENT:

The Wisconsin Statutes define a short-term rental as a residential dwelling that is offered for rent for a fee and for fewer than 30 consecutive days. Over the past several years many Wisconsin communities have implemented short-term rental ordinances which require licensing of short-term rental properties according to a set of standards defined in the short-term rental ordinances. The intent of these ordinances is to allow property owners to rent out their properties as short-

term rentals while ensuring that life-safety measures required by building, fire, and health codes are in place. Additionally, the ordinances seek to minimize potential detrimental impacts on the neighborhoods by requiring parking accommodations, determining the responsibilities of owners, operators, and property managers, and establishing the maximum number of transient guests that can stay at a given property.

Planning & Development staff have worked with the Fire Department and City Attorney's office on a draft short-term rental ordinance for the City of Ashland. This ordinance would regulate all properties whose owners operate or seek to operate them as short-term rentals as defined by state statutes. The ordinance would require a license to operate a property as a short-term rental within the City.

The ordinance includes the following sections:

1. Purpose
2. Definitions
3. License Required
4. Performance Standards for Short-Term Rentals
5. License application and Procedure
6. Application fee
7. Sales taxes and room tax
8. Appeal of licensing decisions; license revocation; appeal procedure; judicial review
9. Violations and penalties
10. Separability and Conflict

Property owners would submit an application to the City's Planning and Development Department along with a fee and additional application materials. The application materials would include:

- Property owner, resident agent, and property manager information if applicable
- State lodging license number (if applicable)
- Proof of sufficient and suitable property insurance/commercial liability insurance
- Information on web-based booking services for the property
- Site plan showing all structures, parking, and recreational areas
- Floor plan of the home
- Fire Inspection Self Certification form and Fire Department Inspection findings
- Ashland County Tourist Rooming House License or Bed and Breakfast License
- State of Wisconsin State Lodging Establishment Inspection Form
- Wisconsin Department of Revenue Sellers Permit
- Owner/licensee certification that the property is compliant with the ordinance

Each short-term rental license would run during a calendar year (January 1st through December

31st) and require renewal each year. Prior to licensing, the property must have an inspection completed and approved by the Ashland Fire Department. If the property fails the fire inspection the owner(s) would need to correct any deficiencies and request a re-inspection by the fire department.

Owners of short-term rentals would be required to pay room tax and state sales tax. Short-term rentals would be required to operate according to the performance standards for short-term rentals. The rules of operation and minimum requirements are defined in the Performance Standards section of the ordinance. Staff has proposed Fire Department Re-Inspection fees and Short-Term Rental Fees for the City's Fee Schedule. The proposed fees would cover the costs associated with administering the short-term rental ordinance.

The Committee of the Whole approved 6-1 to forward this item to Council for formal approval, on December 10, 2024.

Sequential Ordinance No. 2025-2008

ORDINANCE TO CREATE CHAPTER 840 (2025-2008) SHORT-TERM HOME RENTALS, ASHLAND CITY ORDINANCES

An ordinance adopted by the Common Council for the City of Ashland at a regular meeting of January 14, 2025, for the purpose of creating Chapter 840 (2025-2008) Short-Term Home Rentals, Ashland City Ordinances as follows:

SECTION I

Chapter 840 (2025-2008) Short-Term Home Rentals *shall be created to read as follows:*

Chapter 840 (2025-2008) Short-Term Home Rentals

840.01 Purpose

- (a) The purpose of this section is to allow the operation of short-term rentals within the city while mitigating impacts upon surrounding neighborhoods. The City seeks to ensure that the quality of shortterm rentals operating within the City is adequate for protecting the general public health, safety, and welfare, including establishing minimum standards of space for human occupancy and for an adequate level of maintenance; determining the responsibilities of owners, operators, and property managers offering these properties for tourists or transient occupants, to protect the character and stability of all areas, especially residential areas, within the City of Ashland; to provide minimum standards necessary for the health and safety of persons occupying or using buildings, structures, or premises; and provisions for the administration and enforcement thereof.
- (b) These provisions establish the framework for City review of applications for short-term home rental operations, and the standards which apply to the operation of these businesses.

840.02 Definitions

For the purpose of administering and enforcing this Section, the terms or words used herein shall be interpreted as follows:

Words used in the present tense include the future.
Words in the singular number include the plural number.
Words in the plural number include the singular number.

As used in this chapter, the following terms shall have the meanings indicated unless specifically modified:

- (a) CORPORATE ENTITY. A corporation, partnership, limited liability company, or sole proprietorship licensed to conduct business in this state.
- (b) DWELLING UNIT. One (1) or more rooms with provisions for living, cooking, sanitary, and sleeping facilities and a bathroom arranged for exclusive use by one (1) person or one (1) family. Dwelling Units include residential, tourist rooming house, seasonal employee housing and dormitory units.

- (c) GUEST BEDROOM. A room occupied exclusively for sleeping purposes by a transient guest. A bedroom shall contain at least 80 square feet of floor space for one occupant and shall contain at least 120 square feet of floor space for two occupants. A bedroom shall contain a maximum of two occupants, regardless of size. Bedrooms shall have a minimum of seven feet of ceiling height over 50% of the floor area of the bedroom. There shall be a minimum of two code-compliant means of egress; one shall be a window, as long as the window meets the Wisconsin Uniform Dwelling Code[1] requirements for egress, natural light, and ventilation. A bedroom shall not be located in an RV, camper, tent or similar temporary lodging arrangements.
- (d) LICENSE. The Short-Term Rental License issued under section 840.05.
- (e) OWNER. The owner of a short-term rental.
- (f) PARKING MITIGATION PLAN. A plan that is comprised of existing parking conditions and proposed parking conditions within 300 feet of a proposed short-term home rental.
- (g) PERSON. Shall include a corporation, firm, partnership, association, organization, and any other group acting as a unit as well as individuals, including a personal representative, receiver, or other representative appointed according to law. Whenever the word person is used in any section of this Article prescribing a penalty or fine, as to partnerships or associations, the word shall include the partners or members thereof, and as to corporations, shall include the officers, agents, or members thereof who are responsible for any violation of such section.
- (h) DEPARTMENT OF PLANNING AND DEVELOPMENT. The City Department of Planning and Development of the City of Ashland or designee.
- (i) PRIMARY RESIDENCE. The dwelling unit within which a person lives for six months plus a day during a calendar year. A person shall only have one primary residence.
- (j) PRIMARY RESIDENT. A person living on a property where the property is the person's primary residence.
- (k) PROPERTY MANAGER. The person identified as being the person responsible for the short-term home rental, to respond to complaints, or be available to address the needs of transient guests in the absence of the property owner.
- (l) RESIDENT AGENT. Any person appointed by the owner of a short-term rental to act as agent on behalf of the owner.
- (m) SHORT-TERM RENTAL. A residential dwelling unit that is offered for rent for a fee and for fewer than 30 consecutive days as defined in Wisconsin Stats. § 66.0615(1)(dk). This includes short-term home rental of any accessory dwelling units as defined in City of Ashland Unified Development Ordinance Chapter 781 (1764) Part 12, the second unit of an owner-occupied duplex, mother-in-law apartments, and bed-and-breakfast establishments.
- (n) STATE. The State of Wisconsin Department of Health, or its designee.
- (o) TRANSIENT GUEST. A person who travels to a location away from his or her permanent address for a short period of time for vacation, pleasure, recreation, culture, business, or employment and rents a short-term home rental.

840.03 License Required.

- (a) No person may maintain, manage, or operate a short-term rental more than 10 nights each year without a short-term rental license granted by the City. Every short-term rental shall be operated by a Property Owner, Property Manager, or a Resident Agent.
- (b) Each short-term rental is required to have the following licenses and permits:
 - (1) An Ashland County Tourist Rooming House License or Ashland County Bed and Breakfast License;
 - (2) A Seller's Permit, if required by the Wisconsin Department of Revenue;
 - (3) An Accommodations/Room Tax Permit; and
 - (4) A permit or license issued pursuant to the provisions of this Section.

840.04 Performance Standards for Short-Term Rentals.

Each short-term rental shall comply with this Section's requirements or any other applicable City ordinance. Each short-term rental shall comply with the following minimum requirements. The property owner must certify on the application form that all applicable items found in this chapter are satisfied, including:

- (a) The total number of days within any consecutive 365-day period that the dwelling may be rented shall not exceed 180 days.
- (b) No vehicular traffic shall be generated that is greater than normally expected in the residential neighborhood.
- (c) There shall not be excessive noise, fumes, glare, vibrations generated during the use.
- (d) Name plates or other signage shall not exceed Unified Development Ordinance/zoning code allowances for Building Management Identification Sign. No other signage advertising the short-term rental is permitted on site. Off-site advertising in media channels relating to the availability of the rental may take place only after all City, County, and State permits and licenses have been obtained.
- (e) The number of occupants in any unit shall not exceed the limits set forth in the State of Wisconsin Uniform Dwelling Code and other applicable County and City housing regulations based upon the number of bedrooms in each unit. The maximum number of transient guests shall be limited to two (2) transient guests per legal guest bedroom, plus one (1) additional transient guest. Maximum occupancy load shall not be exceeded at any time the home is used as a short-term home rental.
- (f) Proximity of assistance to short-term home rentals. The property owner or property manager must be within 30 miles of the short-term home rental property at any time the property is being used by transient guests.
- (g) Contact information. The Planning and Development Department must be notified within 10 days of a change in property owner's or property manager's contact information.
- (h) Parking. In residential zoning districts, all guest parking must be accommodated on concrete or asphalt surface on the short-term home rental property. No on-street parking is allowed for transient guests. At a minimum, parking shall be provided at the following rate:

- (1) Number of guests.

- a. One to two guest bedroom unit: one space.
 - b. Three plus guest bedroom unit: number of parking spaces equal to the number of guest bedrooms.
- (2) In Commercial Zoning Districts, transient guest parking must either be accommodated on the property of the short-term home rental dwelling unit or a parking mitigation plan must be approved by City staff. Owners of short-term rental properties in the City Center District that do not abut USH 2 shall demonstrate that adequate onsite or off-site parking exists within two hundred (200) feet of the subject property.
- (i) Exterior appearance and signage. There shall be no change in the exterior appearance of the home or premises, or other visible evidence of the conduct of a short-term home rental, except:
 - (1) Additional on-site City-code-compliant parking may be added upon obtaining proper approvals and permits to accommodate transient guests.
 - (2) One sign, up to one and one-half square feet in area, meeting the standards of the Building Management Identification Sign type, posted on the building identifying the short-term home rental.
- (j) Refuse. All waste shall be kept in approved watertight receptacles or containers with closed tops and shall be stored out of view as much as possible.
- (k) Noise. There shall be no amplified outdoor sound after 10:00 pm or before 8:00 am.
- (l) Health and safety. Short-term home rentals shall be equipped with the following:
 - (1) Functional smoke detector and carbon monoxide detectors in accordance with the requirements of Chapter SPS 362 of the Wisconsin Administrative Code on each floor level and sleeping area.
 - (2) Fire extinguishers shall be placed in the kitchen area, furnace area, and hallways adjoining bedrooms.
 - (3) Inside each bedroom door shall exhibit an evacuation plan, with a diagram of escape routes and emergency telephone numbers.
 - (4) A safe, unobstructed means of egress leading to safe, open space at ground level.
 - (5) Not less than one (1) bathroom for every six (6) occupants.
 - (6) Not less than one hundred fifty (150) square feet of floor space for the first occupant thereof and at least an additional one hundred (100) square feet of floor space for every additional occupant thereof; the floor space shall be calculated on the basis of total habitable room area. Floor space is determined using interior measurements of each room. Floor space does not include kitchens, bathrooms, closets, garages, or rooms not meeting Uniform Dwelling Code requirements for occupancy. The maximum occupancy for any premises without a separate enclosed bedroom is two (2) people;
- (m) Properties operating as short-term rentals shall not have an accessible wood burning fireplace unless the property owner provides a certificate from a certified HVAC/Fireplace Installer or technician, dated not more than thirty (30) days prior to submission, certifying that the fireplace and chimney have been inspected and are in compliance with National Fire Prevention Association Fire Code Chapter 211 Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances.
- (n) Properties operating as short-term rentals shall not have a hibachi, gas-fired grill, charcoal grill, or other similar devices used for cooking, heating, or any other purpose on any balcony, deck, or under any overhanging structure or within ten (10) feet of any structure;

- (o) No recreational vehicles (RVs), camper, tent, or other temporary lodging arrangement shall be permitted on site as a means of providing additional accommodations for paying guests or other invitees.
- (p) Guest disclosure posting. Each short-term home rental shall have posted inside within two feet of the main entrance, in writing, the following rules and regulations and must submit a copy of the disclosure to the City with the license application and renewal applications.
 - (1) The name, phone number and address of the property owner or property manager.
 - (2) The maximum number of transient guests allowed at the property.
 - (3) The maximum number of vehicles allowed at the property and where they are to be parked.
 - (4) Property rules related to use of outdoor recreation areas, such as decks, patios, grills, recreational fires, pools and other recreational facilities.
 - (5) City nuisance ordinances will be enforced by the Ashland Police Department, including reduced noise levels between 10:00 p.m. and 8:00 a.m.
- (q) Any outdoor event held at the short-term rental shall last no longer than one day occurring between the hours of 8:00 am and 10:00 pm. Any activities shall be in compliance with other noise regulations of the City.
- (r) All rentals of the short-term rental shall be subject to payment of the City of Ashland room tax at the current applicable rate. License/Permit holders are responsible for complying with the City's Room Tax and License/Permit Regulations.
- (s) Compliance with all state, county, and local regulations is required.
- (t) A short-term rental license will not be issued until the following contingencies have been met:
 - (1) County health department inspection completed and license issued.
- (u) Short-term rental licenses are issued for a one-year period and must be renewed annually subject to City approval or denial.
- (v) Inspections. Prior to operating, all short-term home rentals shall require an initial self-inspection to be completed by the property owner or resident agent on a form prescribed by the Ashland Fire Department. The property owner or resident agent shall submit the completed self-certification form to the Ashland Fire Department. The Ashland Fire Department shall conduct an initial inspection after receipt of the completed self-certification form. The owner shall submit both the self-certification form and Ashland Fire Department inspection findings to the Planning and Development Department as part of the application process and subsequent license renewal processes. If the Ashland Fire Department finds a violation or violations that the owner or agent cannot correct immediately, the Ashland Fire Department shall issue a failing inspection finding. If a property fails the required inspection, the owner shall correct any violations and schedule a new

inspection at a later date. No property shall operate as a short-term rental if it has not received the proper approvals and passed the required inspections. The Fire Department may charge for follow-up inspections as determined in the City's Comprehensive Fee Schedule. If the Ashland Fire Department's findings are consistent with the owner or resident agent's self-inspection, the owner or resident agent shall conduct a self-inspection for the second year of licensure and submit a completed self-inspection form to the Planning and Development Department as part of the application renewal materials in the second year. For properties where the Ashland Fire Department's inspection findings are consistent with the self-inspection results the owner or resident agent may self-inspect on even numbered years (years 2, 4, 6, and so on) where the owner or resident agent has legally operated the short-term rental under his/her name. A completed self-inspection form shall be required as part of the applicant's renewal materials for an annual short-term rental renewal. On odd-numbered years (years 1, 3, 5, and so on) the process shall require a completed self-inspection form followed by an inspection by the Ashland Fire Department and submission of the completed self-inspection form and Fire Department findings. If at any point ownership changes or the owner or resident agent's self-inspection findings are not consistent with the Ashland Fire Department's findings both a completed self-inspection and Ashland Fire Department inspection shall be required for the following year. Upon prior notice to the property owner or property manager, as applicable, City departments, including Police, Fire, and Building Inspections, have permission to inspect the premises to investigate any complaints or possible violations.

- (w) Certification of compliance. As a condition of issuance of a license under this Section, the Owner/Resident Agent shall certify that property is in compliance with the terms and conditions of the license and this Section.

840.05 License Application and Procedure.

- (a) Short-Term Rental License. The Planning and Development Department shall issue a short-term rental license to all applicants following the approval of an application and the filing of all documents and records required under this Section. Applications must be filed by the property owner or on the owner's behalf by the Resident Agent or property manager. Any property owner desiring to operate a short-term home rental must apply to the Planning and Development Department for a short-term home rental license. A license must be approved prior to operating within the City. No License shall be issued unless the completed application form is accompanied by payment of the required fee as defined in the City's Comprehensive Fee Schedule. The license application must be submitted on the form prescribed by the Planning and Development Department and must include all the information requested on the application form, including:
- (1) Identify the Property Owner;
 - (2) Identify the Resident Agent with contact information;
 - (3) Identify the Property Manager (if applicable);
 - (4) The license term;
 - (5) State lodging license number, if any;
 - (6) Contact information for the City;
 - (7) Proof of sufficient and suitable property insurance identifying that the property is protected and the short-term rental business has commercial liability insurance.
 - (8) The license application must supply information on any web-based booking service(s) used for the license property

- (9) A site plan, drawn to scale, showing parking and driveways, all structures and outdoor recreational areas that guests will be allowed to use, including, but not limited to, deck/patio, barbeque grill, recreational fire, smoking area, or pool.
 - (10) A floor plan, drawn to scale, of the home identifying which rooms will be used as transient guest bedrooms.
 - (11) The property owner shall request a time to have their property inspected before the application can be considered complete
 - (12) Ashland County License for a Tourist Rooming House License or Bed and Breakfast License issued under Wis. Stat. Sec. 254.64.
 - (13) A copy of the Self-Inspection findings completed and filled out by the property owner or resident agent on a form to be prescribed by the Ashland Fire Department.
 - (14) A copy of the completed Fire Department Inspection findings (when required) completed and filled out by the Ashland Fire Department.
 - (15) A copy of a completed State Lodging Establishment Inspection form dated within one (1) year of the date of issuance or renewal.
 - (16) A Seller's Permit, if required by the Wisconsin Department of Revenue.
 - (17) Certification from the owner or licensee that the property meets the requirements of this Section.
 - (18) Incomplete applications will not be accepted.
- (b) The resident agent and/or property manager must be authorized to allow City employees, officers, and their designees, to enter the owner's property for the purposes of inspection and enforcement of this Article and the Municipal Code.
- (c) Terms and Filing date. Each permit and license shall run during a calendar year. Licenses are nontransferable and shall automatically expire upon change of ownership of the property. A license constitutes a limited license granted to the applicant by the City and in no way creates a vested zoning right or property right to operate a short-term home rental. Licenses are valid for a period of one year. A renewal license must be applied for 90 days prior to expiration every calendar year. The filing fee shall be paid upon filing of the application. The Planning and Development Department may conditionally accept late applications, subject to payment of the late filing fee. Any application which does not include all of the information and documentation shall not be considered as complete.
- (d) Application Review Procedure. When satisfied that the application is complete, the Planning and Development Department shall forward initial applications for permits and licenses to the appropriate City Departments for review. If the Planning and Development Department in consultation with City staff determines that the application meets the requirements of this Section, they may approve the application. If the Planning and Development Department in consultation with City staff determines that the application does not meet the requirements of this Section, they may deny the application.
- (e) Resident Agent. All short-term rentals are required to appoint a Resident Agent for the receipt of service of notice in violation of this Section's provisions and for service of process pursuant to this Section. Such a designation shall be made by the owner and shall accompany each application form. Said applicant shall immediately notify the Planning and Development Department of any change in residence or information regarding the Resident Agent.

To qualify as a Resident Agent the person must meet the following requirements:

- (1) The applicant is authorized by the owner to accept service of process for all City communications, citations, and orders.

- (2) Each Resident Agent shall be authorized by the property owner to act as the agent for the owner for the receipt of service of notice of violation of this Section's provisions and for service of process pursuant to this Section and shall be authorized by the owner to allow City employees, officers, and their designees, to enter the owner's property for purposes of inspection and enforcement of this Section and/or the City Municipal Code.
- (f) Renewal. Each application for a renewal of a permit or license shall include updated information for the documentation on file with the Planning and Development Department and payment of the applicable fee. The Planning and Development Department shall verify that the information provided on the renewal application is complete and in accordance with the requirements of this Section. The Planning and Development Department shall request reports from the City of Ashland Police regarding any complaints received, calls for service or actions taken regarding the short-term rental properties.
- (1) The Planning and Development Department shall issue renewal licenses within thirty (30) days of the filing of the application unless the information provided is incomplete or otherwise not in compliance with the requirements of this Section and/or the reports from the Police Department and the Zoning Administrator indicate that there are complaints or actions involving the property.
 - (2) The property owner or resident agent shall submit a copy of the completed self-inspection form and completed Fire Department Inspection findings when required for each renewal.
 - (3) If the Planning and Development Department finds that the license or permit should not be renewed, the Planning and Development Department shall deny the renewal.
 - (4) No permit or license shall be renewed if the applicant or property has outstanding fees, taxes, or forfeitures owed to the City, or is under an order issued by the Building Inspector, or his or her designee, to bring the premises into compliance with City ordinances, unless arrangements for payment have been approved by the Planning and Development Department.

840.06 Application Fee. The license application form must be accompanied by payment in full of the required license application fee for short-term home rental. Fees for licenses required by this Section are due and payable before issuance of a new license and renewal license annually before January 1st of each year. All fees for these services will be listed on the City's Comprehensive Fee Schedule and will be established by resolution.

840.07 Sales Taxes and Room Tax.

- (a) Accommodation Tax. In addition to state sales tax, the property owner is required to pay the City accommodations tax.
- (1) The property owner is required to pay the City room tax quarterly. If no rentals are made during a quarter, a report must nonetheless be submitted to the City stating that no rentals were made or room tax collected during that quarter.
 - (2) When a booking service or internet marketplace is used to coordinate rental of lodging facilities, the company providing the service shall be responsible to collect and pay the City room tax quarterly. If no rentals are made during a quarter, a report must nonetheless be submitted to the City stating that no rentals were made or room tax collected during that quarter.

- (3) Each short-term rental shall comply with the accommodations tax reporting requirements of the City Municipal Code Section 154.06.
- (4) All tax returns and supporting documentation filed with the Planning and Development Department are confidential and subject to the protections provided under City Municipal Code 154.18 and Wis. Stat. Sec. 66.0615 (3) and Wis. Stat. Sec. 77.6(1)
- (b) Display of Permits. Each license or permit including the Short-term Rental License and Accommodations Tax Permit shall be displayed on the inside of the main entrance door of each short-term rental.

840.08 Appeal of Licensing Decisions; License Revocation; Appeal Procedure; Judicial Review.

- (a) License Decision. The Planning and Development Department's decision to deny an initial short-term rental license or to deny renewal of a short-term rental license shall be in writing and shall specify the reason(s) for such denial. Prior to the time for the renewal of the license, the Planning and Development Director or Designee shall notify the licensee, in writing, of the City's intention not to renew the license and notify the licensee of his or her right to an appeal hearing as provided in subsection 840.08(b).
- (b) Appeals. The denial of any license or permit application or renewal under this Section may be appealed by filing a written appeal request with the Planning and Development Department within ten (10) business days after the date of mailing of the written notice of the of the City's decision denying such license or renewal license. The appeal shall be heard by the Zoning Board of Appeals. The Zoning Board of Appeals shall conduct a due process hearing within 30 business days of the Planning and Development Department's receipt of the written appeal. The Planning and Development Director or Designee shall provide a minimum of 10 calendar days' notice to the appellant of the date, time, and location of the hearing. At the hearing, the appellant may produce and cross-examine witnesses, present relevant evidence, and be represented by counsel of the appellant's/licensee's choosing and at the appellant's/licensee's expense. If the Zoning Board of Appeals finds the reason(s) for the Planning and Development Director's or Designee's decision to be sufficient, the decision shall be affirmed. If the Zoning Board of Appeals finds the reason(s) for the Planning and Development Director's or Designee's decision to be insufficient, the decision shall be reversed, and the license shall be granted and issued. If the appellant does not appear at the hearing and the Zoning Board of Appeals finds the reason(s) for the Planning and Development Director's or Designee's decision to be sufficient, the decision shall be affirmed. The Zoning Board of Appeals' written decision on the appeal must specify the reason(s) for its determination. The Planning and Development Director or Designee shall give written notice of the Zoning Board of Appeals' decision to the applicant or licensee.
- (b) License Revocation. A license may be revoked by the City during the term of a license year for one or more of the following reasons:
 - (1) Licensee's failure to pay any and all delinquent fees, taxes, special charges, forfeitures or other debt licensee owes to the City.
 - (2) Licensee's failure to comply with the City of Ashland Accommodations Tax and Permit Ordinance;
 - (3) Three (3) or more calls for police service, building inspections, property maintenance, or the health department for nuisance activities or other law violations in a twelve (12) month period as defined in Secs. 201-220, 221-260, and 750;

- (4) Failure to obtain all necessary county and state permits and licenses within twelve (12) months of obtaining the City license;
 - (5) Licensee's failure to maintain all required local, county, and state licensing requirements;
 - (6) Failure to use the property as a short-term rental within twelve (12) months of obtaining the City license;
 - (7) Any violation of local, county, or state laws or regulations which, based upon their number, frequency, and/or severity, and their relation to the short-term home rental property, its owner(s), tenant(s), occupant(s), or visitor(s), substantially harm or adversely impact the uses and nature of the surrounding neighborhood.
- (d) Complaint. Any resident of or owner of property within the City may file a sworn written complaint with the Planning and Development Department or City Clerk's office alleging one or more of the reasons set forth in subsection 840.08(c) as grounds for revocation of a short-term home rental license issued under this chapter. Upon the filing of the complaint, the Planning and Development Department shall notify the licensee of the complaint by certified mail, return receipt requested, and provide the licensee with a copy of the complaint. The notice shall direct the licensee to appear before the Zoning Board of Appeals on a day, time and place included in the notice, not less than 10 days and not more than 30 days from the date of the notice, and show cause why his or her license should not be revoked. The hearing shall be conducted as provided in subsection 840.08(b). If a license is revoked, the Planning and Development Director or Designee shall give notice of revocation to the licensee by certified mail, return receipt requested. No part of the fee paid for any license so revoked may be refunded.
- (e) Judicial Review. The action of the Zoning Board of Appeals in granting or renewing, refusing to grant or renew, or revoking a license under this chapter may commence an action in Ashland County Circuit Court seeking the remedy available by certiorari. Such an action seeking certiorari review by the Ashland County Circuit Court shall be filed within 30 days of the date of mailing by the Planning and Development Director or Designee of the notice of the Zoning Board of Appeals' action granting or renewing, refusing to grant or renew, or revoking a license. The procedure for certiorari review shall be the same as in civil actions commenced in the circuit court pursuant to Wisconsin Statutes regarding certiorari review.

840.09 Violations and Penalties.

- (a) Any person who shall violate any provision of this Section shall be subject, upon conviction thereof, to a forfeiture of not less than \$250 nor more than \$2,000 for each offense, together with the costs of prosecution, and in default of payment thereof, by imprisonment in the County Jail for a period not to exceed sixty (60) days. Each violation and each day a violation occurs or continues to exist shall constitute a separate offense.

840.10 Separability and Conflict. If any section, subsection, paragraph, sub-paragraph, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION II

Effective Date of Ordinance: This ordinance shall take effect upon passage and publication.

PASSED: January 14, 2025

PUBLISHED: January 23, 2025

Councilperson

ATTEST:

Denise Oliphant, City Clerk

Matthew Mac Kenzie, Mayor

APPROVED AS TO FORM:

Katie Posewitz, City Attorney

Ref: 2025-006

COUNCIL AGENDA: 7.D.
(1/14/2025)

SUBJECT: Approve an Ordinance to Amend Chapter 165 Comprehensive Fee Schedule, Ashland City Ordinances (*Clerk*) Roll

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: City Clerk

CLEARANCES: Approved by Committee of the Whole, December 10, 2024

EXHIBITS:

1. Proposed Ordinance No. 2025-2009
2. Attachment to Proposed Ordinance: Comprehensive Fee Schedule Changes - Marked/Changes in Red

EXPENDITURES REQUIRED: NA

AMOUNT BUDGETED:

APPROPRIATION REQUIRED:

TREASURER'S CERTIFICATE: NA

COMPLIANCE WITH CHAPTER 51: As approved by Committee of the Whole, December 10, 2024

STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN:

SUMMARY STATEMENT:

The Planning and Development Department is proposing changes to the City's Fee Schedule. City staff anticipate the need to do fire inspections of short-term rental properties to be licensed under the City's proposed Short-Term Rental Ordinance. The ordinance would require fire inspections for short-term rental properties prior to licensing. In the event that a property fails

inspection, the Fire Department would need to return and do a re-inspection. This process may need to occur a number of times prior to some properties passing inspection. The Planning & Development and Fire Departments are of the opinion that it would be prudent to charge fees for the 3rd and subsequent re-inspections in an application cycle to cover the administrative costs involved in re-inspecting the same property multiple times during a single application cycle. The Fire Chief provided input and has asked for the following fees for re-inspections his staff would complete for short-term rentals. Staff recommends adding a section in the Comprehensive Fee Schedule for short-term rental re-inspection fees:

Short-term Rental Re-inspection Fees

3rd Re-Inspection (per application cycle)	\$ 75.00
4th and Subsequent Re-Inspection (per application cycle)	\$ 150.00

For Planning and Development fees staff recommended some language to clarify some situations where fees would apply.

Stormwater projects and water lines on private property would fall under Plumbing Permits and be charged at the \$5.00 per \$1,000 of project cost rate for all plumbing alterations for projects of \$5,000 or greater with labor and materials.

Patio permits would be charged at the same \$50.00 rate decks are currently.

Staff is proposing changes to the Property Maintenance Ordinance 750 to allow for administrative service fees for re-inspections of properties that continue to remain in violation past the compliance date provided in the initial violation notice. Staff recommends for Property Maintenance re-inspection fees that the fee range from \$50.00-\$300.00. The service fees would gradually increase in situations where properties remain in violation and multiple re-inspections are required. The intent of the service fees is to cover administrative costs and staff time involved with ongoing enforcement activities for properties whose owners do not correct the violations.

Lastly, staff proposes fees for the short-term rental licenses that the City would issue under the new Short-term Rental Ordinance. Staff recommends an initial license fee of \$40.00 and a renewal fee of \$15.00 for short-term rental licenses. The \$40.00 initial fee would apply for initial licensure of a property as a short-term rental and licensing a property under a new owner. A late fee of \$25.00 would apply in addition to the initial or renewal license fee for applications submitted after the annual application deadline.

The proposed fee schedule revisions will allow for the City to charge administrative fees which are required to effectively administer the proposed Short-Term Rental and Property Maintenance Ordinances. The other changes proposed by Planning & Development are intended to clarify what fees apply in some situations where previously there was a lack of clarity in the fee schedule. Staff recommends COW approval of the revisions proposed and referral to the Council for review.

Sequential Ordinance No. 2025-2009
Chapter 165 (2021-1945)

ORDINANCE TO AMEND CHAPTER 165 (2021-1945) COMPREHENSIVE FEE SCHEDULE, ASHLAND CITY ORDINANCES

An ordinance adopted by the Common Council for the City of Ashland at a regular meeting of January 14, 2025 for the purpose of amending Chapter 165 (2021-1945) Comprehensive Fee Schedule, Ashland City Ordinances.

Section I

Exhibit I Comprehensive Fee Schedule *shall be amended as attached.*

Section II

This ordinance shall take effect upon passage and publication.

PASSED: January 14, 2025

PUBLISHED: January 23, 2025

ATTEST:

Aldersperson

Denise Oliphant, City Clerk

Matthew MacKenzie, Mayor

APPROVED AS TO FORM:

Tyler W. Wickman, City Attorney

BUILDING PERMITS

All fees shall **DOUBLE** if the work requiring a permit is commenced without a permit.

Additionally, a \$100 - \$1,000 penalty may be enforced against any person, contractor, company, or agent who commences work on a project which does not have a valid building permit. All residential permits, unless otherwise specified, shall be valid for one year (12 months) from the time of issuance, and all commercial/industrial permits shall be valid for two years (24 months) from the time of issuance.

Unless otherwise specified, all inspection fees are included in Building Permit fees.

A. RESIDENTIAL CONSTRUCTION PERMITS		
1. New UDC Homes		
Plan review fee	\$400.00	
Building permit/Inspections	\$250.00	Manufactured Home
	\$300.00	Custom or Stick Built Home
State Seal	\$100.00	
Electrical permit	\$100.00	
Plumbing permit	\$5.00	per fixture - \$50 minimum
Occupancy permit	\$100.00	
New Build Inspection Fees	\$0.05	per sq foot
2. Alteration/Remodel or Additions (Except siding and roofing projects)	\$5.00/\$1,000 of project cost - minimum fee = \$50	
	<i>*Miscellaneous repairs under \$5,000 in labor and materials, which do not involve structural alteration, or changes to existing egress do not require a permit.</i>	
	<i>*Projects over \$5,000 in labor and materials, or structural alteration or changes to existing egress at any cost require a permit.</i>	
	<i>*Roof or siding projects with material cost under \$1,000 do not require a permit</i>	

3. Roofing and Siding Projects (including replacement/repair of roof or siding)	\$30.00	Roof projects with labor and material cost over \$1,000
	\$30.00	Siding projects with labor and material cost over \$1,000
4. Handicapped ramps	No fee but permit is still required	
<i>*Materials and labor are considered at market value, as if a paid contractor was installing.</i>		
B. COMMERCIAL CONSTRUCTION PERMITS		
<i>(Note: a development permit and site plan review may be required for commercial projects.)</i>		
1. New Construction and Additions	\$0.25	per square foot- Minimum fee is \$250
	<i>*Does not apply to unfinished storage buildings or airplane hangars</i>	
2. Alterations and Remodeling to existing structure (including handicapped ramps)	<i>*Certificate of Appropriateness maybe required on designated Historical Structures or being within designated Historical Districts</i>	
	<i>*Miscellaneous repairs under \$2500 in labor and materials, which do not involve structural alteration, or changes to existing egress do not require a permit. The cost of furniture and removable equipment/fixtures is excluded from project cost.</i>	
	<i>*Projects over \$2500 in labor and materials or structural alteration, or changes to existing egress, at any cost require a permit.</i>	

	\$5.00	per \$1,000 for first \$1,000,000 of project cost - Minimum fee is \$25
	\$3.00	per \$1,000 for project cost over \$1,000,000
3. Roofing and Siding Projects (including replacement/repair of roof or siding)	<i>*Roof or siding projects with material cost under \$1,000 do not require a permit.</i>	
	\$75.00	Roof projects with labor and material cost over \$1000
	\$75.00	Siding projects with labor and material cost over \$1000
4. Warehouse/self-storage/hangars	\$5.00	per 1,000 square feet - \$100 minimum
5. Communication structures/towers	\$5.00	per \$1,000 of project cost - \$100 minimum
6. Occupancy Permit	\$100.00	flat fee
	<i>(Additional fee not required if issued in conjunction with a Building Permit.)</i>	
C. PERMIT FEES PERTAINING TO ALL CONSTRUCTION		
1. Plumbing Permits		
New plumbing fixtures	\$5.00	per fixture - \$50 minimum
<i>All other plumbing alterations for projects of \$5,000 or greater with labor and materials (includes stormwater projects and water lines on private property)</i>	\$5.00	per \$1,000 of project cost--\$50 minimum
2. HVAC Permits		
HVAC (New)	\$5.00	per \$1,000 of project cost--\$50 minimum
HVAC (Replacement)	\$5.00	per \$1,000 of project cost--\$50 minimum
<i>All other HVAC alterations for projects of \$5,000 or greater with labor and materials</i>		

<i>*Residential HVAC replacement requires no permit if heating type & location of heating system is unchanged.</i>		
3. Electrical Permits		
Establish new service	\$100.00	
<i>All other electrical alterations for projects of \$5,000 or greater with labor and materials</i>	\$5.00	per \$1,000 of project cost-- \$50 minimum
<i>*No permit required for replacement of existing service panel or wiring update.</i>		
4. Renewal of Expired Building Permit	25% of original permit fee	
<i>*Valid for renewals within 36 months of permit expiration. If a permit lapses for longer than 36 months, a new Building Permit and plans must be submitted and the full permit fee shall be paid.</i>		
5. Accessory structures under 600 square feet	\$50.00	flat fee
6. Accessory structures over 600 square feet	\$5.00	per 100 sq ft - \$50 minimum
7. Accessory structures - Storage canopy (of any size)	\$50.00	
8. Decks and Patios	\$50.00	
9. Fences		
Up to 50' in length	\$50.00	
Fences 50' - 200'	\$75.00	
Fences over 200'	\$100.00	
10. Parking Lot/Driveway		
Pervious surface	\$3.00	per \$1,000 of project value-- Minimum \$100
Impervious surface	\$5.00	per \$1,000 of project value-- Minimum \$75
11. Solar arrays (rooftop or ground mounted)	\$2.50	per \$1,000 of project value-- Minimum \$50
D. MOVING/DEMOLITION		
1. Moving Permits		
Move buildings or structures that are under 600 sq'	\$25.00	
Move buildings or structures that are over 600 sq'	\$50.00	
2. Demolition Permits		
Demolitions up to 600 sq'	\$30.00	

Demolitions over 600 sq'	\$5.00	per \$1,000 of project cost - Minimum \$50
E. MISCELLANEOUS PERMITS		
1. Early Start Permit (for footings and foundation)		
Residential	\$75.00	
Commercial	\$100.00	
2. Certificate of Appropriateness	No Fee	
F. COMMERCIAL PLAN REVIEW FEE SCHEDULE - BUILDING/HVAC/FIRE ALARM/FIRE SUPPRESSION		
1. New construction, additions alterations, and parking lots fees are computed per the linked table.		
2. New construction and additions are calculated based on total gross floor area of the structure.		
3. A separate plan review fee is charged for each type of plan review.		
View complete Commercial Plan Review Fee Schedule here		
G. COMMERCIAL PLAN REVIEW FEE SCHEDULE - PLUMBING		
1. New construction, alterations and remodeling fees are computed per the linked table.		
2. New construction fee is calculated based on square footage of the area constructed.		
3. Alterations and remodeling fee is based on the number of plumbing fixtures.		
View complete Commercial Plan Review Fee Schedule here		

PLANNING, ZONING AND DEVELOPMENT FEES

All fees shall double if the work requiring a permit is commenced without a permit. Additionally, a \$100 - \$1,000 penalty may be enforced against any person, contractor, company or agent who commences work on a project which does not have a valid building permit. All residential permits, unless otherwise specified, shall be valid for one year (12 months) from the time of issuance, and all commercial/industrial permits shall be valid for two years (24 months) from the time of issuance.

Unless otherwise specified, all inspection fees are included in Building Permit fees.

<u>A. Development Permit Applications (i.e., Change of Use, Bed & Breakfast Establishment & Fill Permits)</u>	\$75.00
<u>B. Site Plan Review Applications:</u>	
1. New Development less than 10,000 square feet	\$200.00

Review Fee for Amended Site Plan that requires Plan Commission review	\$75.00
Review fee for Amended/Revised Plan Set that requires City staff review	\$50.00
2. New Development greater than 10,000 sq ft.	\$350.00
Review fee for amended site plan that requires plan commission review	\$175.00
Review fee for amended/revised plan set that requires only city staff review (not plan commission)	\$75.00
<u>C. If engineering services are required as part of the site plan review, the following fees apply to land disturbances greater than 10,000 square feet</u>	
Erosion Control	\$100.00
Storm Water Management Plan Review	\$100.00
<u>D. Conditional Use Permit Applications (Class 2 Public Hearing Notice)</u>	\$200.00
Republication Fee	\$50.00
<u>E. Map (rezoning) and/or Text Amendment to Unified Development Ordinance Applications (Class II Public Hearing Notice)</u>	\$200.00
Republication Fee	\$100.00
<u>F. Variance and Appeal Request Applications (Class I Public Hearing Notice)</u>	\$500.00
Republication Fee	\$100.00
<u>G. Comprehensive Plan Amendment Applications</u>	\$500.00
<u>H. Right-of-Way Vacation/Discontinuance Applications (Class III Notice)</u>	
Alley Vacation/Discontinuance Application	\$250.00
Street Vacation/Discontinuance Application	\$500.00
Republication Fee	\$150.00
<u>I. Sale Price of Vacated/Discontinued City Right-of-Way</u>	\$0.25/sq. ft.
<u>J. Land Transfers</u>	
Public Notice Fee for Request to Purchase City Owned Property	\$150.00
Republication Fee	\$100.00
Down Payment for Request to Purchase City Owned Property	\$500.00
<u>K. Request to Name or Rename Public Improvements</u>	

Public Notification Fee for Request	\$150.00
Republication Fee	\$100.00
<u>L. Special Planning Commission Meetings (requested by applicant)</u>	\$400.00
<u>M. Application for Certified Survey Map Review</u>	\$50.00
<u>N. Application for Plat Map/Subdivision Plat Review</u>	
1. Preliminary Plat Review	
Principle Fee	\$150.00
Fee for each lot in excess of one	\$25.00
2. Final Plat Review	
Principle Fee	\$75.00
Fee for each lot in excess of one	\$5.00
<u>O. Application for Planned Unit Development (PUD) Review</u>	
1. General Development Plan (PUD-GDP)	
Principle Fee	\$150.00
Fee for each lot in excess of one	\$25.00
2. Specific Implementation Plan (PUD-SIP)	
Principle Fee	\$75.00
Fee for each lot in excess of one	\$5.00
<u>P. Three Year Keeping of Animal Permit (i.e. Chickens, Rabbits, Beekeeping)</u>	\$50.00
<u>Q. Public Art Permit Application (i.e. Murals)</u>	\$50.00
<u>R. Sign Permits & Applications</u>	
1. Permanent Signs	\$50.00
2. Permanent Electrically or Mechanically Energized Animated Sign (i.e. message boards) and Joint/Area Identification Sign Application	\$50.00
3. Temporary Sign Permit	\$10.00
4. A \$50 - \$500 penalty may be enforced against any person, contractor, company, or agent who commences installation or modification of a sign which does not have a valid sign permit.	
<u>S. Billboard Licenses</u>	
1. Per sign annual fee	\$50.00
2. License transfer fee	\$10.00

3. A \$50 - \$500 penalty may be enforced against any person, contractor, company, or agent who commences installation of a sign which does not have a valid sign permit.	
<u>T. Assessment Record Copy Fee</u>	
1. Self service copy or print (fee per page)	\$1.00
2. Full service copy or print (fee per page)	\$2.50
<u>U. Comprehensive Plan Purchase</u>	\$44.00
<i>(Plan is available in a PDF format on the City's website; no fee charged)</i>	
<u>V. Unified Development Ordinance Purchase</u>	
Unbound	\$20.00
Bound & Divided in Three-ring Binder	\$25.00
Digital Copy (on a CD)	\$15.00
<i>(U.D.O. is available on the City's website; no fee charged)</i>	
<u>W. Revocable Occupancy Permit</u>	\$50.00
<u>X. Formal Zoning Determination</u>	\$25.00
<u>Y. Residential Rental Registration Fee</u>	
Registration fee per building	\$10.00
<u>Z. Mobile tower siting fees</u>	
Class 2 colocation permit	\$500.00
New construction or substantial modification	\$3,000.00
<u>AA. Weights and Measures Based on WI DSPS Census fee of estimate number of devices</u>	
Current estimate per device	\$10.00
<u>AB. Short-Term Rental Initial License Fee (Initial Licensure for a property or licensure upon change of ownership for a property)</u>	\$40.00
<u>AC. Short-Term Rental License Renewal Fee</u>	\$15.00
<u>AD. Short-Term Rental License Late Fee (In addition to the initial licensure or renewal fee)</u>	\$25.00
<i>*Planning, Zoning and Development Permit and License Fees are refundable if the permit is not issued.</i>	
<i>The Application Fees and Republication Fees are non- refundable.</i>	

<u>Property Maintenance Reinspection Fees</u>	\$50-\$300 per reinspection for ongoing Violations
<u>Short-Term Home Rental Re-Inspection Fees:</u>	
3rd Re-Inspection (per application cycle)	\$75.00
4th and Subsequent Re-Inspection (per application cycle)	\$150.00

Ref: 2025-001

**COUNCIL AGENDA: 7.E.
(1/14/2025)**

SUBJECT: Approve the City of Ashland Parks Master Plan (*Parks & Recreation*) Roll

RECOMMENDATION: Approval

**DEPARTMENT OF
ORIGIN:** Parks & Recreation

CLEARANCES: Parks and Recreation Committee
Sustainability Committee
Committee of the Whole, December 10, 2024

EXHIBITS: 1. City of Ashland Parks Master Plan 2025-2030
2. Appendix A: Full Survey Results

**EXPENDITURES
REQUIRED:** NA

AMOUNT BUDGETED:

**APPROPRIATION
REQUIRED:**

**TREASURER'S
CERTIFICATE:** NA

COMPLIANCE WITH CHAPTER 51: As approved by the Committee of the Whole,
December 10, 2024

STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN:

SUMMARY STATEMENT:

The City of Ashland received a grant from the Wisconsin Coastal Management Program to work with a qualified consultant to create a Parks Master Plan. MSA Professional Services was selected through an RFP process to assist the City with this project. The City Council approved the contract with MSA Professional Services Inc. (MSA) in January 2024.

The goal of this project was to create a usable, concise document with the long-term organizational framework for maintaining parks and recreation (as it relates to parks) facilities to serve the community while also meeting financial constraints. The master planning process will allow the City to assess current and future recreational needs, evaluate feasible options, and develop a strategic action plan.

A variety of engagement methods were used to gain community and staff input on the City's outdoor recreational resources: parks, trails, facilities, etc. These included an evening community input session, an online survey (which received over 400 responses), a virtual meeting with community employer//business stakeholders, and city staff, and engaging with the entire Ashland Middle School 7th grade class. MSA staff members were in Ashland for two days in mid-June to do site visits with City staff members.

The presented plan is more of an asset management plan than a visionary document. City staff requested a plan like this to assist with managing the parks from a financial, workforce, environmental, and sustainable lens. The Parks and Recreation and Sustainability Committees reviewed and approved the plan on November 21, 2024. City staff and committees feel the plan meets the goals of the grant and community and also meets the needs of the City staff.

Comments and concerns brought up at the joint meeting and committee of the whole meeting, have been implemented into the final version of the PMP.

The City has also received funding from the Wisconsin Coastal Management Program to update its Comprehensive Outdoor Recreation Plan (CORP) in 2025. The CORP update will be this visionary document and be an appendix to the Parks Master Plan.

The Committee of the Whole unanimously approved to forward this item to Council for formal approval, on December 10, 2024.



City of Ashland Parks Master Plan 2025-2030



Acknowledgments

Prepared by

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Page held for Plan Resolution

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Appendix A: Full Survey Results

Appendix B: 2024 Kraus-Anderson Facility Conditions Assessment

Appendix C: APR 2025-2029 Capital Improvement Projects

Appendix D: General Parks Maintenance Schedule

1 Introduction



1.1 Plan Purpose

Ashland is a uniquely beautiful city nestled along Lake Superior in Chequamegon Bay. Given Ashland's rich history, artistic charm, and abundance of natural resources, the City has all the qualities necessary to thrive. At the same time, like many rural Great Lakes communities, Ashland has faced challenges over the last few decades stemming from the loss of legacy industries, a declining and aging population, constrained municipal resources, and increasingly volatile weather due to a warming climate. To respond to these myriad forces, the City of Ashland Parks and Recreation Department must be strategic and creative as it charts forward a path in the years ahead.

The City of Ashland manages over 200 acres of public parkland, including over 12 miles of bicycle and pedestrian trails, multiple scenic waterfront parks, two public camping sites, 8 ball fields, numerous playgrounds, and more. While all these amenities make Ashland an excellent destination for outdoor recreation, the labor, materials, and expenses required to maintain these amenities is high.

The Ashland Parks Master Plan is a framework for managing Ashland's park and recreation assets with fiscal and environmental sustainability in mind. The plan assesses current and future recreational needs, evaluates feasible options for meeting those needs and identifies the greatest priorities from the community. It is a strategic action plan for the long-term development and improvement of the Ashland parks and recreation system.

Mission Statement

The mission of Ashland Parks and Recreation is to enhance the quality of life for residents of the community, through a variety of special events, athletic and social programs. By providing a variety of activities, we hope to encourage lifelong learning, fitness and fun.

1.2 Planning Process

Phase I: Project Kick-Off & Community Engagement

February - May 2024

In early 2024, MSA Professional Services was hired as the consultant team to develop the City of Ashland Parks Master plan. The planning process formally kicked off in February 2024 with a project team meeting, including the Ashland Parks & Recreation Director, Public Works and Utilities Director, the City Administrator, and MSA staff.

Between March and May 2024, the Ashland community was asked to provide input on the project through a number of means, including a Public Input Meeting held at the Bretting Community Center (BCC) and an online survey. Additionally, MSA met with City Department heads during their site visit in June and conducted a virtual focus group with community leaders in early July. A summary of the community feedback gathered during the planning process can be found in Chapter 3.

Phase II: Existing Systems & Future Needs Analysis

June – July 2024

In June, two MSA staff traveled to Ashland to tour and assess the City's park and recreation assets and meet with City leaders. Over the course of two days MSA staff were able to visit all of Ashland's parks, tour the BCC, and gain invaluable into the issues and opportunities facing the Ashland Parks and Recreation Department—and the City as a whole. Following the site visits, additional data was provided to the consultant team to inform their comprehensive assessment of park system.

Phase III: Plan Development

August – October 2024

During the Fall of 2024, MSA dug deeper into the Ashland parks system by assessing key park metrics in a national and regional context, synthesizing feedback into top community priorities, and developing guiding policy goals and objectives. MSA also evaluated APR budget and financial information and refined the plan's long-term implementation strategies and recommendations. MSA worked with city staff to development and capital investment projects planned for improving the Ashland parks and recreation system.

Phase IV: Plan Adoption & Implementation

November 2024 – [Early 2025]

Exact adoption timeframe to be determined.

2 Existing Park System Assessment

Introduction

This chapter is a quantitative assessment of the Ashland parks system as it exists today in 2024. It compares Ashland's service level and operational budget to that of its peers nationally. The purpose of this assessment is to evaluate how well the City is providing outdoor recreation services to its residents within the context of guiding national standards and peer communities.

Table 2.1 Park Classification Summary

Type	Use	Service Area	Desirable Size
Mini Park	Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens.	Less than ¼ mile radius	1 acre or less
Neighborhood Park	Areas for intense recreational activities, such as field games, court games, crafts, playground apparatus area, skating, picnicking, wading pools, etc.	¼ to ½ mile radius to serve a population up to 5,000 (a neighborhood)	3-10 acres
Community Park	Areas of diverse environmental quality. May include areas suited for intense recreational facilities, such as athletic complexes and large swimming pools. May be an area of natural quality for outdoor recreation, such as walking, viewing, sitting, picnicking. May be any combination of the above.	Several neighborhoods. 1 to 2-mile radius	10+ acres
Special Use	Areas for specialized or single purpose recreational activities, such as golf courses, nature centers, skateparks, marinas, zoos, conservatories, arboreta, display gardens, arenas, outdoor theaters, gun ranges, or downhill ski areas, or areas that preserve, maintain, and interpret buildings, sites, and objects of archeological significance. Also, plazas or squares in or near commercial centers, boulevards, and parkways.	None	Variable
Conservancy	Protection and management of the natural/cultural environment with recreational use as a secondary objective.	None	Sufficient to protect the resource

2.1 Park Service Level Analysis

The National Recreation and Park Association (NRPA) is a standard bearer for park and recreation agencies and professionals across the U.S. Through their annual survey of nearly 1,000 agencies nationwide they provide metrics by which agencies can compare their performance against one another to identify areas of excellence and potential improvement¹.

The most common method utilized by agencies across Wisconsin for quantifying a park system's level of service is to assess the acreage of parkland provided per 1,000 people in comparison to the NRPA's benchmark of 10.5 acres minimum of total parkland per 1,000 people. The national median for acres of parkland per 1,000 was 10.6 according to the 2024 NRPA Agency Performance Review. The 10.5 figure is derived the sum of service level standards for mini, neighborhood, and community parks (see Table 2.1).

Table 2.2 Existing City of Ashland Parks	
Mini Parks	9.8
Bay City Park	0.35
Downtown Mini Parks (Menard & Otis Parks)	0.39
6th Avenue Beach	0.62
H. Pearson Plaza & Beach Pavilion	1.88
East End Community Park	1.29
Locomotive Park	0.08
10th Ave Scenic Overlook	1.31
West End Skating Rink	1.03
Marina Scenic Overlook	2.80
Neighborhood Parks	36.0
Bayview Park and Beach	8.86
Beaser Park/Ball Fields	2.08
Ellis Park	2.06
City Dock Park	8.86
Memorial Park	3.33
Penn Park	2.29
Central Railyard Park	8.6

Community Parks	130.3
Prentice Park	98.6
Hodgkins Park	15.53
Kreher Park	11.08
Maslowski Beach	5.15
Special Use Parks	31.8
Superfund Site	10.0
Ashland Dog Park	0.5
Marina Park	3.30
Oredock Park	18.00
Undeveloped Parks	42.6
Hot Pond	5.10
Bay City Creek	30.0
Pig Iron Dock	4.0
Gilligan's Island	3.5
Total	250.4

Trails	11.5 mi
Ashland Rails to Trails System (ARTS)	11.5 mi

¹ NRPA 2024 Agency Performance Review, <https://www.nrpa.org/siteassets/research/2024-agency-performance-review.pdf>

The City of Ashland currently maintains 250 acres of total parkland, with 109 of those acres being developed parks (include playgrounds, sports courts, restrooms etc). The additional 141 acres of parkland are undeveloped and are made up primarily of Prentice Park (98 acres) and Bay City Creek (30 acres). Undeveloped parks typically are natural areas and wildlife habitat, with less intensive maintenance needs than developed parks. For the purpose of this analysis, only developed parkland assessed.

The Wisconsin Department of Administration (WDOA) 2024 population estimate for the City of Ashland was 7,775 people, resulting in a rate of 14 acres per 1,000 people for developed parkland; the rate for total parkland is 32 acres per 1,000 people. As seen in Figure 2.1 this rate is between the median and upper quartile distribution for agencies nationally serving less than 20,000 people, and exceeds the NRPA's minimum benchmark.

Looking at the level of service standards for specific developed park classifications, Ashland has a surplus of mini and neighborhood park acreage relative to its population size; NRPA does not recommend specific service level standards for special use or undeveloped parks. The only park classification it is deficit in are community parks, however this analysis excludes Prentice Park given that the majority of its acreage is natural area.

Figure 2.1: Acres of Parkland per 1,000 Residents
(jurisdictions less than 20,000)

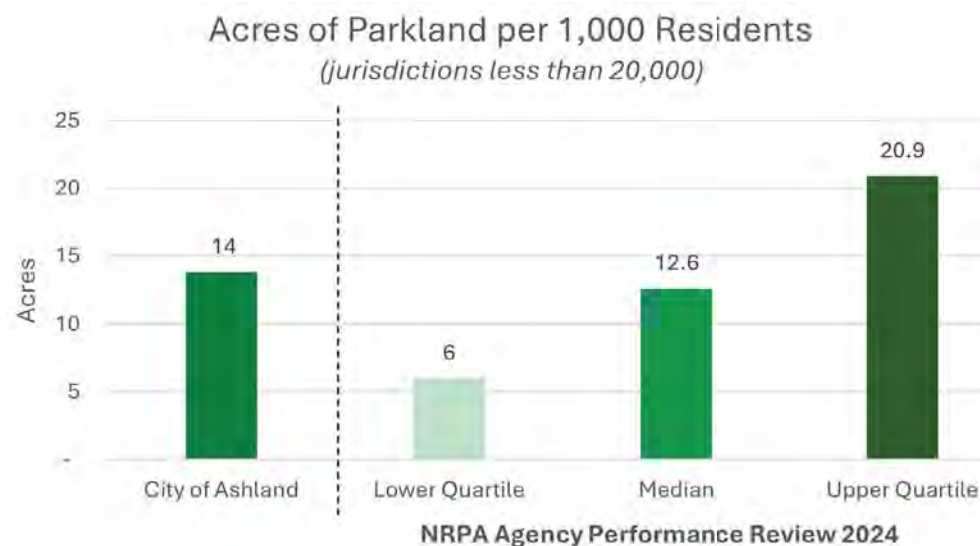


Figure 2.2: Level of Service Analysis by Park Classification



Table 2.3 outlines the demand and current count of various recreational facilities in Ashland compared to the median number of residents per facility in other cities with populations less than 20,000. Of note is Ashland surplus of playgrounds and ball diamonds. APR currently maintains 10 playgrounds, 6 more than what is demanded by its population size according to the NRPA 2024 Agency Performance Review. There are also two additional playgrounds available to community members via Ashland's elementary schools; while these facilities are not maintained by APR, they still help meet residents' day to day recreational needs. Similarly, the city currently maintained about twice as many ball fields in comparison to other small jurisdictions across the country, and two additional ballfields are available to the public via Northland College, but require higher fees for use. Ballfields are generally more labor and resource intensive to maintain than playgrounds, although each carry considerably high improvement and replacement costs.

Table 2.3 Facility Needs and Demands				
Types of Facilities	Median # of residents per facility (>20,000)	Ashland Demand¹	Current Count	Surplus/ Deficit
Playgrounds or play structures	1,990	4	10	6
Diamond fields	1,833	4	8	4
Basketball courts, standalone	4,366	2	2	0
Rectangular fields	2,493	3	2	-1
Tennis courts	3,074	3	1	-2
Dog parks	10,327	1	1	0
Community gardens	8,800	1	1	0
Skateboard parks	11,284	1	1	0
Multiuse courts – basketball, volleyball, etc.	5,248	2	1	-1
Pickleball Courts	3,390	2	2	0
Volleyball courts, standalone	9,250	1	2	1
Ice rinks	8,015	1	1	0

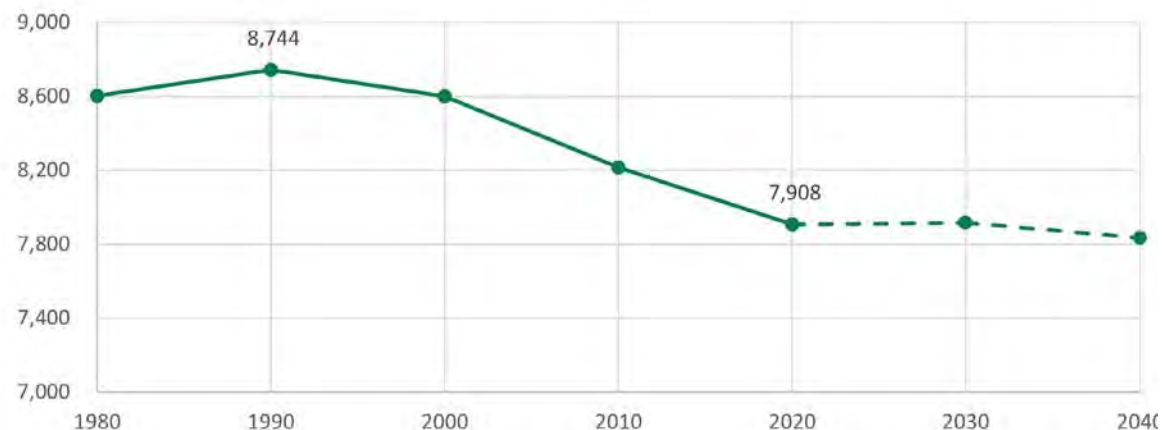
² Based on Ashland's WDOA 2024 population estimate

Given historic and projected trends, Ashland generally has an abundance of parkland relative to its population size. Table 2.3 assesses the amount of surplus developed park acreage beyond the NRPA's minimum threshold of 10.5 acres/1,000 between 2020 and 2040, with the assumption that no additional parkland is acquired during that time. As of the 2020 census, Ashland only needed 83 acres of parkland to meet the NRPA's benchmark, therefore leading to a surplus of 26.3 acres given its developed acreage count of 109. Since the city's population is projected to decline through 2040³, Ashland's surplus of parkland beyond the minimum threshold is likely to increase over the next decade and a half.

Park systems require extensive staff resources and inputs to be maintained, and this analysis points to a misalignment between Ashland's population size and the number of parks and facilities it is required to maintain relative to similarly sized communities nationally. This surplus of parkland can lead to a backlog deferred maintenance due to resources being spread too thin. At the same time, this analysis should not be interpreted as the end all be all for determining how well a park system is meeting the needs of its residents and visitors; it is a high-level assessment to determine if a system is generally the right size to meet the basic recreational needs of its residents. The mix of park types, diversity of facilities, and geographic distribution of parks throughout a community are other important indicators and Ashland is exceeding on that front as well. The city has a good mix of mini, neighborhood, and community parks as well as truly unique places like the Oredock and a wealth of public park land along Lake Superior's waterfront.

Table 2.4 Total Park Acreage Surplus/Deficit (in acres)					
Year	2020	2025	2030	2035	2040
Population	7,908	7,917	7,834	7,691	7,323
Total Supply (acres)	109	109	109	109	109
Standard (10.5 acres/1,000)	83.0	83.1	82.3	80.8	76.9
Surplus (10.5 acres/1,000)	26.3	26.2	27.1	28.6	32.4

Figure 2.3: City of Ashland Population Past, Present, and Future



3 2013 Wisconsin Department of Administration (WDOA) population projection, adjusted to reflect the results of the 2020 Decennial Census

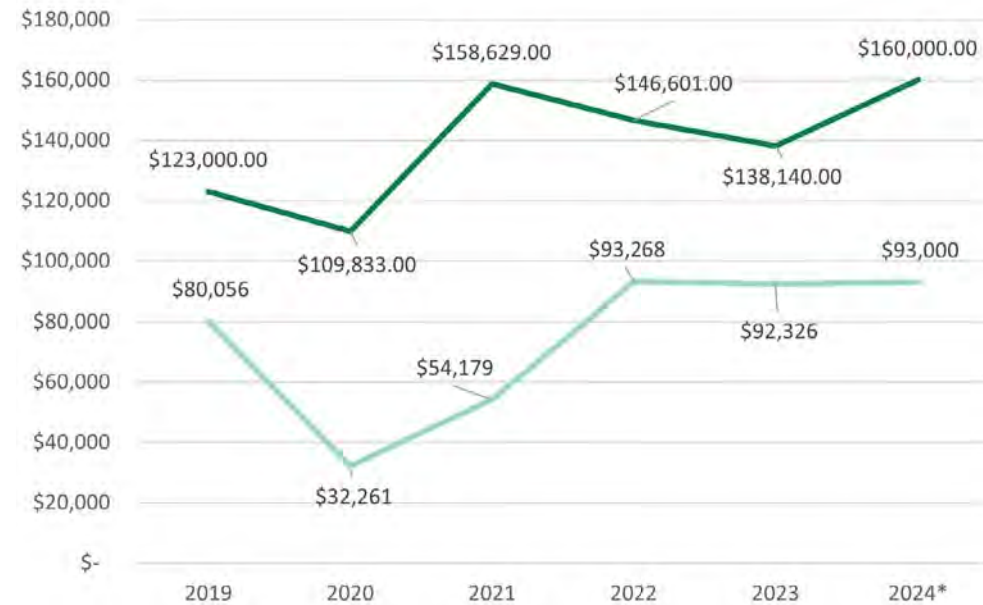
2.2 Department Budget & Staffing Analysis

As mentioned in the previous section, managing a park system requires extensive municipal resources. This section evaluates Ashland's budget and staffing capacity over the past 6 years and in relation to its peers nationally utilizing NRPA 2024 Agency Performance Review data.

Ashland's recreation services are funded through the Ashland Parks and Recreation (APR) Department budget; their staff is responsible for running the Bretting Community Center (BCC) and its recreational programs; managing the city's two public campgrounds; and applying for and overseeing grants that fund many of the planning and capital projects for the city's park system. Grounds maintenance for Ashland's parks is provided via a collaboration between Public Works and Parks Department staff and includes both Full Time Employees (FTE) and seasonal Limited Term Employees (LTE); they are responsible for mowing, weed control, equipment maintenance, and tree trimming and planting. In 2024, there were a total of 5.83 FTE equivalents between both departments. Additionally, the City of Ashland sets aside a portion of annual hotel and motel tax revenue into a Waterfront Development Fund. This money is used for city projects north of Hwy 2 or staffing dedicated to developing the waterfront, which includes APR employees. The department typically receives roughly \$145,000 a year through this fund and uses it as a match for grants.

In 2023, the total operating budget for both APR and the PW-Parks Grounds Maintenance was approximately \$316,000 and \$318,000, respectively. For APR, personnel costs comprised roughly 90% of total expenditure;

Figure 2.4: APR & PW Grounds Maintenance Revenue 2019-2024*



*2024 Budget figures are estimates per 2025 City of Ashland budget.

for PW-Parks Grounds Maintenance, personnel costs comprised roughly 63% of total expenditure, followed by materials and supplies at 20% and services at 17%. Between 2019 and 2023 APR's total operating budget increased nearly 11% while the PW-Parks budget increased nearly 27%.

The primary source of revenue for APR comes from recreational programs at the BCC and park system facility rentals; for PW-Parks the biggest source of revenue comes from campground rentals at Prentice and Kreher Parks. As seen in Figure 2.4, both departments saw a decrease in revenue between 2019 and 2020 due to the COVID-19 pandemic. However, in 2021 revenue from the city's campgrounds increased significantly, likely due to higher demand for outdoor recreation as the country continued to face restrictions on indoor gathering because of the pandemic; conversely, this same dynamic is responsible for decreased revenue from the BCC in 2020 and 2021 and the spike in 2022 as indoor gathering restrictions lifted. From

Figure 2.5: APR and PW-Parks Grounds Maintenance: Revenue as a % of Total Expenditure (Cost Recovery)

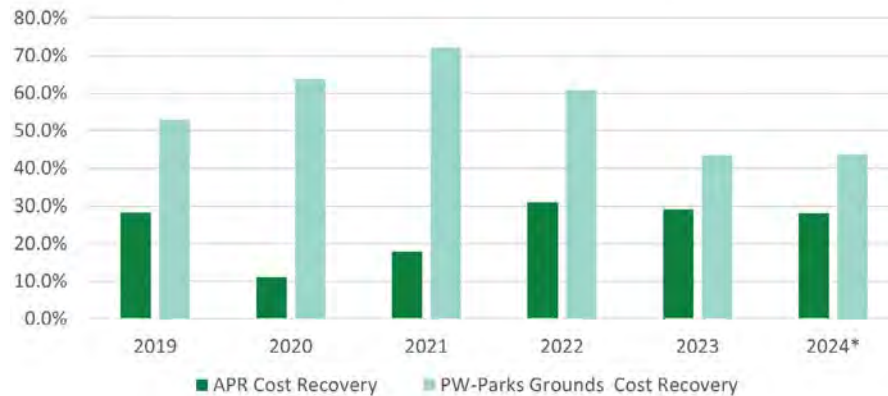
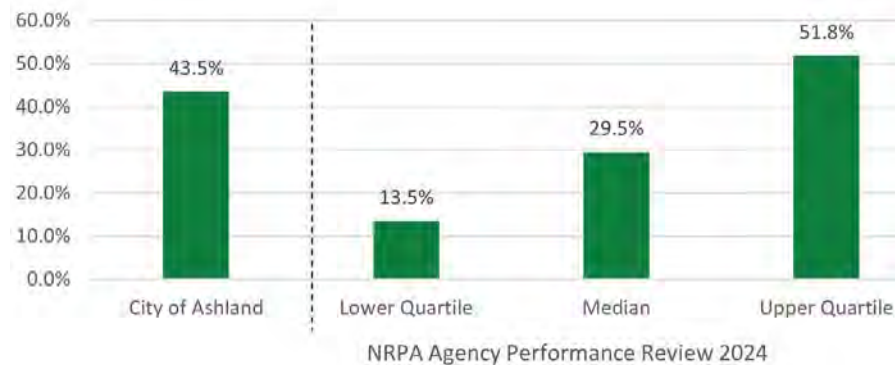


Figure 2.6: PW-Parks Grounds Maintenance: Revenue as a % of Operating Expenditure (jurisdictions less than 20,000)



2022 forward, both departments have seen increased revenue in comparison to the pre-pandemic era. With the major improvements underway at the Kreher campground, the city should expect this to be a reliable source of revenue in the years ahead.

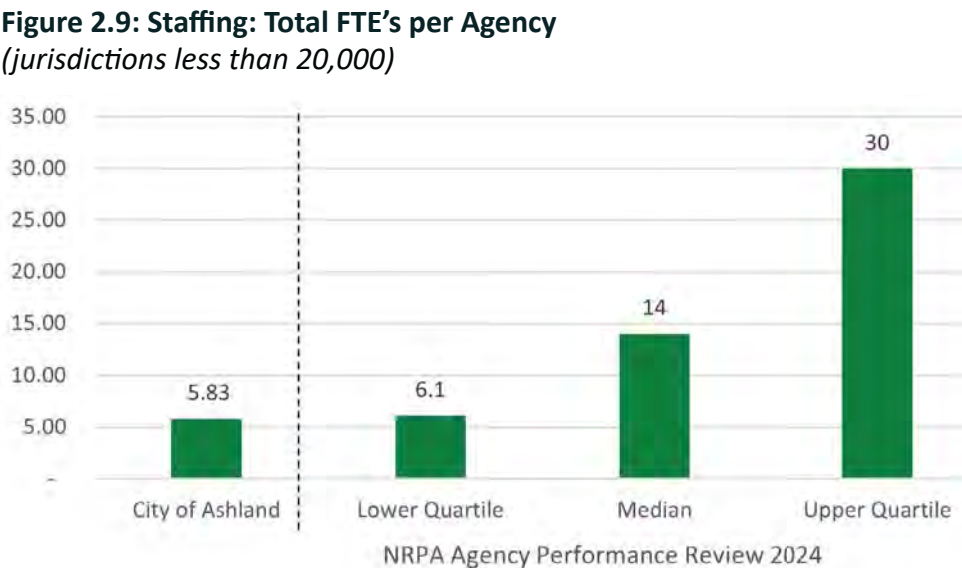
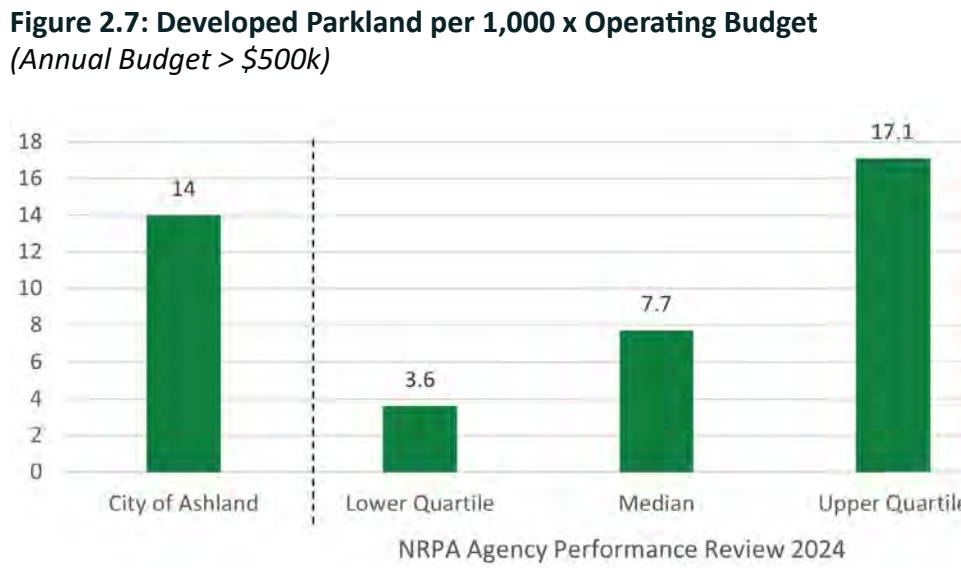
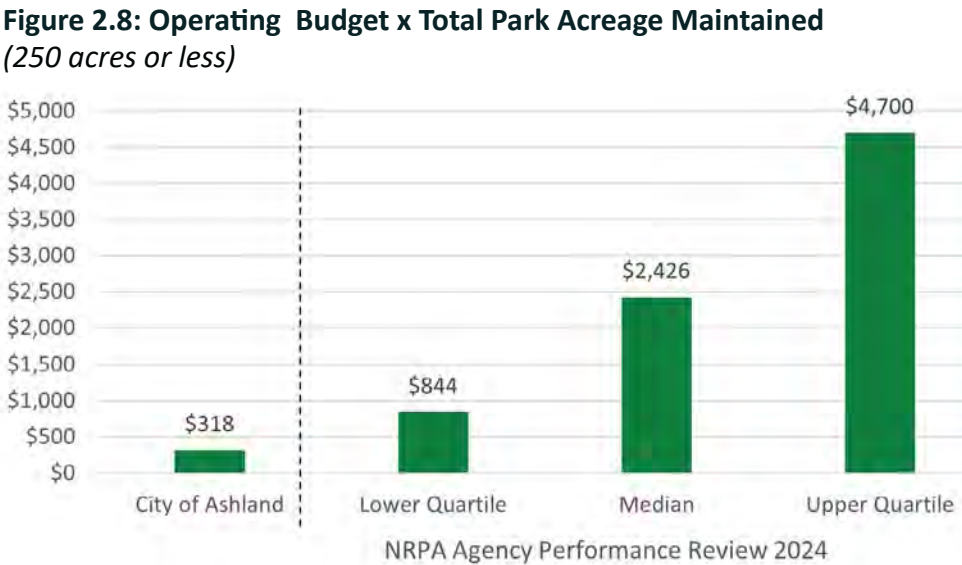
Figure 2.4 compares the ratio of revenue to total expenditure, or cost recovery, for both APR and PW-Parks between 2019 and 2024. Overall, PW-Parks tends to have a higher cost recovery in comparison to APR. This dynamic is partly attributable to the different groups served by each department: campground facilities primarily serve out-of-town tourists while the BCC serves city residents. The city is able to charge higher fees for tourist-oriented services but must ensure fees at the BCC remain affordable and accessible to Ashland and the greater region's families. According to the U.S. Census Bureau, the median household income for the City of Ashland in 2022 was \$47,239—42% lower than the median Wisconsin household.

According to the NRPA's 2024 Agency Performance Review, PW-Parks 2023 cost recovery rate was between the median and upper quartile nationally for communities less than 20,000 (figure 2.5).

Similarly, for agencies with budgets less than \$500,000, Ashland's rate of developed parkland acreage per 1,000 is between the median and upper quartile nationally (Figure 2.6). On a total acreage per 1,000 basis, which includes Ashland's undeveloped parks and natural areas, the City's rate is nearly double the upper distribution for communities with small operating budgets.

Put another way, PW-Parks 2023 operating budget of roughly \$318,000 is significantly below the lower quartile distribution for agencies nationally that manage 250 acres or less of parkland (Figure 2.7).

Ashland manages all its recreational programming, administration, and grounds maintenance with 5.83 FTE equivalents combined between the APR and the PW-Parks departments (Figure 2.8). For communities with less than 20,000 people, Ashland’s total FTE’s per agency is just below the lower quartile nationally (Figure 2.9). Overall, this analysis demonstrates that the City of Ashland manages a significant amount of parkland and recreational services with very limited staff and financial resources relative to its population and park system size.



3 Park System Inventory

Introduction

This chapter provides an overall assessment of each property within the Ashland parks system, highlighting the most pressing maintenance needs and concerns. These assessments are derived through a combination of MSA's site visit observations, conversations with APR staff, a review of the city's previous CORP, and a detailed facility condition assessment conducted by the architectural firm Kraus-Anderson in early 2024. To

review the recommended facility maintenance actions, by year and with inflation adjusted cost estimates, prepared by Kraus-Anderson, please see Appendix B. Some parks within the Ashland parks system have recommended courses of action that go beyond mere maintenance; these recommendations are detailed in Chapter 5.

Mini Parks

Bay City Park

0.35 Acres

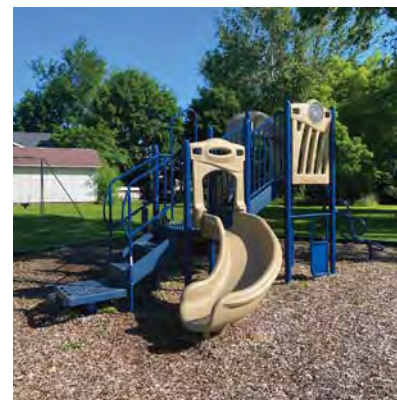
Located on the corner of 11th Avenue East and Main Street East, this park features an assortment of metal playground elements which predates the 1990s, a small plastic playground geared toward the toddler age group installed in 2021, a small open-air shelter, benches, and picnic tables. While the perimeter of the park facing the street has a wooden fence, there is no fencing or separation between the park and the adjacent private residence.

All of the park elements have reached the end of their expected years of service and are in poor condition according to the Facility Condition Assessment conducted by Kraus-Anderson (see Appendix B). Additionally, many of the metal play elements no longer meet contemporary playground safety standards. The estimated cost of replacing the all park's facilities is \$125,000.

See section 6.2 for the recommended course of action for this park.

Facilities

- ◆ Playground Equipment
- ◆ Swing Set
- ◆ Benches
- ◆ Picnic Tables
- ◆ Small Open-Air Shelter
- ◆ Grill



Downtown Parks

0.39 Acres

The City of Ashland established two small parks on vacant lots for shoppers to visit and enjoy in downtown Ashland, which are maintained by the Ashland Beautification Council. Otis Park, located at 517 Main Street West, is a paved, landscaped alleyway that leads to Howard Pearson Plaza. Menard Park, located on the corner of Main Street West and Chapel Avenue, is a landscaped plaza featuring a small shelter, paving brick walkway, and a drinking fountain. The landscaping in these parks is maintained in part through volunteers through the [Beautification Council or Chamber of Commerce?].

Near-term maintenance needs include:

- ◆ Replacing benches and pavers at Otis Park (recommended in 2030)
- ◆ Replacing brick pavers, gazebo, and drinking fountain at Menard Park (recommended in 2025)

Facilities

- ◆ Seating
- ◆ Trash Receptacles
- ◆ Water Fountain
- ◆ Small Shelter (Menard)



H. Pearson Plaza & Beach Pavilion

1.88 Acres

This revitalized facility was developed with Department of Transportation Enhancement Funds and offers manicured green space surrounded by wrought iron fencing and small picnicking pavilions. Public bathrooms with solar lighting are available during the summer months. On the north side of the plaza are stairs and a handicap accessible ramp leading to the Ed Griffiths Pedestrian Underpass, an underground tunnel offering safe passage across US Highway 2. This passageway connects downtown Ashland to the 6th Ave beach and Lakefront Trail.

The majority of the facilities at the plaza were installed or constructed between 2010 and 2018 and are in good to fair condition. The most immediate recommended maintenance work is replacing the concession building roof shingles, which were originally installed around 2000. Per Kraus-Anderson, the majority of the plaza's facilities will remain in good condition beyond 2030 (see Appendix B).

Facilities

- ◆ Public Restrooms
- ◆ Tunnel Passage
- ◆ Public Parking
- ◆ Seating



East End Community Park

1.29 Acres

The East End Community Park is a popular heavily used neighborhood park. During the winter the park's open space is converted into the only operating outdoor ice-skating rink in the city. A warming house, staffed by volunteers from the neighborhood association from December through March, provides bathrooms, concessions, and skate rentals for the rink. The park also features a playground—replaced in 2024— and a fenced in pickleball and basketball court which was also recently resurfaced. These park improvements were paid through a combination of donations from the neighborhood association and American Rescue Plan (ARPA) funds.

The most pressing need for East End Community Park is the demolition and replacement of the existing concessions building which is approaching 30-plus years old. Building a new concession building with bathrooms that meet Americans With Disabilities Act (ADA) standards is included within the APR's planned capital improvements projects for year 2025 and is expected to be paid primarily with outside donations (~\$35,000).

Facilities

- ◆ Tennis Courts
- ◆ Ice Skating Rink
- ◆ Restrooms
- ◆ Swings



West End Skating Rink

1.03 Acres

Located at 6th Street West and 17th Avenue, the West End Skating rink is a currently an underutilized property within the Ashland parks system. Fencing for an ice hockey rink was installed in 2012 but the rink has never been fully operational and the fencing has not been maintained. Currently, the area is used informally by residents as a dog park, and there are no future plans to make the ice rink operational.

See section 6.2 for the recommended course of action for this park.



Locomotive Park

0.08 Acre

A number of years ago, the Soo Line Railroad donated a steam locomotive to the City. The locomotive was housed on the highway near the Oredock for a number of years, but during deconstruction of the Oredock trestle approach and rail overpass, the locomotive was moved to land across from the historic depot. The locomotive has been fenced and is a tourist attraction for visitors to the depot. This “park” is more of a parking spot for the historic relic. It generally requires minimal maintenance and upkeep. The city’s previous CORP recommends sandblasting and repainting the train at some point in the future.



10th Ave Scenic Overlook

1.31 Acres

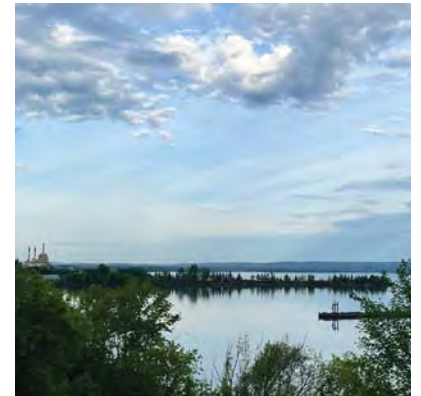
This highway related facility offers travelers an opportunity to pull off the highway and enjoy the view of Ashland's waterfront. It features picnic tables and informational signage highlighting points of interest. This property generally requires minimal maintenance and upkeep. The city's previous CORP recommends replacing the overlook's picnic tables and informal signage, as well as clearing some of the brush and vegetative overgrowth.



Marina Scenic Overlook

2.80 Acres

Located just west of Memorial Park, this area provides visitors an opportunity to pull off the highway and take in lovely views of the Chequamegon Bay. This area more so natural space than a true park and is preserved to provide public access to the beauty of the region. This property generally requires minimal maintenance and upkeep.



Neighborhood Parks

Bayview & City Dock Parks

8.86 Acres

Overlooking the Chequamegon Bay, Bayview Park is located on Lake Shore Drive and 19th Avenue East, with City Dock Park directly adjacent to the west. A prime smelting site and home to Ashland's annual Bay Days festival, Bayview Park is highly utilized in every season, offering a pavilion, playground, access to waterfront trails, and one of the city's four public swimming beaches.

A new fishing, viewing, and swimming pier was constructed in 2018 with help from Wisconsin Coastal Management Funds, Sport Fish Restoration Funds, DNR Stewardship Funds, and the City of Ashland. Unfortunately, the pier was damaged by an ice storm the following year and has been closed to the public since 2019; the fate of the pier is currently tied up in litigation.

City Dock is primarily the natural area to the west of Bayview Park. The park has experienced issues with erosion and settling due to the wave action from Lake Superior, leading to safety hazards for city staff and the public alike. Per the city's CIP plan, considerable investment to stabilize and improve safety along the waterfront area at City Dock is planned for 2027. Additionally, the central portion of City Dock is one of Ashland's first experiments with intentional non-mowing as a cost savings strategy. For further recommendations regarding converting portions of lawn to prairie at Bayview and City Dock, see Section 6.1.

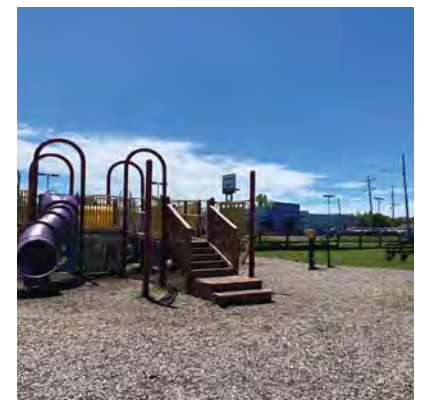
Other major changes coming to Bayview Park include the construction of a splash pad and disc golf course in 2025. The splash pad will be paid in part through a \$150,000 donation by the Ashland Rotary Club; however, given the high cost of water and maintaining the facility, the city is requesting an additional maintenance fund to help cover operating costs. A 9-hole disc golf course will be installed in the City Dock area according to a plan developed by Leiviska Disc Golf in 2023.

Other near-term maintenance and replacement needs include:

- ◆ Replacing or updating the bathroom facilities, and potentially installing outdoor showers
- ◆ Converting the old well house into a concession stand, which would be operated by a private party.
- ◆ Replacing the 20+ year old playground at Bayview Park; scheduled for 2025 per the city's CIP plan.

Facilities

- ◆ Pavilion
- ◆ Fishing Pier
- ◆ Playground
- ◆ Seating
- ◆ Restrooms
- ◆ Scenic Overlook
- ◆ Trail Access
- ◆ Swimming Beach



Beaser Park & Ball Fields

2.08 Acres

This property spans two city blocks and is bisected by Beaser Avenue, with Beaser Park to the east and two ball fields, namely Martinsen and Babeau Fields, to the west.

Beaser Park contains nearly an acre of open green space, an asphalt basketball court, benches, a shelter, picnic tables, and playground equipment. This park also features the Ashland Community Garden, whose members maintain and tend the garden plots during the summer months. A water line to serve the garden was recently installed by the city.

The little league and softball fields on the west side of Beaser Avenue are used heavily during the spring and summer months by youth softball and little leagues. Each field complete with dugouts, bleachers and fencing. A porta potty is located in the northwest corner and is open during the summer for league use.

Per the Kraus-Anderson Facility Conditions Assessment, the majority of facilities within the park and ball fields

are in fair-to-poor condition having been installed in the 1990's or early 2000's and are recommended to be replaced between 2025-2030. It is also recommended that the remnants of the 'X' shaped walking paths be fully removed, but not replaced, in the near future as they pose a tripping hazard.

Lastly, a portion of the open space within Beaser Park is recommended to be converted from lawn to prairie in an effort to reduce the city's mowing costs and provide pollinator habitat. See section 6.1 for more detail.

Facilities

- ◆ Little league & softball fields
- ◆ Restrooms
- ◆ Basketball court
- ◆ Playground
- ◆ Seating
- ◆ Walking trail
- ◆ Small Shelter
- ◆ Community garden



Ellis Park

2.06 Acres

Located along 3rd Street East and Stuntz Avenue, this neighborhood park formerly served as an elementary school playground for the Ellis School across the street. The park features a small playground in the southeast corner, an asphalt basketball court, benches, picnic tables, and a pavilion donated by the Ashland Lions Club. The remainder of the park is open green space, with a small hill on the northwest corner.

The most pressing maintenance need is the replacement of the basketball court and hoops, which are poor condition. Per the Kraus-Anderson assessment, the merry-go-round and teeter totter playground pieces are approaching 30+ years old and are recommended to be removed in the next few years; the remaining facilities will most likely need to be replaced in the next 10-to-15 years. Similar to Beaser Park, the remnants of the 'X' shaped walking paths crossing the park are recommended to be fully removed, but not replaced, in the near future as they pose a tripping hazard.

Lastly, the western half of the park is recommended to be converted from lawn to prairie as part of this plan's mowing cost reduction strategy. See section 6.1 for more detail.

Facilities

- ◆ Playground
- ◆ Basketball courts
- ◆ Seating
- ◆ Pavilion



Memorial Park

3.33 Acres

Located on the north side of US Highway 2 and Lakeshore Drive overlooking the Marina, this property features the Memorial Park Band Shell—a registered historic building—and excellent views of the Ashland waterfront. A small Veterans Memorial is also located within the park, as well as a connection to the Lakefront Trail.

Given the band shell is approaching 100 years old, significant investment is needed to repair its deteriorating condition. The city's CIP plan estimates \$250,000 in 2025 is needed for structural repairs and electrical updates, removal of some of the park's aging benches, and construction of an ADA compliant restroom facility. The city foresees approximately half this cost being covered by outside donations or grants.

Facilities

- ◆ Bandshell
- ◆ Seating
- ◆ Veterans Memorial



Penn Park

2.29 Acres

Penn Park spans an entire city block at the intersection of 9th St E and Willis Avenue. This park is comprised solely of a baseball field used by the Babe Ruth league. The ball field is completely fenced-in and features a backstop, dugouts, scoreboard, and concessions building; the majority of these facilities are aging and in poor condition. The field is not lighted and parking is limited to the street.

See section 6.2 for the recommended course of action for this park.

Facilities

- ◆ Ball fields
- ◆ Seating



Central Railyard Park

8.60 Acres

Located northeast of Vaughn Avenue and Sixth Street West, Central Railyard Park is home to two little league fields with digital score boards, a concession building with restrooms, lighted tennis courts, a skate park, an open-air pavilion, a toddler playground, and the “Purple Park” playground; new batting cages were installed in 2024. The Bretting Community Center, home to Ashland Parks & Recreation, is located at the north edge of this complex. Waking paths are woven throughout the park and connect to the 5th Street Corridor & ARTS trails. Ample parking surrounds the park to accommodate little league fans and park users. The little leagues who utilize the park’s ball fields assist the city with routine maintenance and fundraising for new facilities when needed.

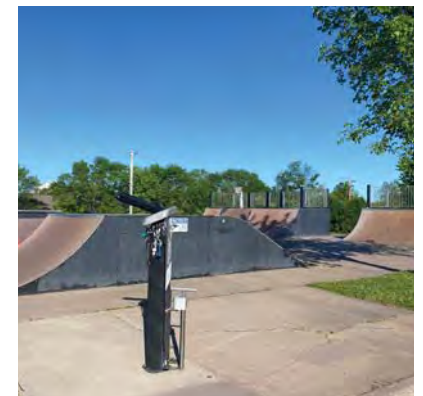
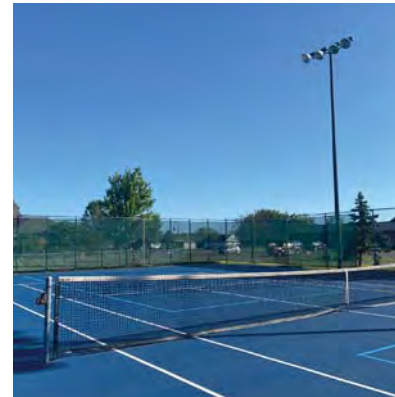
The tennis courts at Central Railyard park were built on top a former brownfield site, leading to ongoing issues with settling and cracking. Additionally, this park has faced challenges with vandalism and homelessness, leading to the removal of picnic tables from the concessions building and its restroom facilities only

being open during little league games or other events. The city’s CIP plan also includes a request for timed lighting at the skate park to help deter vandalism and unwanted behaviors.

In 2025, the Purple Park playground will be 20 years old and is slated to be replaced according to the city’s CIP plan in 2027. According to the Kraus-Anderson analysis, the majority of the park’s other facilities will not need to be replaced until after 2030 and are in fair condition.

Facilities

- ◆ Tennis courts
- ◆ Ball fields
- ◆ Ice rink
- ◆ Playground
- ◆ Restrooms
- ◆ Seating
- ◆ Walking paths
- ◆ Public parking



Community Parks

Prentice Park

98.60 Acres

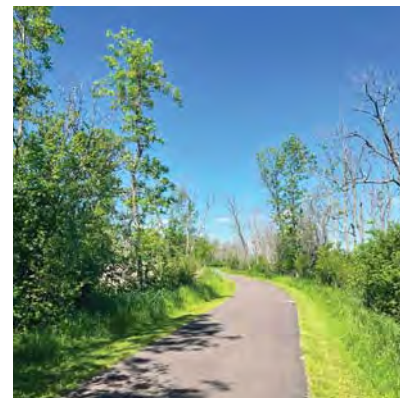
Prentice Park is Ashland's largest and oldest park. The property is primarily a natural area composed of boreal forest and wetlands, providing rich habitat for wildlife. There are extensive walking trails throughout the park, including a fishing bridge and connection to Maslowski Beach and Lake Superior. Its developed features include pavilions, a playground, sand volleyball pit, multiple day use picnic sights, and scenic overlooks are in the eastern portion of the park. The western portion of the park includes tent and RV camping, which provides a revenue stream for APR. The park also features a number of artesian wells (natural springs) that have been in use since the 1890's. Highly utilized by Ashland residents and visitors alike, Prentice Park is the crown jewel of Ashland's park system.

At the same time, many of the developed facilities at Prentice Park are in need of repair and replacement due to age, particularly the picnic pavilions, restrooms, boardwalks, and ADA-accessible sidewalks. Per the city's CIP plan, a campground expansion is planned in 2026. While the playground was replaced in the last few years, community members have expressed

concerns about the safety of some of its features for small children. In response, the city is planning to install additional equipment geared toward the toddler age group in 2025. Maintaining the park's extensive natural area acreage requires significant time and investment on the part of the city, and staff have partnered with universities and other institutions for assistance.

Facilities

- ◆ Walking and biking trails
- ◆ Campsites
- ◆ Restrooms
- ◆ Seating
- ◆ Pavilions
- ◆ Sand volleyball
- ◆ Playground
- ◆ Fishing



Hodgkins Park

15.53 Acres

Hodgkins park, located at the intersection of Pufall Dr and 14th Ave East, is the largest baseball and softball complex in the city, featuring three ball fields that are used extensively by local youth and adult leagues. The park also includes a concessions building, small playground, and is adjacent to the Ashland Dog Park, which includes a roughly 1-acre fenced in area for dogs to go off-leash. The park's wooden bleachers, originally installed in the 1980's and were in poor condition, were removed with the assistance of the National Guard in the summer of 2024. The dugouts and fencing are also aging and in need of replacement in the near future. Additionally, drainage remains an ongoing issue in all the fields.

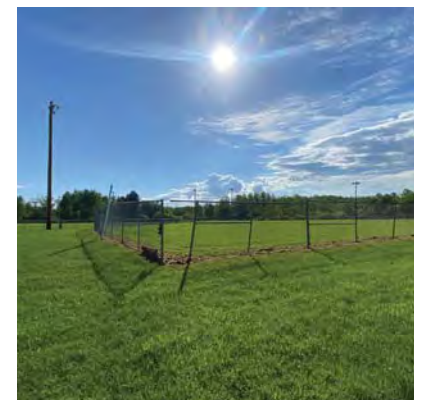
A holistic investment in upgrading the facilities at Hodgkin's Park is needed. To meet this need, the city is planning for a series of capital investments over the next few years to improve the ball fields at Hodgkins Park; some of the most pressing near-term facility

investments include new metal bleachers and dugout upgrades.

Lastly, there is opportunity to expand the Ashland Dog Park into the adjacent wooded area. APR staff's preference would be to incorporate walking trails through this area as opposed to cutting down trees in order to expand the fenced in area.

Facilities

- ◆ Ball fields
- ◆ Playground
- ◆ Restrooms
- ◆ Seating
- ◆ Dog park



Kreher Park

11.08 Acres

Located along Ashland's waterfront, Kreher Park offers residents and tourists alike unique access to the Chequamegon Bay. A key feature of the property is the RV campground, offering 33 camping sites with electrical hookups directly on the Lake Superior waterfront. The RV campground is an important source of revenue for the Ashland Parks Department, but also requires significant staff resources to operate and coordinate reservations. A playground, parking lot, swimming beach, and picnic shelters are located near the RV camp sites. Kreher Park also features the Ashland's primary boat launch into Lake Superior, with access to the Ashland Marina to the west through the Superfund Site.

Beginning in 2024 and continuing into 2025, the city is undertaking a major redevelopment of the Kreher Park RV campground. This project will provide upgraded 55-amp electrical service to all existing RV sites, install new water lines, and construct a new APA compliant bathhouse. The project will also reconnect and extend the ARTS pedestrian trail away from the waterfront, which was eroding due to wave action from the lake and repave the central campground road. Finally, the project will also develop 7 new RV campsites on recently acquired railroad property. This project is an important investment for Ashland's tourist economy.

Of similar importance is the planned boat launch reconstruction at Kreher Park. As of this plan's writing the city has secured over \$1 million Recreational Boating Facilities Grant through the WI Department of Natural Resources (DNR). Design and construction for the new boat launch will take place in 2025, with construction planned for 2026. Completing this project is a top priority for Ashland residents.

Finally, while the playground at the park was replaced recently, Ashland residents and parents have expressed safety concerns about some of its features, especially for the youngest users. To respond to this concern, the city's CIP plan includes the installation of additional toddler-oriented play equipment and possible removal of existing slide in 2025.

Facilities

- ◆ Beach
- ◆ Playground
- ◆ Pavilion
- ◆ RV Park



Maslowski Beach

5.15 Acres

Maslowski Beach is linear park located on lakeshore. It is used primarily as a swimming beach and a highway rest stop by travelers on US Highways 2 and 13; a historical marker commemorating the Radisson-Grossielliers exploration of the region in 1659 reinforces the highway-related aspect of the park. The park features a playground, sand volleyball court, picnic pavilion, permanent restrooms, benches, and an artesian well. The park is also the western terminus of the waterfront trail.

Maslowski Beach faces a number of issues due to its waterfront nature. The beaches are highly susceptible to wind and wave damage as a result of spring storms, leading to reoccurring issues with erosion. Additionally, the city is responsible for monitoring water quality given its use for swimming; the beaches are prone to closure due to E. Coli primarily related to the presence of waterfowl. Per Ashland's 2019 CORP, the city was awarded a grant from the Environmental Protection Agency (EPA) to develop and implement a beachfront green infrastructure project to improve water quality and protect the beach against erosion. Phase I of this project has been implemented for the easternmost beach; Phase II, which is slated to begin in 2026, will focus on upgrades to the westernmost beach (from the pavilion to the end of the park).

Facilities

- ◆ Beach
- ◆ Trail access
- ◆ Seating
- ◆ Artesian water well
- ◆ Playground
- ◆ Restrooms



Special Use Parks

Superfund Site

10.0 Acres

The area of the Ashland waterfront commonly referred to as “the Superfund Site” among community members was formerly the location of the City’s wastewater treatment plant and a private manufactured gas facility. In 1989, the site was found to have contaminated soil and groundwater. Investigation and cleanup of the site was led by the WDNR for many years before the site was petitioned for inclusion on the National Priorities List and Cleanup by the EPA under CERCLA, also known as Superfund. The site was formally added to the program in 2002.

As of the writing of this plan the cleanup is largely complete, with the focus shifting to how the site will be reused for recreational purposes going forward. However, any potential reuse of the site will be limited by the relatively shallow (18 inches deep) underground of contamination cap which can not be punctured, in addition to other restrictions. The most plausible future use of the site will be as an outdoor event community event space, complemented by its proximity to the Ashland Marina, Kreher Park, and the Oredock. Given the site’s large size (approximately 6 acres) and prime waterfront location, any future events have the potential to draw regional visitors and tourists into Ashland.

Facilities

- ◆ Open space



Oredock Park

18 Acres

Ashland's Oredock – formerly the Soo Line Oredock – has been an iconic feature of Ashland's waterfront since its construction in the early 1900s. Stretching nearly 2,000 feet long by 66 feet wide with its base at Stuntz Avenue near Water Street, the dock originally had a tall superstructure along its entire length, used for loading ore from rail cars above to ships berthed alongside. Despite community efforts to preserve the superstructure, it was dismantled in 2013 for safety reasons given that the Oredock was largely unmaintained for many years. Over the past decade, the City of Ashland has worked to implement a plan developed by SmithGroup JJR to redesign the Oredock as a flexible, contemporary public space that celebrates the history on the site.

As of this plan's writing, nearly the entire length of the Oredock is open to the public with Phases I-III of the redevelopment plan implemented. The site is a truly unique walking promenade and public space, featuring signage, seating, vegetation, and sculptural elements. Phase IV of the redevelopment plan is underway and will continue into 2026. This phase is focused on remediating the area surrounding the entrance to the Oredock, referred to as the "uplands," and improving access to the site.

Facilities

- ◆ Benches
- ◆ Walking promenade



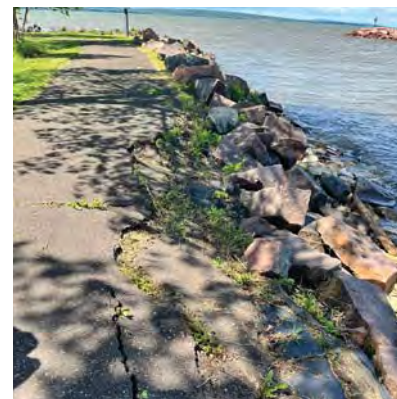
Marina Park

3.30 Acres

In 1983, the City of Ashland purchased what was known as “the old pulp hoist site” from Northland College for \$145,000. Financing for this site utilized a Federal EDA grant, State of Wisconsin Economic Development Funds, County funds (from the sale of Oak Island), and an additional \$100,000 from the City of Ashland—this money was used for the construction of a break wall, 26 boat slips, and the marina building. In 1988, the Marina Park was constructed on the east side of the pulp hoist site and a parking lot and road were paved as part of TIF III. An additional 46 slips were installed in 1989. To complement the Marina Park, the Chequamegon Hotel and restaurant were developed on North Ellis Avenue. The Marina Park is adjacent to the Superfund Site. Future improvements to both sites should be done in coordination with creating a coordinated and well-connected waterfront experience, particularly from the Marina Park to the Oredock.

Facilities

- ◆ Boat slips
- ◆ Marina building
- ◆ Trail access



ARTS Ashland Rails to Trails

11.5 Miles

The ARTS Trail System is a 11.5-mile pedestrian loop following the old railroad grade through the center of Ashland and along the Lake Superior Shoreline. The trail was developed in collaboration with grant funding made available specifically for rehabilitating old, abandoned railroad rights-of-way. This included repaving the section of the Tri-County Corridor that runs east-to-west through Ashland, as well as developing the waterfront trail. The system is primarily used for bicycle and pedestrian traffic, though snowmobiles use a designated portion of the 5th St Corridor. In 2012, new trails were created through Prentice Park to officially connect the entire system. The city is responsible for maintain the trail, and has a number of planned repairs per its 2025-2029 CIP:

- ♦ **22nd Ave W Outfall to Sanborn Ave Construction:** this portion of the trail along the shoreline is failing due to erosion from Lake Superior; it was also impacted by the 2018 rainstorm and storm surge. Aging stormwater culverts are also undermining the trail causing it to slough. Funding would be used to purchase heavy rip rap to revert the shoreline, rent equipment, and repave approximately 150 feet of the trail. This project is planned for 2025.
- ♦ **5th St Corridor Vaughn Bridge Railing Repair:** The city would work with the Ashland County Snowmobile Association to apply for a DNR Snowmobile Aid grant to assist in upgrading the railing on the Vaughn Bridge. This project is planned for 2026.
- ♦ Repaving and updating the waterfront trail and 24th Ave Connector is planned for 2026 CIP.

Facilities

- ♦ Bicycle/Walking Trails
- ♦ Park access

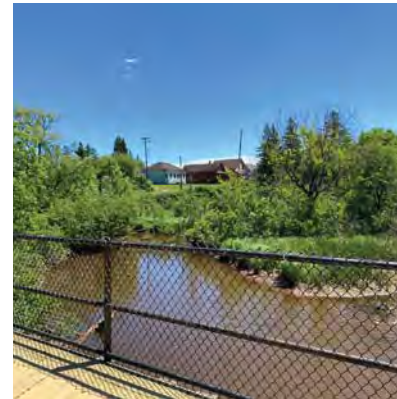
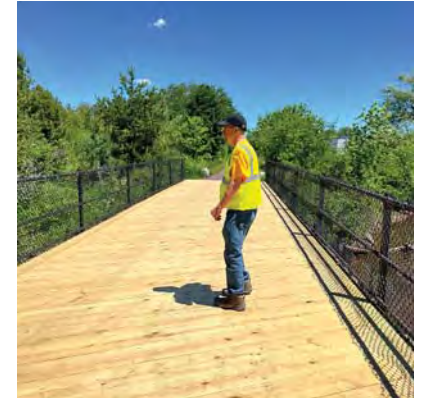


Undeveloped Parks

Bay City Creek

The Bay City Creek is a large, 30-acre natural area located between Stuntz Ave and 11th Ave E, spanning from the Lake Superior waterfront to the southern extent of the city. East-west car access through the site is provided via Hwy 2 and Main St SE, and pedestrian access via the Tri-County Corridor along the lakefront and south near Pufall Dr. The city is planning a number of major projects and investments in the coming years to improve the habitat of this critical natural and develop pedestrian access through it, including:

- ◆ **Rehabilitation Plan of the Bay City Creek Riparian Corridor:** the city has been awarded \$750,000 through the US Fish & Wildlife Service (USFWS) Coastal Program and Great Lakes Restoration Initiative (GLRI) to assess the creek, create a management plan to rehabilitate the habitat, and improve water quality as it runs into Lake Superior.
- ◆ **Bay City Creek Pedestrian Trail:** Planning for the newest pedestrian corridor in the city linking the Oredock to Northland College and the Ashland School District is set to begin in 2027.
- ◆ **Bike Trail System- Phase 2:** In 2022 a concept plan was created to construct up to 10 miles of mountain bike trails in the City of Ashland using both public and private property. This 2nd phase would be to construct up to 3 miles of trails in the Bay City Creek ravine between the Stuntz Ave Bridge and Main St. This work is planned to take place in 2027.



Gilligan's Island

3.5 Miles

Gilligan's Island, also known as the Bay City Creek Peninsula, is an undeveloped natural area along Ashland's waterfront located just west of the Clarkson Coal Dock. Since the demolition of the Oredock superstructure, wave and wind action have been eroding the shoreline from the Oredock east to the mouth of Bay City Creek, affecting the Waterfront Trail, Historic Boat Houses, Gilligan's Island. A shoreline stabilization and restoration project is planned for this area in 2027.



Historic Boat House

Located along the waterfront at the terminus of 9th Ave, these historic boat houses are privately owned structures, the majority of which are in poor to very poor condition. Landownership is somewhat of a gray area; the city is working to lease the land from the State of Wisconsin.



Hot Pond

5.1 Acres

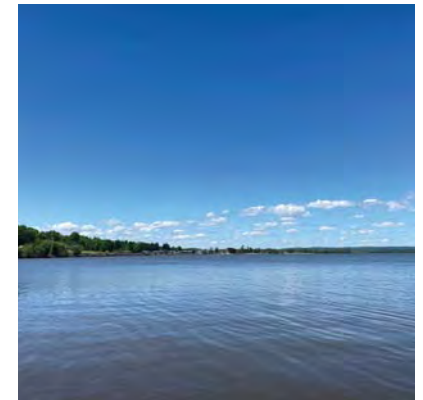
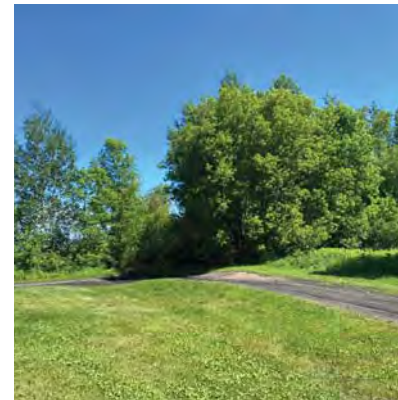
Located directly adjacent to the Xcel power plant, warm effluent water flows into the lake making it a popular fishing spot. Boats are also able to launch from this area, and the Lakefront Trail passes through the area.



Pig Iron Dock

4.0 Acres

This land is leased to the city from the Xcel Power Plant. It is primarily used for fishing. The area gets its name from the leftover low quality iron shards found along the shoreline.



4 Community Feedback

Community input and feedback is an essential part of any planning process. The Ashland community was invited to share their opinions on opportunities, challenges, and top priorities for the park system through a few different channels, namely:

- ◆ An Online Survey – 414 responses
- ◆ Public Information Meeting – 12 attendees
- ◆ Focus Group – 4 participants.

The following chapter summarizes the qualitative feedback received from each engagement activity and highlights community members top priorities.

4.1 Online Survey

In the spring of 2024, an online survey was available for Ashland residents to provide input on their usage of the park system and priorities for improving it; the full results of the survey are available in Appendix A. It is clear from the results that parks play an integral role in the daily lives of Ashland residents—38% of respondents visit Ashland parks multiple times a week, with another 37% visiting multiple times per month. The most popular parks that respondents reported visiting in the last year included:

1. Maslowski Beach - 72%
2. Kreher Park - 67%
3. Prentice Park - 67%
4. Bayview Park - 58%
5. Ashland Rail to Trail System (ARTS) - 48%

Figure 4.1: “How often do you visit or use City of Ashland parks and trails?”

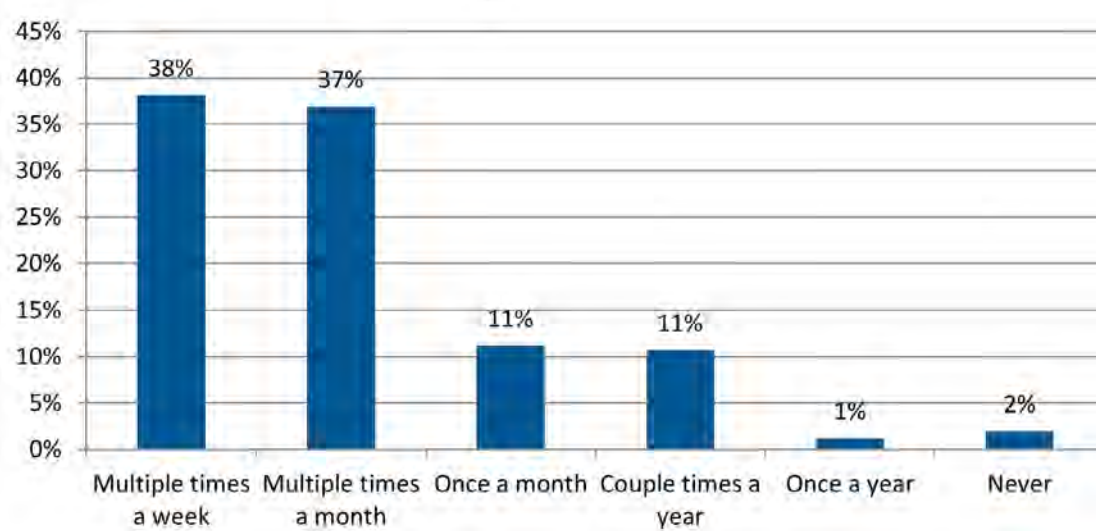


Table 4.1 Park Maintenance Priority Ranking		
Facilities Maintenance	1st	55%
Waste Pick-Up	2nd	28%
Lawn Mowing	3rd	22%
Paved Trail Maintenance	4th	24%
Beach Grooming	5th	27%
Hiking Trail Maintenance	6th	37%
Dog Park Maintenance	7th	36%
Weeding	8th	55%

Additionally, nearly 70% (67.6%) of survey respondents reported paying for a service provided through the Ashland Parks and Recreation Department. The majority of those services were for recreational programming like gymnastics or summer classes (48%) and pavilion or plaza rentals (32%).

Survey participants were asked to rank their priorities for park maintenance. Basic facility maintenance (bathroom cleanliness, park shelter upkeep, etc.) ranked high, with 55% of respondents naming it at their top priority. Waste pick-up and lawn mowing ranked as the 2nd and third priorities, respectively. Weeding was ranked last, with over half of respondents putting it in 8th place on the priority list.

Survey takers were presented with a budgeting exercise and asked to allocate a hypothetical \$100 amongst a range of fundings categories. Those categories are listed in order of funding allocation from largest to smallest:

1. Maintenance, repairs, and replacement of existing park amenities, such as lawn mowing, weeding, painting shelters, and repairing paths (\$37 weighted average)
2. Replacing facilities for long-term savings on upkeep and maintenance (\$30 weighted average)
3. Existing programming for Ashland Parks (day camps, facility, classes, etc.) (\$24 weighted average)
4. Ecological management for existing parks, such as invasive species removal, native plantings, and prescribed burning (\$20 weighted average)
5. Marketing, outreach, and events at Ashland Parks and Recreation (\$13 weighted average)

Of those who took the survey...

- **66% are City of Ashland residents;** the majority of non-residents live in Ashland County (57%), Bayfield County, Washburn, or another nearby community the majority of non-residents live in Ashland County (57%), Bayfield County, Washburn, or another nearby community.
- 34% were 25-34 years old, 26% were 35-44 years old, 16% were 45-54 years old, and 19% were 55+.

Finally, survey respondents were asked to leave any additional comments related to prioritizing recreational facilities and services for the City of Ashland. A number of themes emerged from the 179 open-ended comments received. First, it is clear that improving or replacing the boat launch at Kreher park is a top community concern with about a quarter of comments relating directly to this issue. Commenters noted the missed opportunity for tourism and economic development due to the poor state of the existing boat launch, especially given the city's prime location on Lake Superior.

Second to comments about Ashland's boat launch were concerns relating to recently replaced playgrounds within city parks, particularly at Prentice Park. Many survey takers had concerns about the safety of the playground's features for toddler-age children, specifically the slide. Many commenters noted a need for more playground equipment geared specifically to the youngest users (0-6 years old), as well as more inclusive playgrounds or features for children with disabilities.

Other topics that emerged from the open-ended survey responses included the need to fix the broken pier at Bayview park (see page 25 for more information), a desire for more programming and events within city parks, and improved outreach and marketing of the city's current park and recreation offerings, including a better map of the existing park system.



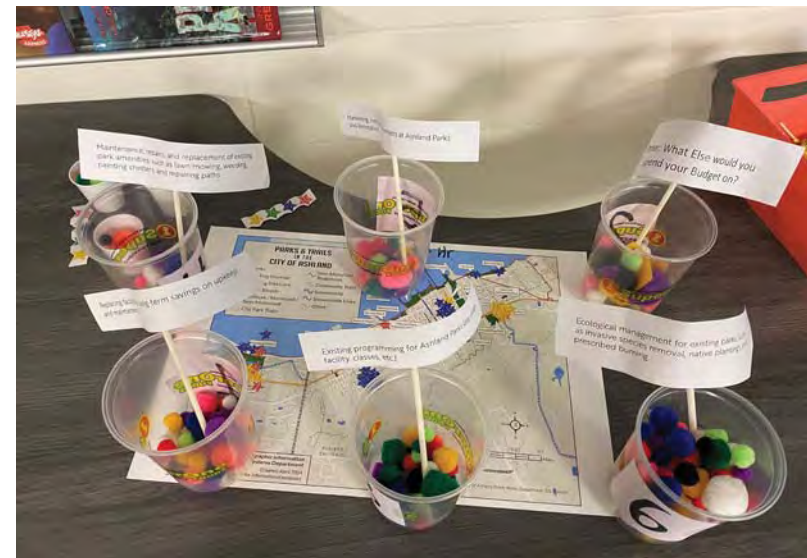
4.2 Public Input Meeting

A Public Input Meeting (PIM) was held on April 18th at the Bretting Community Center. The meeting included a short presentation, followed by a series of activities designed to gauge park usage and budget priorities for participants, similar to those asked in the online survey.

For those who attended the PIM, the ranking for budget allocation resulted in a priority ranking as follows:

1. Ecological management for existing parks, such as invasive removal, native plantings and prescribed burning
2. (TIE) Maintenance, repairs, and replacement of existing park amenities, such as lawn mowing, weeding, painting shelters, and repairing paths
3. (TIE) Replacing facilities for long term savings on upkeep and maintenance
4. Existing programming for Ashland Parks (day camps, facility, classes, etc.)
5. Marketing, outreach and events at Ashland Parks and Recreation

When asked which facilities or activities attendees had used in the last 12 months, public beaches and the walking trails received the highest tally. Additionally, open-ended comments noted a need for additional boat storage, more cross-country ski trails, and more opportunities for urban agriculture, specifically a community orchards or additional community garden space.



4.3 Focus Groups

Economic Development & Regional Tourism

Focus groups are an important way to receive direct, meaningful input from community stakeholders around given topic or issue. MSA and APR staff facilitated a focus group centered on economic development and regional tourism with public and private officials, including Chamber of Commerce members, the Marketing Director for Tamarack Health, and the Water Quality Program Coordinator for the Lake Superior Basin branch of the WI Department of Natural Resources.

Participants agreed that outdoor recreation was the number one pull for the region, a key link for all economic development in Ashland. The representative for Tamarack Health also noted that outdoor recreation was the biggest draw in recruiting new workers to city. Participants also agreed that the parks system, as well as downtown Ashland, need a better system of signage and wayfinding to help direct residents and visitors to different recreational attractions. It was noted that creating cohesive wayfinding for the park system included the opportunity for educational signage about the history and customs of the region's indigenous people. The development of such a system could also be leveraged into a more comprehensive tourist-focused promotional campaign related to Ashland's waterfront and outdoor recreation opportunities. Another opportunity identified by the focus group was the need for more waterfront community events with a regional draw, noting that Ashland could participate in Lake Superior Day—an event held annually in July with communities all along the Lake Superior coastline.

Focus group attendees also touched on broader issues facing Ashland, including a lack of both market rate and affordable housing leading to difficulties recruiting new residents, especially professionals who likely face a pay cut relocating to the city. Overall, collaboration between different organizations was identified as an essential to improving Ashland's parks and in turn leveraging its outdoor recreational assets as an engine for economic development.

City Staff & Department Heads

MSA spent significant time discussing operational strengths and weaknesses with APR and Public Works staff members during their site visits in June 2024. These conversations revealed challenges related to staffing and staff capacity. The department struggles to fill seasonal/LTE grounds maintenance positions during the summer, and the small number of full-time staff are spread thin given their breadth of their responsibilities, which span over 200 acres of ground maintenance, trail maintenance, managing all recreational programs at the BCC, managing reservations at the city's two RV parks, coordinating volunteers, and more. Given that the majority of APR's budget is dedicated to funding the small number of full-time staff positions, little money is left over for parks maintenance and larger capital projects, therefore most park planning and capital projects rely on outside funding from grants. This is another responsibility of the Parks and Recreation director, who devotes a significant amount of time securing grant funding and donations for major park improvement projects.

MSA also attended a City Department Heads meeting while visiting in June 2024. Department heads stressed the importance of ensuring the quantity of parkland and amenities is right sized to the community and that community needs are met while also being fiscally realistic. Additionally, department heads highlighted the importance of the Ashland Marina and other planned improvement projects at the city's campgrounds and Oredock as important drivers for economic development and tourism for the community overall.

5 Goals, Policies, and Maintenance Considerations

5.1 Park System Goals & Policies

Shaped by the findings in Chapters 2 and 3, the following goals and policies are intended to assist the Ashland Parks and Recreation department with decision making in the years ahead. These goals and policies were crafted to be responsive to parks system's greatest needs, priorities, and opportunities: reducing maintenance costs through sustainable and resilient practices; ensuring the recreational needs and priorities of residents are met; and further developing the City's waterfront and recreational assets to encourage economic development for the City as a whole. Together, these goals and policies will help build a stronger and more resilient park system for the City of Ashland.

Goal 1: Utilize cost-efficient and sustainable practices to maintain Ashland's park and recreation facilities.

- ♦ **Policy 1.1:** Utilize perennial native plant species in place of traditional lawn/turf where feasible to reduce mowing costs, increase biodiversity, and provide habitat for pollinators and other species native to the northern Great Lakes region.
- ♦ **Policy 1.2:** Conduct an annual assessment of park facilities, including as playgrounds, shelters, restrooms, concessions buildings, etc., to track and plan for ongoing replacement and upgrade needs. Consider implementation of an asset management system to track facility assessments and manage maintenance efforts on an ongoing basis; see Section 5.2 for more detail.
- ♦ **Policy 1.3:** Replace all wooden park amenities (bleachers, picnic tables, benches, fencing, etc.) at the end of their useful life with longer lasting and more durable metal alternatives.
- ♦ **Policy 1.4:** When ordering new amenities (benches, picnic tables, etc.), select desired manufacturers and products that offer visual consistency and simplicity use prefabricated options when possible (dugouts, restrooms, shelter buildings, etc.).

Goal 2: Provide a park service level proportional to Ashland's current and projected population size.

- ♦ **Policy 2.1:** Identify underutilized parkland capable of converted into an alternative land use when appropriate funding or development opportunities arise.
- ♦ **Policy 2.2:** Consider removing as opposed to replacing certain park facilities at the end of their useful life; factor community priorities and recommended NRPA benchmarks/standards into decision making process.
- ♦ **Policy 2.3:** Before acquiring new park facilities or amenities via donation, assess and ensure the City is capable of taking on the long-term maintenance and operational costs associated with those facilities or amenities.

Goal 3: Ensure Ashland's park and recreation system meets the everyday needs of residents in balance with the City's tourist economy.

- ♦ **Policy 3.1:** Continue developing Ashland's interconnected, public waterfront properties into an appealing attraction and destination for tourism—both regionally and nationally.
- ♦ **Policy 3.2:** Ensure neighborhood and community parks are meeting the day-to-day recreational needs of Ashland residents.

Goal 4: Pursue partnerships, programs, and projects capable of generating revenue or reducing maintenance costs for the Parks and Recreation department whenever feasible.

- ♦ **Policy 4.1:** Coordinate community groups, neighborhood associations, and other local organizations to help manage, maintain, or raise funds for specific parks projects. It is recommended these partnerships are formalized via Memorandum of Understanding (MOU) between APR and the outside entity.
- ♦ **Policy 4.2:** In partnership with other community organizations, utilize the City's public waterfront spaces (i.e. Marina, Superfund Site, Oredock) to draw regional visitors to Ashland through revenue-generating events and other programming.

5.2 Grounds Maintenance Considerations

Establishing general maintenance standards for different landscape types will help APR allocate its resources more effectively. The recommendations within this section detail general best practices for different landscape assets within the Ashland park system.

Generally, maintenance tasks should occur at regular intervals based on the specific needs of each asset. Appendix D lays out a general annual and seasonal maintenance schedule for the different landscapes and facilities under APR's purview. A proactive approach to maintenance would ideally help save the department money and time and help fend against unforeseen issues and complications.

Turf Areas

There are two types of maintained turf: general open space and athletic fields. Maintained turf areas are mowed approximately once weekly during the summer season. The City of Ashland currently maintains eight (8) ballfields, which require more intensive maintenance, including weed control, aeration, and over-seeding, demanding more staff hours and department resources.

To improve efficiency in maintaining turf areas, the city should:

1. Reduce the amount of turf to be mowed.
2. Concentrate assets into adjacent areas.
3. Mow on a location- based schedule.

For example, Penn Park is comprised entirely of one ballfield, with no other facilities or assets. Hodgkins Park has three (3) ballfields with lighting in addition to a small playground, greater parking capacity, and is adjacent to the Ashland Dog Park. Concentrating more resources on upgrading and maintaining the Hodgkins Park ballfields is a more efficient use of city resources and reduces the travel time required to conduct maintenance.

The City can also reduce the amount of turf grass to be mowed by restoring some general open space areas with native plants (see section 6.1 for more detail). Reintroducing native meadows or prairies will

support wildlife biodiversity and reduce long-term maintenance costs. Portions of Prentice Park and City Dock are the first parks experimenting with this maintenance reduction strategy.

Landscape Beds

Maintaining landscape beds can be time-consuming for seasonal employees. The City should pre-plan for landscape bed maintenance by keeping a species list for replacing perennial plantings and trees as needed. Additionally, organizing or collaborating with volunteer groups for general maintenance, especially for pre-season tasks (cutting back dead vegetation) and seasonal weeding, is recommended. For example, Menard Park and Pearson Plaza in the downtown area have the most landscape beds. They are currently maintained by volunteers from the Monday Club and City's Beautification Committee.

Forested Areas

Forested lands should be maintained to promote biodiversity. Ashland's forested lands, adjacent to Lake Superior, Bay City Creek, and the Fish Creek watersheds, are critical habitats for migrating and mating birds, freshwater fish, wild rice waters, and other species. Containing invasive species within these areas is essential to promote native plant success and support wildlife.

Tree trimming is recommended during the fall season to prevent disease and insect spread. As part of the annual winterization process, the City should trim trees in the months of October and November, including forested areas and general park trees. The City is collaborating with the University of Wisconsin – Extension Program to manage invasive species in Prentice Park—by far the largest forested natural area within the Ashland Park system. This partnership is invaluable for maintaining this heavily wooded area. Additionally, the City has received significant funding to restore native habitat within the Bay City Creek area (see section 6.3 for more detail).

Asset Management System

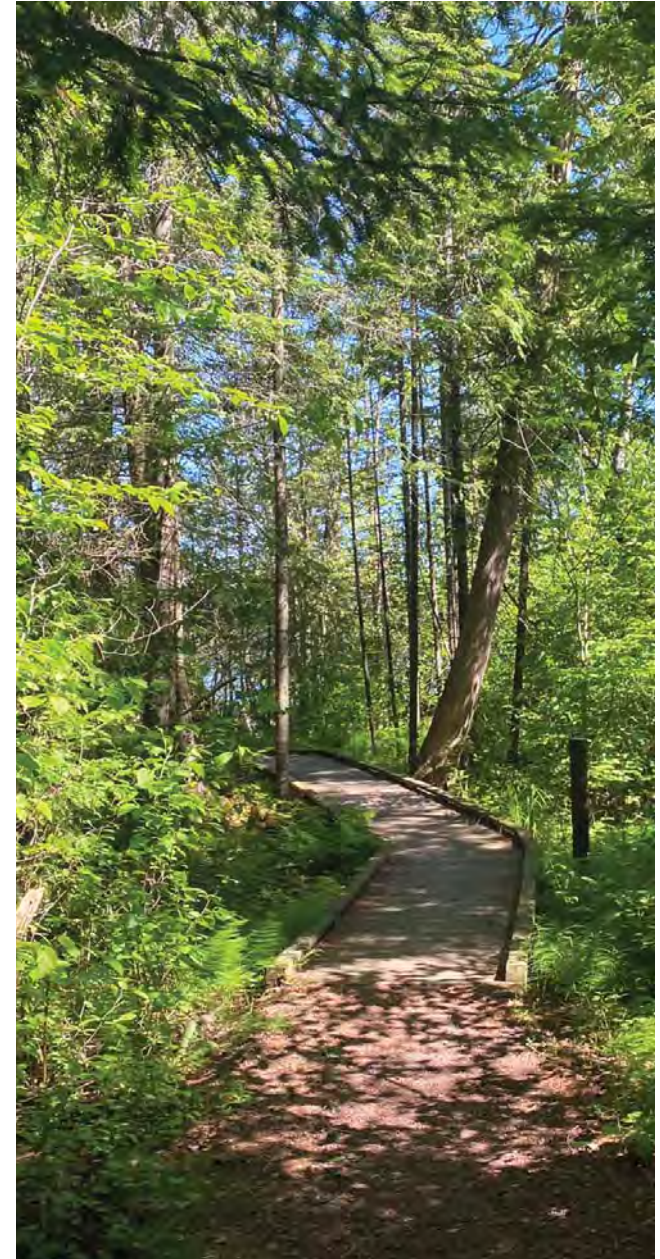
Ashland Parks are maintained through collaboration between the Parks Department and Public Works Department. Creating a shared management system between the two departments would provide the city with a more effective and centralized documentation system, and lead to improved tracking and management of maintenance tasks. The following are general recommendations for maintenance documentation and reporting:

1. **Maintain Detailed Reports:** Keep comprehensive records of all maintenance activities including inspections, repairs, and replacements.
2. **Utilize a Maintenance Management System:** Implement a system to schedule tasks and track progress efficiently.
3. **Regularly Review Maintenance Records:** Analyze records to identify trends and plan future maintenance needs.
4. **Review and Prioritize Projects:** Assess upcoming projects and identify potential funding sources.

To coordinate these efforts across both departments, the City should explore programs that assist with scheduling tasks and documenting progress. Consistently gathering and updating this information will provide a data-driven analysis of needs and priorities. Below are some recommended programs/software:

- ♦ [Cityworks](#): an Esri/Trimble company utilizing GIS software to manage and organize operations. This allows for conditions and tracking assets, managing workflows and scheduling resources.
- ♦ [eMaint CMMS](#): this program provides local work order assignments and reporting of information to streamline operations, including public submissions. It has been proven to assist with budget management and tracking as well as increase longevity of facilities.
- ♦ [iWorQ](#): a management software that is designed for everyday and overarching infrastructure tracking. This is a community investment to improve management and oversight of facilities. From tracking equipment inventory, conditions of amenities, permit processes, and managing man hours, this software is a City-wide assistant. It offers a citizen portal for reporting issues, making payments, and uploading images and documents.
- ♦ [Eptura Assest](#): this program helps you automate day to day operations, manage assets and get a holistic view of all your facilities. Work requests can be prioritized and assigned to individuals for completion.

Preserving resources, managing time and developing adaptable solutions for Ashland's parks will set the Parks and Recreation Department up for success through transition periods and future budgeting.



6 Implementation

This chapter details system-wide strategies for reducing maintenance costs, planned major improvement projects, and outside funding opportunities. These strategies and improvements will require dedicated planning over the medium-to-long term to be realized, but are intended to improve the sustainability of the Ashland Park system—from both an environmental and fiscal perspective—and respond to community members’ top priorities.

6.1 Turf to Prairie Conversion Strategy

Conventional turf grass requires mowing about once a week during the summer months and given the total acreage of the Ashland park system, this carries considerable cost for the city. Alternatively, native prairie grasses require prescribed burns roughly every three years to manage the vegetation and control invasive species. These diverse ecosystems also incur additional environmental benefits by providing habitat for native species and growing deeper root systems that are better able to capture and store stormwater.

This strategy intends to reduce the area required to be mowed and in turn decrease the department’s operational costs and carbon footprint, and support sustainability initiatives.

This reduction will not only save time allocated for mowing, but also reduce travel time, gasoline expenses and long-term machinery costs.

The reintroduction process should be implemented through a phased approach, as establishing and maintaining a native habitat requires significant effort. The City has already initiated this process by ceasing mowing in designated areas of Prentice Park and City Dock Park. These areas have been intentionally left un-mowed, with turf buffers maintained to demonstrate to residents and visitors the deliberate decision by the maintenance crew. This initiative could be further reinforced with temporary signage explaining the City’s intentions to phase in native plant communities and reduce carbon footprint of parks maintenance.

Implementation of native plantings can be a costly in terms of maintenance and upkeep during the initial establishment years. However, the upfront investment will result in reduced future maintenance over the long term. After the establishment period, typically 3-5 years, these areas will require only annual spring maintenance. Table 6.1 lays out the approximate cost per acre for each step of the initial establishment process. These estimates are based on limited-term employee (LTE) hourly rates and the average hours required to complete one acre of prairie restoration. They are subject to change depending on location,

Case Study: City of Madison Managed Meadows

The City of Madison’s Managed Meadows Program focuses on transforming underutilized grassy areas into vibrant, ecologically rich meadows. This initiative aims to enhance biodiversity, support pollinators, and reduce maintenance costs by minimizing mowing and chemical use. Managed meadows are strategically planted with native species to create sustainable habitats for wildlife, improve soil health, and increase resilience against climate change. The program also emphasizes community involvement and education, encouraging residents to appreciate and participate in the stewardship of these natural spaces. Through these efforts, Madison is fostering a healthier, more sustainable urban environment. [Click here](#) to view a map of the managed

equipment availability, necessary training, and efficiency or complications. Material costs must also need to be considered, including equipment rentals, gasoline, seeds, water, and personal protective equipment.

If the City can recruit volunteers to assist with prairie installation set up, prescribed burning, seeding, and weed control, the cost per acre for implementation could be significantly reduced; see Table 6.2. These volunteer opportunities could be promoted through the City's website, Chamber of Commerce, and Northland College. It is also recommended that the City apply for grants and collaborate with university systems for the implementation of the native planting areas. The University of Wisconsin-Madison's Nelson Institute for Environmental Studies runs various programs where students participate in prairie restoration projects, including hands-on fieldwork. Additionally, the University of Minnesota, St. Olaf College and the University of Wisconsin- Stevens Point have robust conservation research lands and educational programs that could be of assistance for resources, courses, and implementation assistance.

These overviews pertain to the initial installation of prairie and native habitats. After the first growing season, maintenance requirements decrease to general weed control for the first two-three (2-3) years which would ideally be coordinated with volunteers. After approximately two (2) years of growth, prescribed burns should be conducted every three-five (3-5) years in the springtime to promote diversity, encourage native plant growth, and reduce buildup of dead plant material. To communicate the City's biodiversity goals within park spaces, it is also recommended that permanent signage should be posted at restoration areas.

The following section lays out several potential areas within the Ashland park system this strategy could be implemented, namely at Bay City Park, Bayview Park and City Dock, Prentice Park, Ellis Park, Beaser Park, and the Superfund Site.

Table 6.1 Approximate Labor Cost Per Acre for Initial Prairie Establishment

Initial Establishment Steps	People	People Hours	Frequency	Total Hours:	Pay/Hour:	Total Cost/Acre:
Setup	5	3	1	15	17	\$ 255.00
Burn/Remove Existing Vegetation	5	2	1	10	17	\$ 170.00
Soil Preparation: Till	2	2	1	4	17	\$ 68.00
Seed and Rake	3	5	1	15	17	\$ 255.00
Straw Mulching	3	2.5	1	7.5	17	\$ 127.50
Watering	2	1	25	50	17	\$ 850.00
Weed control	2	3	12	72	17	\$ 1,224.00
Total Costs/Acre:						\$ 2,949.50

Table 6.2 Approximate Labor Cost Per Acre for Initial Prairie Establishment – With Volunteers

Initial Establishment Steps	People	People Hours	Frequency	Total Hours:	Pay/Hour:	Total Cost/Acre:
Setup	2	3	1	6	17	\$ 102.00
Setup (Volunteer)	3	3	1	9	0	\$ -
Burn/Remove Existing Vegetation	2	2	1	4	17	\$ 68.00
Burn/Remove Existing Vegetation (Volunteer)	3	2	1	6	0	\$ -
Soil Preparation: Till	2	2	1	4	17	\$ 68.00
Seed and Rake	1	5	1	5	17	\$ 85.00
Seed and Rake (Volunteer)	2	5	1	10	0	\$ -
Straw Mulching	3	2.5	1	7.5	17	\$ 127.50
Watering	2	1	25	50	17	\$ 850.00
Weed control	2	3	4	24	17	\$ 408.00
Weed control (Volunteer)	2	3	8	48	0	\$ -
Total Cost/Acre:						\$ 1,606.50

6.2 Parkland Decommissioning Strategy

The analysis in Chapter 2 points to the City of Ashland owning a surplus of parkland relative to its population size. The cost of maintaining such extensive acreage is considerable and often exceeds the capacity of city resources. Based on these findings, the parkland inventory, and extensive conversations with staff, three existing park properties have been identified as potential candidates for decommissioning over the long-term. These parks are generally underutilized relative to other properties within the park system, or the high cost to maintain or replace their aging

facilities would prevent the city for investing in other, higher priority park improvements. Therefore, decommissioning these parks away from active use would help reduce the total acreage of land APR and Public Works is tasked with maintaining, in turn saving money and maximizing city resources. It should be noted that this is a recommended strategy and does not bind the city to take any definitive actions.

The following section lays out short (3-5 years), medium (6-9 years), and long term (10+ years) phases for gradually decommissioning Penn Park, Bay City Park, and West End Park.

Bayview Park

- ◆ Neighborhood Park
- ◆ Total Acreage: 8.86 Acres
- ◆ Proposed No-Mow Acreage: 1.30 Acres
- ◆ Existing No-Mow Acreage: 2.37 Acres
- ◆ Percentage of No-Mow Acreage: 42%



Beaser Park

- ◆ Neighborhood Park
- ◆ Total Acreage: 2.08 Acres
- ◆ Proposed No-Mow Acreage: 0.64 Acres
- ◆ Percentage of No-Mow Acreage: 31%



City Dock Park

- ◆ Neighborhood Park
- ◆ Total Acreage: 8.86 Acres
- ◆ Proposed No-Mow Acreage: 0.40 Acres
- ◆ Existing No-Mow Acreage: 2.31 Acres
- ◆ Percentage of No-Mow Acreage: 30%



Ellis Park

- ◆ Neighborhood Park
- ◆ Total Acreage: 2.06 Acres
- ◆ Proposed No-Mow Acreage: 0.78 Acres
- ◆ Percentage of No-Mow Acreage: 38%



Prentice Park

- ◆ Community Park
- ◆ Total Acreage: 98.6 Acres
- ◆ Existing No-Mow Acreage: 0.81 Acres
- ◆ Percentage of No-Mow Acreage: 0.8%



Superfund Site

- ◆ Community Park
- ◆ Total Acreage: 10 Acres
- ◆ Proposed No-Mow Acreage: 1.74 Acres
- ◆ Existing No-Mow (Storm Basin) Acreage: 0.33 Acres
- ◆ Percentage of No-Mow Acreage: 21%



Summary

Current Total Area of Reduced Mowing: 5.82 Acres

- ◆ Total Proposed Area of Proposed Reduced Mowing: 4.95 Acres
- ◆ Combined Total: 10.77 acres

Initial Establishment Cost Estimate (using figures from Tables 6.1 & 6.2)

- ◆ Without volunteers: \$31,766.12
- ◆ With volunteers: \$17,302.01

Total Percentage of No-Mow Acreage¹: 8%

General Plant Classifications

Ashland Ecological Landscape: Superior Coastal Plain

- ◆ Characterized as having relatively level plain lacustrine clays that slope gently toward lake superior (2020 Ashland Corp)
- ◆ Planting habitats:
 - Wetlands housing: shrublands, wet meadows, and marshes
 - Understory hardwoods: Wild sarsaparilla, hairy sweet cicely, doll's-eyes, rosy twisted-stalk, intermediate wood fern, partridgeberry, and violets
 - Understory, pine woods: Blueberry, bearberry, alder, sweet gale, and beach grasses

Hardiness Zone: 5a

¹ Based of the total combined acreage for Bay City Park, Bayview Park and City Dock, Prentice Park, Ellis Park, Beaser Park, and the Superfund Site.

Educational Signage



Native Plantings



Penn Park

- ◆ **Short-Term:** Focus city resources on improving the existing seven (7) ball fields at Hodgkins, Central Railyard Park, and Beaser Park to ensure that any leagues currently utilizing Penn Park can be accommodated at other ballfields within the Ashland Park system with newer facilities. Improving the ball fields at Hodgkins Park is currently planned within APR's CIP.
- ◆ **Medium-Term:** Tear down the aging facilities at Penn Park; convert the land into passive management either through a cessation of mowing or intentional conversion to prairie or meadow land, as described in Section 6.1.
- ◆ **Long-Term:** Penn Park is the size of an entire city block and nestled within an existing residential neighborhood, making it a good candidate for potential redevelopment into housing if the right opportunity presented. This would help meet community needs for additional housing and increasing property tax revenue. The lot could also be subdivided into smaller lots for individual sale.

Bay City Park

- ◆ **Short-Term:** Remove or auction off old metal play equipment that does not meet modern safety standards. Consider implementing the prairie conversation strategy noted in Section 6.1 to create a buffer between the park property and adjacent single-family home.
- ◆ **Medium-Term:** Remove remaining playground and outdoor shelter.
- ◆ **Long-Term:** Convert the full extent of the property to prairie or meadow plantings per the recommendations in Section 6.1 or consider selling or donating parcel to adjacent property owner.

West End Park

- ◆ **Short-Term:** Remove the existing fence. This location has been identified as a potential location for a community orchard. Before proceeding with such a project, the city should identify a sustainable community partner capable of implementing and managing such a project over the long-term. Ideally, APR staff would not be responsible

for managing or maintaining the community orchard; a formal MOU should be put in with any future community partner organization.

- ◆ **Medium-Term:** If a partner is identified, plant out the orchard and install an irrigation system. If a partner is not identified, convert the space to prairie per the recommendations in Section 6.1.
- ◆ **Long-Term:** If a partner is identified, the orchard would continue to grow and mature into a value community resource and space. Additional facilities such as an outdoor shelter, seating, or picnic tables could be installed, but ideally would be provided via the community partner or donations. If the community orchard space is not realized, this parcel could also be considered for redevelopment if the right opportunity presented itself.



6.3 Other Priority Projects & and Planned Capital Improvements

To meet the needs of its residents and continue to build out Ashland's outdoor recreational resources as an engine for economic development city-wide, Ashland is planning a number of major capital investments over the next five years. Many of these projects are also highlighted in the Chapter 3. The following section highlights the near-term projects Ashland is pursuing to address top community priorities. The full APR 2025-2029 CIP plan can be found in Appendix C.

- ◆ **Kreher Park Boat Launch Construction:** Construct a new launch on the remediated superfund site adjacent to Kreher Park. Updating previous design and construction documents will take place in 2025, with construction beginning in early 2026. Improving this boat launch was the #1 community priority identified from the online survey conducted through this planning process.
- ◆ **New Playground at Bayview Park and Additional Equipment at Prentice and Kreher Park:** In 2025 the equipment at the Bayview Park will be 25 yrs old; this is a heavily used park and playground. Community members have also requested additional toddler equipment at Kreher and Prentice playgrounds. Addressing unsafe playground equipment at Kreher and Prentice Parks was the #2 community priority identified from the online survey conducted through this planning process.
- ◆ **Update and Implementation of Parks and Trails Interpretive Signage:** create a plan to update the existing interpretive signage along the waterfront trail and also create new interpretive signage for the City's parks (Prentice, Oredock, Bay City Creek, etc.), telling the unique history of the area; some signage would also be in Ojibwa. Developing a cohesive signage and way finding system was a top recommendation identified from the focus group conducted through this planning process.

Maintenance and operational expenses of the City's Parks and Recreation Department are generally funded through property taxes and user fees. As the park system grows, the funding needed to meet the basic maintenance and operational costs also grows. Often there are insufficient funds to undertake major capital improvement projects. There are a wide variety of potential funding sources to assist with up-front capital costs, including acquisition of land and the development of new recreational facilities.



6.4 Funding Opportunities

Grant Programs

Implementation dollars are available for acquisition and development of recreation spaces and facilities. Linear parks and trails can be funded through the Wisconsin Department of Natural Resources (WDNR) or the Department of Transportation (WDOT). The WDNR also provides funds for the acquisition of lands, the stabilization of shoreland, and the protection of environmentally sensitive areas. The high cost of park improvement projects necessitates the acquisition of outside funding to enable development. Grant funding provides seed money and crucial capital for leveraging additional community dollars and support. While many projects identified in this plan would benefit from the acquisition of outside funding sources, some projects will require grant funding if they are to be realized.

Community Fundraising & Volunteer Groups

Community groups and civic organizations are sometimes willing to organize fundraising efforts to assist with costs, and they may also be able to marshal volunteer labor to assist with small development projects such as trail creation or playground installations, especially if they are a potential user group. The City should coordinate with potential user groups when planning new facilities to see if cost-sharing, donation or outright purchase options exist. Groups that could potentially be involved include youth sports groups, private organizations and the school district.

Local business and corporate support should also be sought. Funders can be acknowledged with plaques, signs, or walkway bricks, including the option of park or feature naming rights for major donors.

501(c)3 Foundation and Planned Giving

The City can set up an endowment fund as an additional means of providing continual financial support for park acquisition and development. An endowment fund works like a permanent savings account. The amount individuals give, which is the principal, is never spent. Only the interest income is spent, thereby providing a continual source of money. A park endowment fund can provide a means for residents to make gifts of any size (including estate bequests), with the certainty that the money donated will only be used for the advancement of recreation in the community. Gifts to an endowment fund are typically tax deductible under federal and state law.

In many communities, parkland development occurs with the availability of land. Donations of private land for a public purpose is not uncommon, and criteria for accepting these lands is needed. A formal procedure should be in place for how the land will be planned and used in the best interest of the community. An established planned giving program through the City would allow prospective patrons to dedicate land in a legal manner that provides a legacy for how the land will be utilized over time.

Tax Increment Financing (TIF)

Tax increment financing (TIF) is a tool that allows municipalities to promote economic development by earmarking property tax revenue from increases in assessed values within a designated TIF district. As part of a broader plan to redevelop an area, the City can use tax increment financing to assist with parkland or trail acquisition and development. There are some limitations to what revenues from a TIF district can be used to pay for, generally the costs of constructing public buildings cannot be funded with TIF. TIFs are typically created for the purpose of stimulating redevelopment and new public and private investments. There are currently 3 active tax increment districts in the City: TIF 2, TIF 4, and TIF 5. TIF 2, formed in 2002, is scheduled to expire in 2025.

Table 6.3 Common State and Federal Grant Recreation Programs

Funding Programs By Category	Maximum Award	Application Due Date	Granting Agency
Knowles-Nelson Stewardship Program			
The Stewardship Program was established in 1989 to preserve Wisconsin's most significant land and water resources for future generations and to provide the land base and recreational facilities needed for quality outdoor experiences. These goals are achieved by acquiring land and easements for conservation and recreation purposes, developing and improving recreational facilities, and restoring wildlife habitat. This is an umbrella program that funds the following grants:	50% local match required	1-May	DNR
Aids for the Acquisition and Development of Local Parks (ADLP)			
Helps to buy land or easements and develop or renovate local park and recreation area facilities for nature-based outdoor recreation purposed (e.g., trails, fishing access, and park support facilities).			
Urban Green Space (UGS)			
Helps to buy land or easements in urban or urbanizing area to preserve the scenic and ecological values of natural open spaces for nature-based outdoor recreation, including non-commercial gardening.			
Urban Rivers (UR)			
Helps to buy land on or adjacent to river flowing through urban or urbanizing areas to preserve or restore the scenic and environmental values of riverways for nature-based outdoor recreation.			
Acquisition of Development Rights Grants (ADR)			
Helps to buy development rights (easements) for the protection of natural, agricultural, or forestry values, that would enhance nature-based outdoor recreation.			

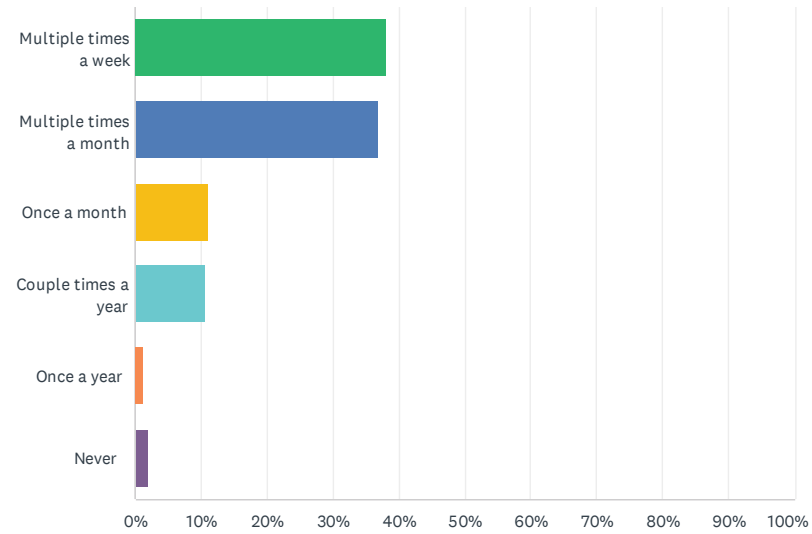
Funding Programs By Category	Maximum Award	Application Due Date	Granting Agency
Land and Water Conservation Fund (LAWCON)			
- This fund is used to implement projects that are identified by both the local and the state Comprehensive Outdoor Recreation Plan. - In general, land acquisition, development, and renovation projects for public outdoor recreation purposes are eligible LWCF projects. LWCF does not include the "nature-based outdoor recreation" restriction that the Stewardship Local Assistance Programs do.	50% local match required	1-May	DNR
Recreational Trails Program Grant			
- Eligible projects include: maintenance and restoration of existing trails, development and rehabilitation of trailside and trailhead facilities and trail linkages, construction of new trails, and acquisition of easement or property for trails. - May only be used on trails which have been identified in or which further a specific goal of a local, county or state trail plan included or reference in a statewide comprehensive outdoor recreation plan required by the federal LAWCON.	Up to 80% of the total project costs of a recreational trail project (20% match required). Payments are reimbursements on costs incurred after project approval.	1-May	DNR
Urban Forestry			
Provides technical service and financial assistance to communities for developing urban forestry programs. Priorities include:	50% local match required.	1-Oct	DNR
1) Communities needing to develop an urban forestry plan; 2) Communities needing worker training; and 3) Communities needing to conduct a street tree inventory.	Grants range from \$1,000 to \$25,000.		
Eligible projects include 1) Undertaking street tree inventories; 2) Training for Village tree workers; 3) Developing urban open space programs; 4) Developing urban forestry plans; 5) Developing a tree ordinance; 6) Developing a public awareness program; and, 7) Tree planting and maintenance			
Lake Protection and Classification Grants			
- Designed to assist lake users, lake communities and local governments as they undertake projects to protect and restore lakes and their ecosystems. Eligible projects include: - Purchase of property or a conservation easement - Restoration of wetlands - Development of local regulations or ordinances - Lake classification projects that allow counties to design and implement local land and water management programs that are tailored to specific classes of lakes in response to various development and recreational use pressures (these grants are limited to \$50,000) - Lake protection projects recommended in a DNR-approved plan including watershed management, lake restoration, diagnostic feasibility studies, or any other projects that will protect or improve lakes.	25% local match required. \$200,000 maximum per project.	1-May	DNR
Recreational Boating Facilities Grant			
- Construction of capital improvements to provide safe recreational boating facilities and for feasibility studies related to the development of safe recreational facilities. - Also includes purchase of navigation aids, dredging of channels of waterways, and chemically treating Eurasian water milfoil.	50% local match required	Established quarterly	DNR
Sport Fish Restoration Funding			
- Sport Fish Restoration - Fishing Pier (SFR-FP) grants may be used to construct fishing piers that are primarily designed to provide public access for shore fishing. - Sport Fish Restoration - Boat Access (SFR-BA) grants may be used to construct motorboat access projects. Eligible components include boat ramp construction and renovation, along with related amenities such as parking lots, accessible paths, lighting, and restroom facilities.	25%-50% local match required	1-Oct 1-Feb	DNR

Appendix A:

Full Survey Results

Q1 How often do you visit or use City of Ashland parks and trails?

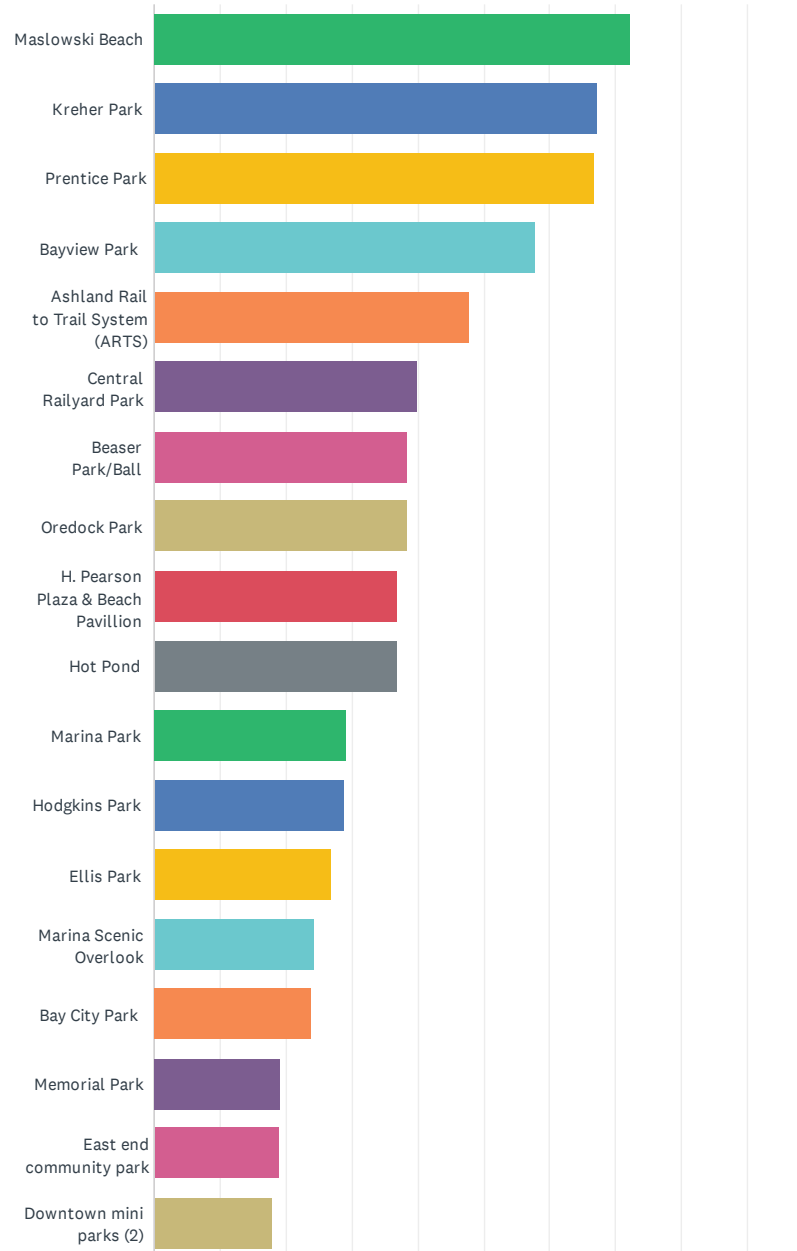
Answered: 412 Skipped: 2



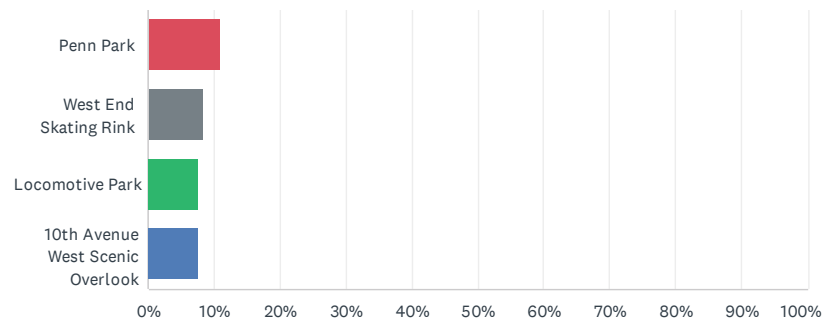
ANSWER CHOICES	RESPONSES	
Multiple times a week	38.11%	157
Multiple times a month	36.89%	152
Once a month	11.17%	46
Couple times a year	10.68%	44
Once a year	1.21%	5
Never	1.94%	8
TOTAL		412

Q2 Which of these Ashland parks and trails have you visited in the last 12 months (select all that apply)?

Answered: 407 Skipped: 7



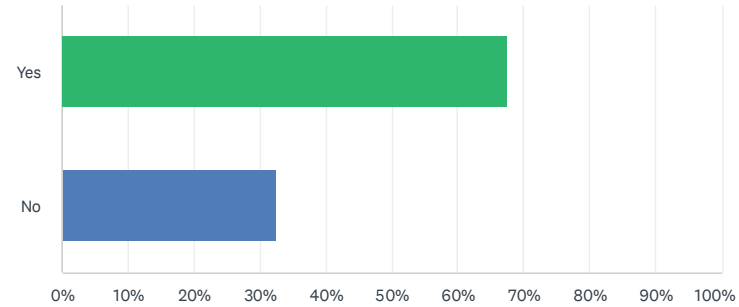
Ashland Parks Master Plan Community Survey



ANSWER CHOICES	RESPONSES	
Maslowski Beach	72.24%	294
Kreher Park	67.08%	273
Prentice Park	66.83%	272
Bayview Park	57.74%	235
Ashland Rail to Trail System (ARTS)	47.67%	194
Central Railyard Park	39.80%	162
Beaser Park/Ball	38.33%	156
Oredock Park	38.33%	156
H. Pearson Plaza & Beach Pavillion	36.86%	150
Hot Pond	36.86%	150
Marina Park	29.24%	119
Hodgkins Park	28.75%	117
Ellis Park	26.78%	109
Marina Scenic Overlook	24.32%	99
Bay City Park	23.83%	97
Memorial Park	19.16%	78
East end community park	18.92%	77
Downtown mini parks (2)	17.94%	73
Penn Park	10.81%	44
West End Skating Rink	8.35%	34
Locomotive Park	7.62%	31
10th Avenue West Scenic Overlook	7.62%	31
Total Respondents: 407		

Q3 Have you ever paid for services through City of Ashland Parks and Recreation?

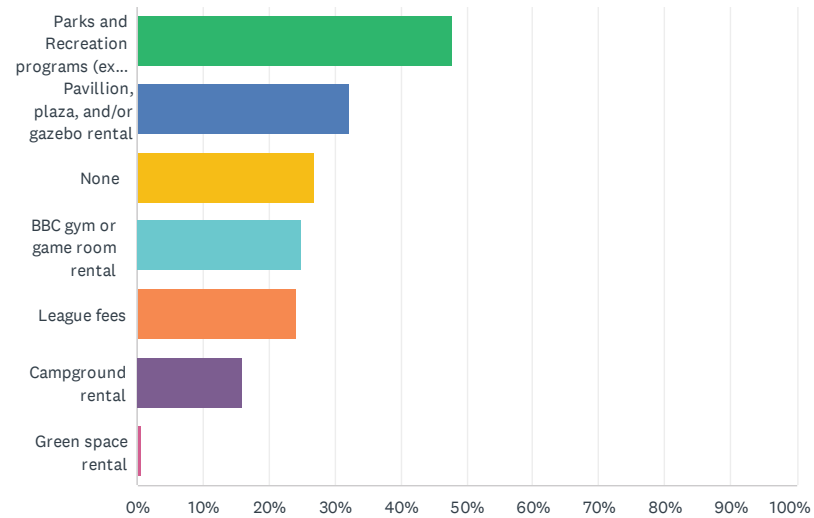
Answered: 407 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	67.57%	275
No	32.43%	132
TOTAL		407

Q4 Which services have you paid for (select all that apply)?

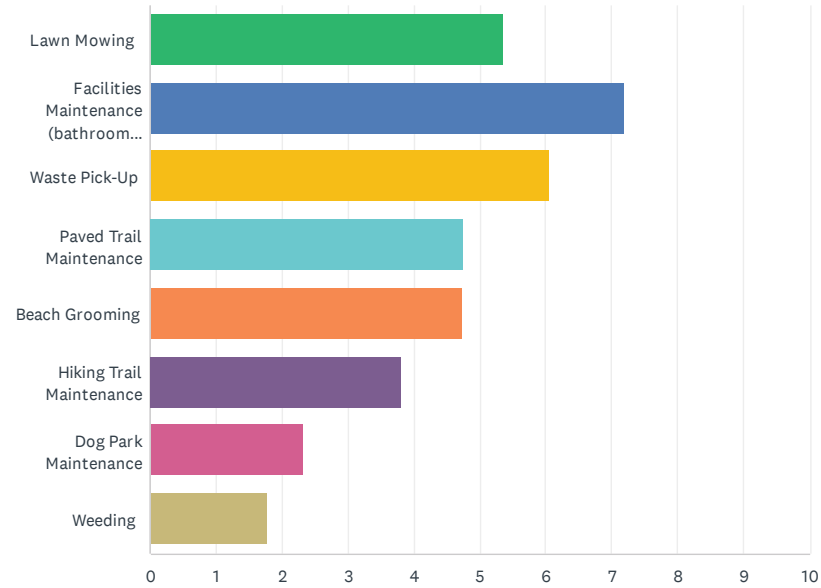
Answered: 373 Skipped: 41



ANSWER CHOICES	RESPONSES	
Parks and Recreation programs (ex. Summertime fun courses, gymnastics, etc.)	47.72%	178
Pavillion, plaza, and/or gazebo rental	32.17%	120
None	26.81%	100
BBC gym or game room rental	24.93%	93
League fees	24.13%	90
Campground rental	16.09%	60
Green space rental	0.54%	2
Total Respondents: 373		

Q5 Please rank your priorities for park maintenance, with "1" being the highest and "8" being the lowest.

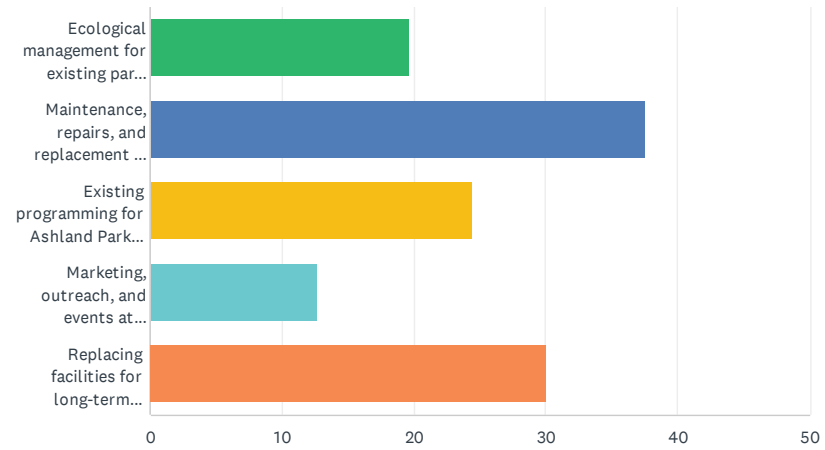
Answered: 411 Skipped: 3



	1	2	3	4	5	6	7	8	TOTAL	SCORE
Lawn Mowing	12.90% 53	18.73% 77	22.38% 92	14.84% 61	10.22% 42	10.95% 45	8.76% 36	1.22% 5	411	5.35
Facilities Maintenance (bathroom cleanliness, park shelter upkeep etc.)	54.74% 225	26.03% 107	8.03% 33	5.84% 24	3.89% 16	1.46% 6	0.00% 0	0.00% 0	411	7.18
Waste Pick-Up	13.38% 55	27.98% 115	30.66% 126	15.33% 63	6.81% 28	3.41% 14	1.95% 8	0.49% 2	411	6.05
Paved Trail Maintenance	7.06% 29	9.00% 37	13.38% 55	24.09% 99	26.52% 109	11.92% 49	6.08% 25	1.95% 8	411	4.76
Beach Grooming	8.03% 33	9.49% 39	15.33% 63	18.49% 76	26.03% 107	12.17% 50	7.79% 32	2.68% 11	411	4.74
Hiking Trail Maintenance	1.95% 8	5.60% 23	6.08% 25	17.03% 70	16.55% 68	36.98% 152	12.65% 52	3.16% 13	411	3.82
Dog Park Maintenance	1.95% 8	2.43% 10	2.92% 12	2.92% 12	4.87% 20	13.87% 57	35.52% 146	35.52% 146	411	2.32
Weeding	0.00% 0	0.73% 3	1.22% 5	1.46% 6	5.11% 21	9.25% 38	27.25% 112	54.99% 226	411	1.77

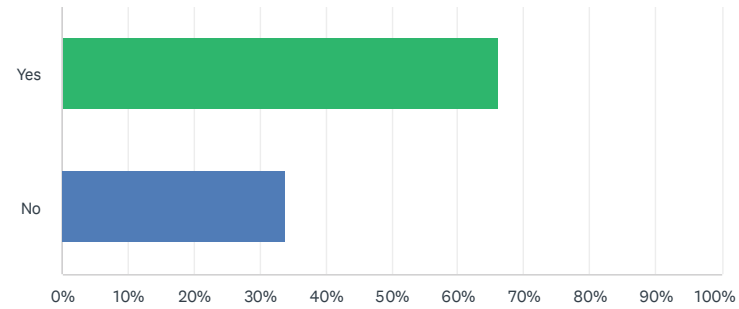
Q6 How would you allocate \$100 among the following funding categories?

Answered: 332 Skipped: 82



Q8 Are you a current resident of the City of Ashland, WI?

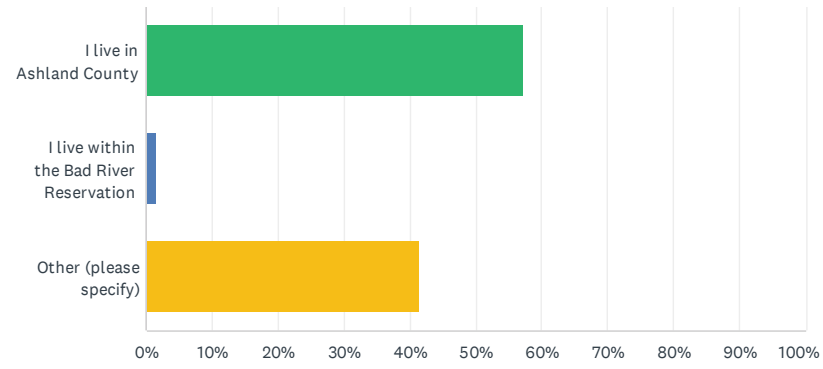
Answered: 399 Skipped: 15



ANSWER CHOICES	RESPONSES	
Yes	66.17%	264
No	33.83%	135
TOTAL		399

Q9 If no, which of these options best describes where you live?

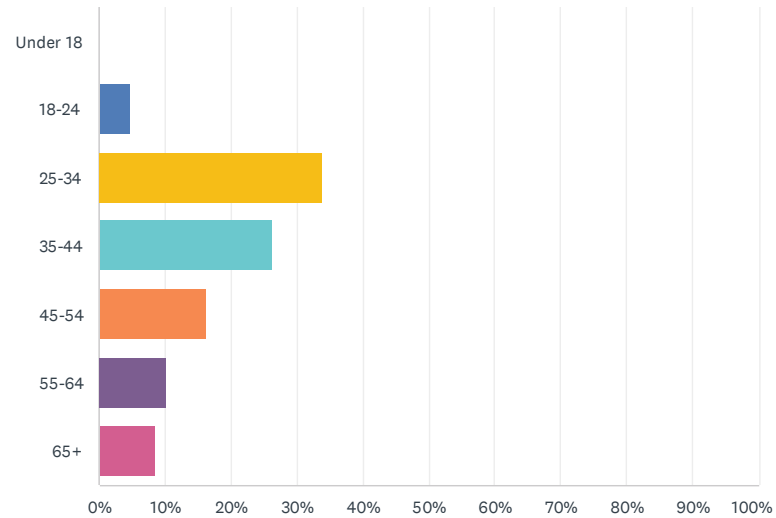
Answered: 198 Skipped: 216



ANSWER CHOICES	RESPONSES	
I live in Ashland County	57.07%	113
I live within the Bad River Reservation	1.52%	3
Other (please specify)	41.41%	82
TOTAL		198

Q10 Please indicate your age.

Answered: 400 Skipped: 14



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	4.75%	19
25-34	34.00%	136
35-44	26.25%	105
45-54	16.25%	65
55-64	10.25%	41
65+	8.50%	34
TOTAL		400

Q11 Please indicate the number of people living in your household by age.

Answered: 395 Skipped: 19

ANSWER CHOICES	RESPONSES	
Children ages 0 to 5	59.49%	235
Children ages 6 to 12	50.89%	201
Children ages 13 to 17	35.44%	140
Adult age 18+	90.38%	357

Q7 Please share any additional comments that could assist the City in prioritizing recreational facilities and services.

Answered: 179 Skipped: 235

#	RESPONSES	DATE
1	Quality should be a priority over looks. If the beach/water is dirty, then it doesn't matter how nicely the pavilions are painted, NOBODY WILL GO THERE. Cleaning the beaches is the best shot ashland has at gaining tourists and the money they bring to the area. Can't take my kids to the beaches due to used drug needles, so nothing else matters until those types of issues are dealt with.	5/30/2024 9:18 AM
2	Please do not convert the tennis courts at Hunter Park to pickle ball courts.	5/29/2024 11:51 AM
3	PLEASE repair the dock at Bayview Park!! We have family that come from across the country during the summer to utilize this resource to access our beautiful Lake Superior!!	5/9/2024 10:07 AM
4	More events in the parks! We have so many parks, it's important to get people immersed in those spaces so they realize how lucky we are to have them. The maps along the trail are also very faded. It would be nice to have those replaced.	5/8/2024 1:12 PM
5	Boat launch	5/8/2024 9:20 AM
6	Address boat ramp needs. Fund new boat ramp and parking	5/4/2024 8:36 AM
7	I and countless others would like to see improvements too local boat landings around the town! I am a local guide and I know my clients spend anywhere from \$5,000 to 10,000 annually at minimum in Ashland from lodging to restaurants and shops as well as the gas stations! I won't even use the landings in town any longer cause of the poor layouts of the landings and horrendous maintenance or there lack of maintenance! I typically have to use the 2nd landing access or Washburn for landing my boat! This season I will most likely be having my guests stay either in Washburn or Rob's outside of Ashland as there is no longer a reason to have them stay in Ashland close to any public boat launches	5/2/2024 6:34 AM
8	Fix boat launch	5/2/2024 5:58 AM
9	Less parks, or does every mayor have to have one.	5/1/2024 5:29 PM
10	Would love to see more toddler based activities. Local swimming pool/swim classes.	5/1/2024 11:49 AM
11	Get water park up and going for little children in summer safer and lake water to cold.	5/1/2024 9:04 AM
12	Please keep the young children in mind when thinking about redoing playgrounds . Parks are essential to the social. Reworking in our community... grab some families for input before you make a decision	5/1/2024 5:50 AM
13	Think Inclusion. All age kids and of all abilities.	4/30/2024 9:33 PM
14	The boat dock at Maslowski landing needs repair, boaters pay \$5 a time to use it, where is all the money going? Definitely not to that boat landing	4/30/2024 2:03 PM
15	KREHER PARK BOAT LAUNCH IS IN DESPERATE NEED OF REPLACEMENT OR SERIOUS REPAIRS! As well as more parking spots for trucks and boat trailers. As well as the public bathrooms and showers being cleaned numerous times a day during summer spring & fall. You can't even launch a boat there safely AT ALL! Not to mention there is no parking and the bathrooms are horrible. People come up to use our lake for recreational purposes and no where in Ashland is a decent boat launch or fish cleaning station. Please add a safe and useable launch and fish cleaning station as well as enough parking for trucks and boat trailers. We've paid over 40 years of boat launch fees throughout the years there has to be funding somewhere for the repairs as they have never updated it in at least the last 20 plus years at all!	4/30/2024 10:42 AM
16	I have been wondering for quite some time...as well as others, why does Ashland not have	4/30/2024 9:52 AM

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playgrounds that ALL children can play on??? This kind of playground is called an All Inclusive Park! This is a safe open designed for children with differing disabilities of all ages to get out and interact with their peers! Inclusive playgrounds encourage kids to interact and form friendships with others who are unlike them. It's very sad to be asked to go to the park with friends/family and my daughter has to sit and watch everyone run around and play because there is nothing she can do...Oh, wait! There is one handicap swing 😊 I'm sorry, but that frustrates me! With all the new parks that have been put in place NOT one park was made for children with disabilities 😞 I understand that it costs more but, Children with disabilities have the right and DESERVE the right to enjoy to have fun like the rest of the kids instead of sitting on the sidelines! And, you can incorporate the SPLASHPAD into an Inclusive Park and ALL the kiddos can enjoy the park and Splashpad!

17	Handicap accessible parks would be great	4/30/2024 8:54 AM
18	This City has far too many parks per capita.	4/29/2024 6:29 PM
19	Lets turn the super fund site into a Marina!	4/29/2024 6:01 PM
20	Put in the boat launch that is ready for the ramp.	4/29/2024 5:19 PM
21	Instead of worrying about these things (and I'm not saying this isn't important or instead of building a library. Why don't we go right to the source of the problems that both are having and BUILD A TREATMENT FACILITY in Ashland. It would help with almost every issue we are having in this town.	4/29/2024 3:05 PM
22	I don't think everyone knows where all the parks are that are available for use and what is happening at each park. Also dog parks, I personally only know of one spot to take dogs. More information for people would be great and making things look better if they have started to look run down.	4/29/2024 2:38 PM
23	groom lake trail year-round, snow removal	4/29/2024 1:31 PM
24	First all the parks that were replaced are terrible. The original parks were perfect and just needed to be kept up with on maintenance but they were perfect for kids of all ages. The parks that are there now aren't even parks. I can't bring my kids there if others are there since there just isn't the room for more than a few kids and they are NOT toddler friendly, special needs friendly, or just kid friendly in general. Please change the parks back to the original play grounds because those were much more fun, safer, and overall better. The beaches need cleaned up often as there has been plenty of drug needles found in the grass and sand where kids play and people walk. There should be a magnet drag over the beaches weekly to keep them safe and clean as well as a simple clean up.	4/29/2024 1:15 PM
25	Get the west end skating ring going again.	4/29/2024 12:28 PM
26	The number one problem to address isn't even an option on this survey. That problem is the homeless and drug addicts making our parks dangerous and unusable. I no longer go to any of the parks or trails because of it. I will use the ones in Washburn instead.	4/29/2024 11:34 AM
27	Whoever is in charge of our parks and rec needs to be fired	4/29/2024 9:05 AM
28	Ashland needs a better boat launch with more parking, restrooms, and a fish cleaning station. The existing launches are severely neglected and/or outdated. This is Ashland's best resource and it's utilized.	4/29/2024 8:38 AM
29	This town is a pit hole until you clean up the city & try to bring in new business you are just wasting time and money.	4/29/2024 7:14 AM
30	Noone uses half these parks due to yur homeless policies. Please get rid of the zombies, their tents and the garbage they create	4/29/2024 7:09 AM
31	Boat launch location would be great	4/29/2024 7:06 AM
32	We need a much bigger and better boat landing in this city I pull to Washburn now to launch	4/29/2024 3:35 AM
33	Look for volunteers and go fund me for people who want to help but are unable to	4/29/2024 2:45 AM
34	Work on the boat launches!!!! How can we be a city on such an incredible lake without reliable access to it? Especially with Washburn under construction, which is much better to launch at, Ashland needs to step up their launches!	4/29/2024 1:57 AM

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35	Ashland needs a boat launch, a new one and we have the perfect spot for it. Kreher park is a disaster and the maintenance on it is horrible. Us boaters take more time trying to fix it and to not damaged our boats when launching. Beautiful city on the greatest of Great Lakes and yet not one good boat launch. It's sad we will start to use Washburn marina landing and tell people to do like wise.	4/29/2024 1:17 AM
36	Better lighting on the trails. Redo prentice park. It is awful now	4/28/2024 10:39 PM
37	Quit "updating" playground equipment and making the parks worse. Every single one has gotten less useful for little kids. Most recently- prentice park. There used to be many slides for all ages, and it was by far the best park to go to (no highway, secluded area, less homeless people, good trail to walk on, and the artesian well) Now there's one single slide for one kid range (6-10 years) and all the toddlers and toddler parents are irritated. Also, most of the "updated" playgrounds are significantly more dangerous and unfriendly to kids under school age. Whoever keeps doing this seriously needs to reconsider.	4/28/2024 10:28 PM
38	Update bathrooms	4/28/2024 10:13 PM
39	Child care is a big issue currently. Would like to see things for toddlers/preschoolers to do to help parents out. Also more adult organized programs	4/28/2024 9:59 PM
40	Need additional boat launch facilities. And clean up the goose shit.	4/28/2024 9:32 PM
41	Don't let campers stay all summer at Kreher park .	4/28/2024 9:31 PM
42	New boat launch and fix bay view pier	4/28/2024 8:26 PM
43	Inclusion	4/28/2024 8:24 PM
44	Install bathroom facilities at Ellis Park.	4/28/2024 8:08 PM
45	There needs to be free, available, maintained parks for our residents as well as free programs at the parks for children and teens	4/28/2024 7:41 PM
46	New boat ramp	4/28/2024 7:33 PM
47	There are ways to market the city of Ashland that are no to low cost as a working professional in the marketing space. Utilize digital ads instead of TV and print and you'll get more bang for your buck. As far as resources, we need to keep the streets clean, drug addicts away, improve the schools, and support viable businesses and encourage young professionals to stay. I am sure that is a different budget and may not be relevant here but the parks and outdoor activities were my favorite part of growing up in Ashland and outside of family are why we still visit. However. Terrible experiences with Ashland schools, the multiple teenage suicides, the excessive (and accepted) drinking and drug use, and limited economic possibilities outside of the Hospital and Bretting led me to leave and never want to return. We moved to Brule where there is arguably less outdoor recreation (still a lot of course) because we had to be closer to Duluth to find a good paying job and good schools. Ashland needs a culture change around the board. Kids engaging in positive activities. Parents modeling those behaviors. School workers who care about kids and their education. Improved mental health support. Then sustainable businesses will want to move there because they will be able to attract talent and be stationed in (hopefully) a pro business environment. We need good leadership! Northland College and Northwoods Tech are huge at recruiting these young professionals and their talent. We have to keep those institutions well ran and supported then give those folks entrepreneurial opportunity or quality jobs to keep them here! Don't forget all of the folks who can work remote now and love the outdoors that we can market to! Then when we have that tax base we can allocate to these things. But have to start with the basics. Probably not your problem or your department but thanks for hearing me out!	4/28/2024 7:27 PM
48	Open bathrooms earlier in the season	4/28/2024 7:25 PM
49	Add another boat launch	4/28/2024 5:58 PM
50	Not sure how to answer number 6 question I believe that we need to maintain our parks. They do need to be mowed and kept up. If bathrooms are there they need to be cleaned. I don't like the way they are not mowing the large area by the swing set ar Prentice Park. Hopefully you can add to the playground there. It is not enough and there should be mow.	4/28/2024 5:39 PM
51	Let's fix up and keep up what we have before investing in new	4/28/2024 5:38 PM
52	Ashland needs to focus on our youth athletes and facilities to keep athletics in the area	4/28/2024 4:52 PM

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	growing. If that means funding the schools so they can build the facilities to have the youth use along with the high-school athletes. It benefits everyone! Facilities need to be better.	
53	We must utilize our lake front much more than we already do.	4/28/2024 4:34 PM
54	Maintenance and replacing existing is my highest need. We can't be everything for everybody. Boat launch facilities need improvements. Park planned for library near radiator shop is boondoggle, just provide us some parking space. I use parks extensively with my grandchildren.	4/28/2024 4:28 PM
55	Boat launch is a disaster	4/28/2024 4:10 PM
56	The boat landing is terrible!!! Homeless people in the bathrooms and play equipment	4/28/2024 3:51 PM
57	Fix the boat landings. They are wrecking boats. Biggest lake in the world out our back door and no amenities to use it.	4/28/2024 3:19 PM
58	Union probably wouldn't approve it but maybe some volunteer seniors to do some mowing,etc.	4/28/2024 2:38 PM
59	The boat landing need repair and there's no parking...plus we need another boat landing! The City of Ashland is totally missing out marketing Chequamegon Bay for fishing and boating enthusiasts. You just need to market the absolutely free resources we have with the lake. It's all right in front of you.....SEE IT THANKS TIM	4/28/2024 2:19 PM
60	Boat landing improvements	4/28/2024 1:48 PM
61	We need 2 things - a draw for summer tourists, whether that be current maintenance/upkeep on the outdoor parks and trails, or replacement facilities that require less maintenance. This benefits locals AND tourists. 2nd, good programming for the kids to give them a focus. Affordable programming/scholarships, and maybe even transportation, since that can be a huge barrier to participation.	4/28/2024 1:12 PM
62	Access to, within, and development for cycling	4/28/2024 1:11 PM
63	Number one priority would be having a boat launch that is actually usable. Kreher park Launch needs to be drenched deeper and the parking lot is horrible. Maybe if you made this an actual launch with adequate parking maybe even a fish cleaning station people would actually use it. Could even look at an expansion to the superfund site	4/28/2024 1:01 PM
64	Make Clarkson Coal Dock a Rv/Tent campground. We have this goldmine of the Lake and we don't take advantage of it. I talk to the campers at Kreher Park. They love camping along the lake. Take in the great sunsets. Just do it. Yes, it's going to cost money for clean up of contaminants, but look at the return of campers coming here. Also, let's get a new boat launch in at the Superfund area. Thank you.	4/28/2024 12:58 PM
65	Please fix the doc by Bayview Beach so that we can walk out and use it one of the best places to see the sunrise! It is terrible bad for tourists! I am a local photographer and Ashland resident!	4/28/2024 12:32 PM
66	The boat landing should be the #1 priority to finish. Ashland slogan is find yourself closer to the water, but there isn't a decent way to access the water. We should capitalize on our biggest asset - the lake. The parking lot that was created has become a nuisance and brought a lot of unwanted traffic to the marina, out boat is in the Ashland marina and I don't feel safe leaving it there without cameras.	4/28/2024 12:16 PM
67	The city needs boat landings. The present launch at Kreher in in poor condition and lacks sufficient parking.	4/28/2024 11:51 AM
68	Add more playground equipment to Prentice Park.	4/28/2024 11:34 AM
69	We nee a boat landing !	4/28/2024 10:58 AM
70	We need a marina and boat launch.	4/28/2024 10:52 AM
71	The dock at Bay view Beach needs to be fixed. The last one was there a long time and was just fine. This new one is terrible and unusable - a complete waste of money. This town also NEEDS a good boat landing and to support local residents who use these amenities.	4/28/2024 10:47 AM
72	Please reopen the dock platform at Bayview Beach. Please update the boat landing at Kreher Park.	4/28/2024 10:44 AM

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73	Questions 3,4, You don't mention boat ramp payment? Priority!! Access to more public fishing areas. Reid's coal dock , Clarkson!! Don't give me the crap there contamination! Question 6, I don't understand, allocate \$100?? What are you getting for \$100 ?	4/28/2024 10:36 AM
74	Boat launch rails at kreher park , dangerous and damaging to watercraft	4/28/2024 10:19 AM
75	Fix the dock in the east end! new road to oredock is a waist of time and money. Boat landing needed.	4/28/2024 10:18 AM
76	The boat landing in Ashland is the worst in the area, but highly utilized. There is a need for an updated/improved boat landing. The parks in the area with playgrounds also should accommodate a more wide age range. Many of the updated parks are for older teenage children, they are unsafe to take toddlers to.	4/28/2024 10:14 AM
77	Need updated boat launch and shore fishing access (docks, piers, etc.). Plan for sustainability in areas protected from waves.	4/28/2024 9:57 AM
78	Additional upkeep on current boat launch, and or the addition of an updated launch with fish cleaning station and pavilion.	4/28/2024 9:44 AM
79	Why don't we have a boat landing with parking for 50 + trucks and trailers	4/28/2024 9:38 AM
80	Ashland needs a new or updated boat launch. 1000's of people come to Ashland every year to fish and boat on chequamegon bay and Ashland needs a quality boat launch.	4/28/2024 9:31 AM
81	Boat landings are vital. Please add and maintain them!	4/28/2024 9:29 AM
82	How would I allocate 100 dollars lol....Can't even answer that irrelevant nonsense. We need a boat landing period ! You have paved a giant parking lot that could hold a 100 rigs and nothing is being done. Kroher Park is a poor excuse for a boat landing and all we have. Very poorly maintained. Rubber bumpers hanging into the water most have fallen in. Spikes and nails scratching the sides of boats. No dock installed and hasn't been put in for years. Overflow from the RV Park is now allowed to park overnight there. Instead of this city building a Wine gathering spot for a half million dollars that will go under in a year. The amount of money that a boat landing would bring to this city far surpasses any of your so called dreams. It should be your number one priority. Instead everyone will go to Washburn and use their beautiful landing, Marina and services. I commend all city employees for their efforts excluding our city council. WE NEED A BOAT LANDING PERIOD !!!!!!!	4/28/2024 9:14 AM
83	Parks need to be better. They are being wrecked there is no need for a 50ft slide that is NOT appropriate for children. Especially at prentice park. That park is now useless.	4/28/2024 8:50 AM
84	I like the idea of a YMCA that runs programs and has facilities for gym space, pool, and the programs and a nice fitness center. I know Ashland is different, but a nice cohesive place would be convenient. Like parents can workout while kids are at gymnastics or swim lessons or whatever. That idea.	4/28/2024 8:20 AM
85	Prentice Avenue Boat launch is in need of repair. Lake properties are unique to ashland and should be priority. Tourism!	4/28/2024 7:44 AM
86	Do not destroy another great park and replace it with a huge downgrade like what happened at Prentice park. So many kids and parents alike are very disappointed in the downgrade. Going from 5 sets of money bars to 1, 8 slides to 1, and taking away what small toddlers and parents could climb up easily to now a steep climb that is not easy or safe for small kids is a huge shame.	4/28/2024 7:34 AM
87	Use the sprinkler system and water those two central railyard fields!	4/28/2024 7:24 AM
88	Prentice Park needs attention. Grounds are wet and stink. Gravel the space between the path and parking. New playground structure is ridiculous - not inclusive to a wide age range and ability range for all kids. The bathrooms should be open - I continually have had to leave with my kids because the bathrooms are NEVER open.	4/28/2024 1:26 AM
89	Prescribed burning will reduce the amount of ticks along walking trails. This will benefit users with children and pets. Prescribed burning will also increase the amount of wild edible plants for users to harvest.	4/27/2024 10:45 PM
90	N/A	4/27/2024 9:47 PM
91	I'm really annoyed that Prentice Park, which was a very nice park to play at with my young	4/27/2024 9:40 PM

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	children, was turned into a park that I can't even take my kids to anymore due to the unsafe height of slides and nothing else for them to do. This is highly disappointing. This is happening at more and more parks. We don't need more bars in this area, we need places for the kids to be active and do activities.	
92	The boat landings need substantial work as boats and equipment are being damaged by metal docking that is exposed	4/27/2024 9:31 PM
93	Be open and communicate, it's unfortunate what happened at Prentice Park, remember to keep things friendly for kids of all stages and ages.	4/27/2024 9:20 PM
94	We need to get a decent boat launch. The one we have is a disgrace to Ashland.	4/27/2024 7:39 PM
95	Cleanliness, safe play area and feeling safe there is always a high priority. Bathrooms nearby are usually a must with kids as well.	4/27/2024 7:01 PM
96	I believe the city parks are all that we have for our young generation in this area, continuing to improve them and update should be a priority . As well most of these parks only have swings for special needs kids , should be a few more options	4/27/2024 6:23 PM
97	Maintain what we have!	4/27/2024 6:14 PM
98	WE NEED UPDATED PARKS FOR THE YOUNGER GENERATION!! THE PARK IN WASHBURN AT JACKIES FIELD IS AMAZING AND PUTS ALL PARKS IN THE AREA TO SHAME. THERE SHOULDNT BE JUST ONE GOOD PARK FOR OLDER CHILDREN. WHAT ABOUT CHILDREN AGES 2-10?!	4/27/2024 6:02 PM
99	Listen to the people that utilize the parks!!!!!!!	4/27/2024 5:49 PM
100	Please don't destroy a park again like you did Prentice. That was a joke.	4/27/2024 5:32 PM
101	It's not all about the west end of Ashland people do live on the east end too and the parks should be able to be updated as well.	4/27/2024 5:25 PM
102	Our parks are a huge part of the community. They also say a lot about what we are to our visitors in all seasons.	4/27/2024 5:06 PM
103	I am still bummed about the changes at practice park. The purple park is nice but not great for really little kids with the openings on the big portion.	4/27/2024 5:03 PM
104	City should have all parks looking in top notch condition as I was told one time the parks show how the city takes care of their community and this is correct.	4/27/2024 5:02 PM
105	100% need to remove the giant slide at prentice park or add back a nice (toddler friendly) playground like the one that was their previously from fall 2023 and before that. It was our favorite playground for 1.5 yr old and up but not any more. It's also one of the safest playgrounds in the area for the simple fact it isn't right next to a highway or major road.	4/27/2024 4:40 PM
106	We were very sad with the changes made at Prentice Park playground. So much smaller than it was. My kids loved that park and it was the best one in Ashland. Need to have things do younger kids <5 at prentice park playground. The beaches in Ashland could use some cleaning up and beautification. More summer youth programs. We also need a huge INDOOR playground for kids. Long winters up here, can't always bring kids outside. Also Ashland needs an indoor pool and rec center!	4/27/2024 4:35 PM
107	Prentice Park is horrible. The slide is dangerous. Not little kid friendly.	4/27/2024 4:31 PM
108	Needle bins. Maybe they will put them in there instead of on the ground	4/27/2024 4:05 PM
109	Please make the parks better for small children. The new playground is terrifying to me as a mom of a toddler!	4/27/2024 4:03 PM
110	Please stop tearing down great playground equipment and adding stuff nobody wants. Thanks	4/27/2024 3:46 PM
111	I would like there to be more toddler friendly parks.	4/27/2024 3:26 PM
112	Stop ruining playgrounds	4/27/2024 3:24 PM
113	Keep/build anything to help people be outdoors more, kids and adults. And maintain parks and add flowers/vegetation so we can be proud of our town!	4/27/2024 12:52 PM
114	Hockey adding it	4/27/2024 12:48 PM

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115	Incorporate pollinator gardens to replace some of the mowing; replace lighting so that all lighting is dark sky compatible;	4/27/2024 11:10 AM
116	Drugs are a big issue keeping those needles away from kids is priority also having more fun stuff for kids would be great like a splash pad	4/27/2024 11:05 AM
117	Please make prentice park the go to park again. There are no parks in town that are toddler welcoming with the change in prentice park.	4/27/2024 10:09 AM
118	Everyone already pays tons in taxes, isn't there anything Ashland can do for family's to be outside more and enjoy themselves where you don't have to pay for literally everything. Or look for business sponsors etc.	4/27/2024 9:36 AM
119	Trees in Ashland parks and public spaces including along roadways is inadequate compared to other similarly sized communities. Funds such as urban forest grants are available to plant trees, especially along main corridors like lakeshore drive, Main Street, 3rd street, Beaser, Ellis, etc.	4/27/2024 9:30 AM
120	Most of the playgrounds at the parks that have been replaced in recent years seem to be suitable for only a younger age group. The bigger kids don't have as many options for park play, as well as toddler age children. Kids with physical disabilities also struggle with most of the new playgrounds and being able to get out and play is very important for them as well as kids of all ages. The parks can get very crowded for how small most of the playgrounds are, making it almost impossible to go on nice days. Adding more equipment at a few of the parks for both younger and older children would make for a better experience at the park. My family very much so enjoys the summer activities options through parks and rec and look forward to continuing with those. We also utilize the paved trail almost daily. The trail near the pier/ boat landing is rough in a few spots and could use some attention but otherwise we enjoy having the trail to use.	4/27/2024 9:06 AM
121	Please redo prentice park! The new playground is terrible. The children hate it and it is dangerous for the younger kids. The old playground was much better and safe. If you have one goal this year we need a good playgrounds and a indoor playground. These community lacks a good park with a nice playground that is safe for younger kids.	4/27/2024 8:55 AM
122	Regular cheap marketing like social media posts that answer questions people wouldn't think to ask - ex. Looking for somewhere to get together? Pavilion rental highlights / gym rental highlights / whatever - contact us this way to book! Do you guys have equipment rental? That would be a good one too. Cover the same topics regularly. Even if engagement on posts is low there will be some people who scrolled past without engaging, but did see it and now have a seed planted. Even if something really should be replaced or updated, keeping minimum standards of clean and maintained shows the community members that care about it that it is still cared for and they're not forgotten! The East End park was super poorly maintained a few summers ago and it reflected badly on the city in general If a small project (like painting or anything else most people can do) would be an improvement, attempting to gather volunteers to eliminate labor costs and make it possible should be considered. The east end park had a really good community turnout when the college was doing that project. I would volunteer an hour or two of my time to improve a park :)	4/27/2024 8:53 AM
123	More investment in outdoor activities for kids and adults	4/27/2024 8:24 AM
124	Stop tearing down all the parks and putting up junk. Prentice park was a park for all ages. I frequented it daily with my children 4&2 for hours as it's safe away from the road, multiple slides, and out of the wind with shade available. Now there's 1 slide that isn't even age appropriate for my 4yr old. Do better.	4/27/2024 8:24 AM
125	We truly need more for little kids to do in the area. The lake is constantly closed because it's contaminated, or it's too cold. It's not always feasible for little kids to use. The splash pad is so needed and should be a big priority for the community. And we need more for indoor raindays. The kids are the future of this community, and there truly isn't much offered for them in the area. Other than playing at a park outside, you have to travel out of town for children's museums or indoor children's activities.	4/27/2024 8:15 AM
126	Prioritizing safety. Often times there are individuals at parks who are not there because of children , ex. Sleeping, iv/drug use	4/27/2024 8:12 AM
127	Make a map of all listed parks and put it out to the public so they know all the different park	4/27/2024 8:12 AM

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	options and amenities. Don't participate in no mow may. The parks looked terrible and when they finally were cut the clippings were so thick they could have been picked up!	
128	Please finish one task at a time. We need a new dock at Pamida Beach but there was also supposed to be a splash pad completed last fall that never happened but there are a ton of other projects that have been started. When will anything be finished and usable?	4/27/2024 8:09 AM
129	I would like the parks to have something for all ages. The new park at prentice park is so tiny we rarely go there now. We used to use it for birthday parties but there's not a lot for the kids to play on now. I would also like to see something for bigger kids. A trampoline park, ninja warrior course or something like that for multiple ages to enjoy	4/27/2024 8:09 AM
130	My primary priority is to improve park safety for the entire community. The issue of homelessness is causing serious safety worries among park visitors.	4/27/2024 8:07 AM
131	Would like the city to prioritize the repair or replace the Mazlowski boat launch.	4/27/2024 8:06 AM
132	When you are doing this survey, you should provide a map of the parks. We don't know all the technical names of the parks. Also, when they city participated in "no mow May" the parks looked terrible. And then once they did finally get mowed, the grass clippings weren't picked up. So the kids are running through month long clippings and it was so messy. And they parks looked neglected.	4/27/2024 8:00 AM
133	NA	4/27/2024 7:54 AM
134	We need a large indoor space for winter months. BBC doesn't cut it. Check out Little Neechers in Duluth. We need the splash pad moved off the lake because the wind off the lake 90% of the time the wind is awful. We need things repainted or vile words covered up weekly, or every other day. We need prentice park to be like I used to. Much much larger.	4/27/2024 7:41 AM
135	Get rid of the junkies and drug paraphernalia. Deal with the crime epidemic. Reopen the ordoc to residents	4/27/2024 1:58 AM
136	We love the parks that have options for both big and little kids! We really liked the old structure at Prentice Park. Big fans of martial arts at the Bretting Center.	4/26/2024 11:27 PM
137	Please coordinate with other groups (dance, hockey, martial arts, etc) as a one-stop-shop for parents to know what activities are available for their children. Even if true coordination doesn't happen, having information about them would be so helpful.	4/26/2024 11:25 PM
138	Really want to see the splash pad complete!!	4/26/2024 11:16 PM
139	The city needs to focus on funding for the boat launch. A huge percentage of taxpayers use it .	4/26/2024 10:18 PM
140	The Ashland is in need of a community pool that provides swimming lessons. I make me sad to think about all the people in Ashland who don't know how to swim. Many people would be happy with an outdoor community pool that was just open in the summers where swimming lessons could take place.	4/26/2024 9:42 PM
141	The addition of community access to a pool should be at the top of the list!	4/26/2024 7:26 PM
142	Outdoor rock wall, out door go carts	4/26/2024 5:45 PM
143	There need to be park options for toddlers. Safe, manageable, yet interesting. The kreher park play area and the park at bay view are currently great for the 2-5 ages. The reconstruction at prentice park was unfortunate. Moving forward I hope we can at least have diversity among the city parks.	4/26/2024 5:37 PM
144	Update!	4/26/2024 5:33 PM
145	Up keep of ball parks so kids can play (weeding, grooming, bleacher repair) Rules that force dog pickup by dog owners (garbage cans available year around at parks)	4/26/2024 5:24 PM
146	I would like to see a complete waterfront plan completed particularly between Ellis Ave and Bayview Beach, there are several projects not completed in that area or in need of repair. The boat landing- not completed at Kreher Park and the pier which is in need of repair at Bayview are a couple examples. We should be looking at expanding and upgrading Kreher Park Campground, but before doing that let's get a complete plan so we are not wasting time and money! I hope the goal of this survey is to assist in prioritizing our park needs. I then hope the City Administration uses this tool and integrates it with its long range City planning. We don't	4/26/2024 2:35 PM

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	need more, parks or facilities to maintain we need to keep what we have up to date, clean and as Maintenance free as possible.	
147	Repair Bay View Park dock, for use. Also, consider adding a lifeguard, for the swimming area of Bay View Park!!!	4/26/2024 1:12 PM
148	a better cross walk signage/caution lights for the crossing of Hwy 2 trail on the East end of Ashland near Wal-Mart	4/26/2024 12:15 PM
149	We need fenced in parks for the kids. There are no parks in Ashland that have a fence around them and they are all on busy streets. We need some type of fence to ensure children's safety.	4/26/2024 11:18 AM
150	Fix prentice park. Such a joke of a new playground. Fence in Pamida park since it's on the highway.	4/26/2024 11:13 AM
151	I believe the our parks & rec department is doing a wonderful job.	4/26/2024 11:08 AM
152	Look carefully when upgrading or replacing playground equipment. Prentice Park is no longer the wonderful or functional playground it once was. Or even very safe. And the setup at Sandbar rates very low on safety. Besides the slide faces the sun all day and gets dangerously hot for sliding.	4/26/2024 9:03 AM
153	I think that we should provide a robotics team at the Bretting Center using Lego's FIRST Robotics League. The school is not providing this and many good schools in WI are teaching coding and building robots and competing setting students up for so many successful opportunities later on.	4/26/2024 7:38 AM
154	Thank you for your hard work!	4/25/2024 11:06 PM
155	I was very sad and disappointed with the new equipment at Prentice park, we went from having the best park in town to only one thing you can climb up. And it's too big for the little kids and too hard for big people to get up. I really wish more of a survey or something had been sent out.	4/25/2024 10:58 PM
156	You need to maintain the beaches better and keep the parks clean.	4/25/2024 10:57 PM
157	Focus on the basics- trash, weeds, broken stuff. Quit scalping the grass all summer and spend that time picking up garbage!!!	4/25/2024 9:52 PM
158	Thanks for the great parks!	4/25/2024 8:06 PM
159	The lakefront is our best asset, when people come through town, bathrooms should be open and facilities should be in decent repair. What's the story with the dock at Pamida Beach?	4/25/2024 5:47 PM
160	More weekend activities for pre-school children would be greatly appreciated	4/25/2024 4:29 PM
161	The duck and goose poop on beaches in the summer is terrible. It is so nice to be able to bring kids and babies to spend the day at the lake, but the amount of feces there is pretty bad. Also, on the paved paths. We like to walk/rollerblade on the paved paths and it's disgusting rolling into all the crap. Also, the homeless seem to camp out in certain spots along the lake/lakewalk. I have great concern about bringing my children biking etc down along those paths.	4/25/2024 3:35 PM
162	We need a pool and more spaces for our older children.	4/25/2024 3:24 PM
163	The playgrounds are not friendly to kids 5 and under. Now that Prentice Park equipment has been replaced my two youngest children can't use the slide.	4/25/2024 2:25 PM
164	We enjoy the summer programs, but would pay more for them if tmit spared the parks and rec budget.	4/25/2024 2:24 PM
165	Prioritizing repairs for handicap accessibility and long-term maintenance is great!	4/25/2024 2:15 PM
166	We like activities	4/24/2024 5:22 PM
167	Is it possible to divest from underutilized parks (ex: Menard Park)? Appreciate the work that the city does to maintain the parks.	4/22/2024 10:10 AM
168	Maintaining beaches and parks.. Open up dock at Bay View. Clean sand at beaches and better activities at the playground, like prentice park used to be.	4/18/2024 6:30 PM

Ashland Parks Master Plan Community Survey

169	It would be great to get kayak storage near the lake at the Hot pond or Kreher... it's crazy that Ashland is on the water and there's nowhere to store or easily launch a kayak. Please don't turn the hospital ski trail into mountain biking. There's nowhere to ski in Ashland and driving all the way to Ashwabay on a weekday isn't easy if you have a 9-5 job. We need more attractions for the community on the water, not more RV parks for tourists. I walk the waterfront daily and go through Kreher... it's not made for residents and the waterfront needs something that draws residents there. Could we plow or groom the lakefront trail in the winter? Would be great to make that easily accessible year round. Please address the drainage sludge on the new superfund site boardwalk - every time it rains that makes a 15 foot wide swath of slippery sludge that walkers and bikers have to go through - it's bad design that wasn't built to go under the pavement	4/18/2024 6:29 PM
170	So disappointed with the new prentice park play ground. My 9 year old grandson was to big for it and couldn't fit to get up to the slide. My 5 year old was scared to death of it. Please make it closer to what it was before. There was fun for all ages and the absolute the best park was had in the area	4/18/2024 6:27 PM
171	Public input on playground equipment choices. Grooming or clearing the waterfront trail for winter use. A playground with a bathroom open during winter. Newsletter sent to homes with upcoming events and offerings.	4/18/2024 6:27 PM
172	I think we could definitely partner with other organizations and businesses to do clean up, work days, etc.	4/18/2024 6:26 PM
173	Walking, biking, jogging, running, snow mobile trails, fatbiking are all great uses for multi-use trails and paths. Maintaining existing paths and adding new paths affects multiple groups of people.	4/18/2024 6:26 PM
174	Sidewalk/bike trail to Bretting's	4/18/2024 6:25 PM
175	Extension of access to bike trail to the Brettings plant	4/18/2024 6:24 PM
176	I believe that community input can inform how to prioritize recreational facilities and programming. I believe all the items above are important and believe the City should try to find ways to have the biggest impact for each dollar invested.	4/18/2024 6:24 PM
177	City park staff are amazing! Thanks for all you do! More bike-related facilities. Bike park, MTN bike trails, Bay City creek trails.	4/18/2024 6:24 PM
178	We need more Amenities for bikes, especially for off road/MTB riding.	4/18/2024 6:22 PM
179	Boat launch fee is fine	4/18/2024 6:22 PM

Appendix B:

2024 Kraus-Anderson Facility Conditions Assessment

Ashland Dog Park							
Description of work	Resolution	Current Condition	Criticality	Installed year	Expected Years of Service	Replacement Year	Total (with Inf.)
Sitework/Building Earthwork							
Ashland Dog Park 3 picnic tables 2 poop bag dispensers Fencing all the way around 6 gates Gravel parking lot	Maintenance (Break Fix Item)	3-Fair	2-Medium	2000	30	2030	\$ 7,750
Ashland Dog Park Total: \$							7,750
Bay City Park							
Description of work	Resolution	Current Condition	Criticality	Installed year	Expected Years of Service	Replacement Year	Total (with Inf.)
Sitework/Building Earthwork							
Swing Set	Capital- Replace	4-Poor	2-Medium	1990	30	2025	\$ 39,000
Picnic Tables	Capital- Replace	4-Poor	2-Medium	1990	30	2025	\$ 6,500
Jungle Gym	Capital- Replace	4-Poor	2-Medium	1990	30	2025	\$ 13,000
Jungle Gym	Capital- Replace	4-Poor	2-Medium	1990	30	2025	\$ 9,750
Metal Slide Feature	Capital- Replace	4-Poor	2-Medium	1990	30	2025	\$ 19,500
Gazebo	Capital- Replace	4-Poor	2-Medium	1990	30	2025	\$ 13,000
Wooden Fence	Capital- Replace	4-Poor	2-Medium	1990	30	2025	\$ 6,500
Benches	Capital- Replace	4-Poor	2-Medium	1990	30	2025	\$ 3,900
BBQ	Capital- Replace	4-Poor	2-Medium	1990	30	2025	\$ 1,300
Aarow Shaped Climb Feature	Capital- Replace	4-Poor	2-Medium	1990	30	2025	\$ 13,000
Bay City Park Total: \$							125,450
Bayview Park							
Description of work	Resolution	Current Condition	Criticality	Installed year	Expected Years of Service	Replacement Year	Total (with Inf.)
Sitework/Building Earthwork							
Building- main power is here	Maintenance (Break Fix Item)	3-Fair	2-Medium	1960	70	2030	\$ 19,375

Concrete - trip hazard	Maintenance (Break Fix Item)	3-Fair	2-Medium	2000	0	2025	\$ 975
Parking Lot A	Asphalt/Bituminous-Mill and Overlay	3-Fair	2-Medium	2000	25	2025	\$ 37,123
Parking Lot B	Asphalt/Bituminous-Seal coat, crushed rock and Restripe	3-Fair	2-Medium	2000	25	2025	\$ 202,925
Bit Path	Asphalt/Bituminous-Mill and Overlay	3-Fair	2-Medium	2000	30	2030	\$ 28,892
Benches (3)	Capital Replace	3-Fair	2-Medium	2000	30	2030	\$ 6,975
Pavilion	Maintenance (Break Fix Item)	3-Fair	2-Medium	2000	30	2030	\$ 11,625
Monument Sign	Capital Replace	3-Fair	2-Medium	2000	30	2030	\$ 775
Exterior Enclosure							
Windows (6) 2 x 4	Capital Replace	3-Fair	2-Medium	1980	45	2025	\$ 4,680
Roof							
Roof B	Roof- Aphalt Replace Roof	3-Fair	2-Medium	2000	25	2025	\$ 10,764
Roof C	Roof- EPDM Replace	3-Fair	2-Medium	2000	20	2025	\$ 11,268
Roof A	Roof- Metal Replace	3-Fair	2-Medium	2000	30	2030	\$ 52,592
Interior Construction							
Restrooms	Renovation- Medium	4-Poor	1-Low	1980	30	2025	\$ 25,735
Special Construction							
Big Swing	Maintenance (Break Fix Item)	3-Fair	1-Low	1980	30	2025	\$ 2,600
Big PG feature	Maintenance (Break Fix Item)	3-Fair	1-Low	2000	30	2030	\$ 7,750
Playground Sign	Maintenance (Break Fix Item)	3-Fair	1-Low	2000	30	2030	\$ 5,425
Small PG feature	Maintenance (Break Fix Item)	3-Fair	1-Low	2022	30	2052	TBD
Swing	Maintenance (Break Fix Item)	2-Good	1-Low	2022	30	2052	TBD
Small PG feature	Maintenance (Break Fix Item)	3-Fair	1-Low	2022	30	2052	TBD
Plumbing							
Drinking Fountain	Capital Replace	3-Fair	1-Low	1980	30	2025	\$ 5,850
HVAC							

Unit Heater	Capital Replace	4-Poor	3-High	1980	40	2025	\$ 6,500
Bayview Park Total: \$							441,828
Beaser Park /Ball Fields							
Description of work	Resolution	Current Condition	Criticality	Installed year	Expected Years of Service	Replacement Year	Total (with Inf.)
Sitework/Building Earthwork							
Beaser park Baseball field	Maintenance (Break Fix Item)	3-Fair	2-Medium	1990	35	2025	\$ 9,750
Beaser park bleachers(2)	Maintenance (Break Fix Item)	3-Fair	2-Medium	1990	35	2025	\$ 19,500
Beaser park fence	Maintenance (Break Fix Item)	3-Fair	2-Medium	1990	35	2025	\$ 13,000
Beaser park sugouts(2)	Maintenance (Break Fix Item)	4-Poor	2-Medium	1990	35	2025	\$ 1,300
Beaser Park Softball fields 2 dugouts - metal roofs 1 bleacher Flag pole 1 backstop 1 manual score board 1 park sign (2 sided) 1 flag pole	Maintenance (Break Fix Item)	3-Fair	2-Medium	1990	35	2025	\$ 19,500
Beaser Park BB court w/2 hoops	Maintenance (Break Fix Item)	3-Fair	2-Medium	2000	25	2025	\$ 9,750
Swing Set	Maintenance (Break Fix Item)	3-Fair	2-Medium	2000	30	2030	\$ 11,625
Jungle Gym	Maintenance (Break Fix Item)	3-Fair	2-Medium	2000	30	2030	\$ 11,625
Merry go round	Maintenance (Break Fix Item)	3-Fair	2-Medium	2000	30	2030	\$ 11,625
Gazebo	Maintenance (Break Fix Item)	3-Fair	2-Medium	2000	30	2030	\$ 11,625
Beaser Park /Ball Fields Total: \$							119,300
Central Railyard Park							

Description of work	Resolution	Current Condition	Criticality	Installed year	Expected Years of Service	Replacement Year	Total (with Inf.)
Sitework/Building Earthwork							
Sidewalk	Sidewalk- Replace	3-Fair	2-Medium	2000	25	2025	\$ 26,000
Parking Lot A	Asphalt/Bituminous-Mill and Overlay	3-Fair	2-Medium	2000	15	2025	\$ 71,406
Playground-1 play set	Capital Replace	3-Fair	2-Medium	2000	30	2030	\$ 23,250
Tennis court fencing	Maintenance (Break Fix Item)	3-Fair	2-Medium	2000	30	2030	\$ 7,750
Pavilion	Maintenance (Break Fix Item)	3-Fair	2-Medium	2000	30	2030	\$ 11,625
Bleachers(4)	Maintenance (Break Fix Item)	3-Fair	2-Medium	2000	30	2030	\$ 31,000
Scoreboards(2)	Capital Replace	4-Poor	2-Medium	2000	30	2030	\$ 23,250
Fence for fields	Maintenance (Break Fix Item)	3-Fair	2-Medium	2000	30	2030	\$ 11,625
Dugouts(4)	Maintenance (Break Fix Item)	3-Fair	2-Medium	2000	30	2030	\$ 6,200
Baseball field(2)	Maintenance (Break Fix Item)	3-Fair	2-Medium	2000	30	2030	\$ 23,250
Tennis courts(2)	Maintenance (Break Fix Item)	3-Fair	2-Medium	2021	10	2031	\$ 64,000
Exterior Enclosure							
Exterior Façade	Maintenance (Break Fix Item)	2-Good	2-Medium	2000	30	2030	\$ 15,500
Windows (10)	Windows- Replace Pane/Panes/IGU	2-Good	2-Medium	2000	30	2030	\$ 37,781
Roof							
Roof A	Roof- Asphalt Replace	3-Fair	2-Medium	2000	25	2025	\$ 53,414
Roof B	Roof- Asphalt Replace	3-Fair	2-Medium	2000	25	2025	\$ 23,369
Interior Construction							
Corridor	Renovation- Light	3-Fair	1-Low	2000	30	2030	\$ 4,456
Restrooms	Renovation- Heavy	3-Fair	1-Low	2000	30	2030	\$ 44,873
Event space / concessions	Renovation- Light	2-Good	1-Low	2000	30	2030	\$ 21,196
Equipment Furniture							
Oven Range	Capital Replace	4-Poor	2-Medium	2000	30	2030	\$ 3,100
Slushee Machine	Capital Replace	3-Fair	1-Low	2000	30	2030	\$ 1,550

Beverage cooler	Capital Replace	4-Poor	2-Medium	2000	30	2030	\$ 3,875
Refrigerator	Capital Replace	4-Poor	2-Medium	2000	30	2030	\$ 3,875
Special Construction							
Baby jungle gym	Maintenance (Break Fix Item)	3-Fair	1-Low	2002	30	2032	\$ 4,125
Tieder Totter	Maintenance (Break Fix Item)	3-Fair	1-Low	2002	30	2032	\$ 2,475
Climbing platforms	Maintenance (Break Fix Item)	3-Fair	1-Low	2002	30	2032	\$ 3,300
Small jungle gym	Maintenance (Break Fix Item)	3-Fair	1-Low	2002	30	2032	\$ 4,125
Adaptive Swing	Maintenance (Break Fix Item)	3-Fair	1-Low	2002	30	2032	\$ 2,475
Bench	Capital Replace	3-Fair	1-Low	2002	30	2032	\$ 2,475
2 spring cars	Maintenance (Break Fix Item)	3-Fair	1-Low	2002	30	2032	\$ 1,650
Big play feature	Maintenance (Break Fix Item)	3-Fair	1-Low	2002	30	2032	\$ 12,375
Swings	Maintenance (Break Fix Item)	3-Fair	1-Low	2002	30	2032	\$ 3,300
Fire Protection							
Fire panel	Capital Replace	3-Fair	3-High	2000	25	2025	\$ 26,000
Plumbing							
Hot Water Heater	Capital Replace	3-Fair	2-Medium	2000	20	2025	\$ 4,550
Hi/lo drinking fountain	Capital Replace	3-Fair	1-Low	2000	30	2030	\$ 6,975
HVAC							
Boiler	Capital Replace	3-Fair	1-Low	2000	25	2025	\$ 13,000
Electrical							
Lights(4)	Capital Replace	3-Fair	2-Medium	2000	40	2040	TBD
Main Electrical Panel	Capital Replace	3-Fair	3-High	2000	40	2040	TBD
Electronic Safety & Security							
Data	Maintenance (Break Fix Item)	3-Fair	2-Medium	2000	20	2025	\$ 6,500
Central Railyard Park Total: \$ 586,171							
East End Community Park							
Description of work	Resolution	Current Condition	Criticality	Installed year	Expected Years of Service	Replacement Year	Total (with Inf.)

Sitework/Building Earthwork							
East end skating rink Warming house with 2 small restrooms Furnace Lighting control	Maintenance (Break Fix Item)	4-Poor	2-Medium	1990	35	2025	\$ 19,500
East end community park	Maintenance (Break Fix Item)	2-Good	2-Medium	2022	15	2037	TBD
East End Community Park Total: \$							19,500
Ellis Park							
Description of work	Resolution	Current Condition	Criticality	Installed year	Expected Years of Service	Replacement Year	Total (with Inf.)
Sitework/Building Earthwork							
Merry go round	Capital- Replace	3-Fair	2-Medium	1980	30	2025	\$ 19,500
Tieder Todder	Capital- Replace	3-Fair	2-Medium	1980	30	2025	\$ 13,000
Ellis Park Basketball court w/2 hoops	Maintenance (Break Fix Item)	3-Fair	2-Medium	1990	30	2025	\$ 19,500
Jungle Gym	Capital- Replace	3-Fair	2-Medium	2005	30	2035	TBD
Swing Set	Maintenance (Break Fix Item)	3-Fair	2-Medium	2005	30	2035	TBD
Jungle Gym	Maintenance (Break Fix Item)	3-Fair	2-Medium	2005	30	2035	TBD
Workout Set	Maintenance (Break Fix Item)	3-Fair	2-Medium	2005	30	2035	TBD
Ropes Climbing	Maintenance (Break Fix Item)	3-Fair	2-Medium	2005	30	2035	TBD
Domed Climbing Set	Maintenance (Break Fix Item)	3-Fair	2-Medium	2005	30	2035	TBD
Bench	Capital- Replace	3-Fair	2-Medium	2005	30	2035	TBD
Solar Bench	Capital- Replace	3-Fair	2-Medium	2005	30	2035	TBD
Ellis Park Pavillion	Maintenance (Break Fix Item)	2-Good	2-Medium	2010	30	2040	TBD
Ellis Park Total: \$							52,000
Hodgkins Park							
Description of work	Resolution	Current Condition	Criticality	Installed year	Expected Years of Service	Replacement Year	Total (with Inf.)

Sitework/Building Earthwork							
Parking lot - gravel	Capital Replace	3-Fair	2-Medium	1990	35	2025	\$ 52,743
Entry fence (iron with brick columns and sign)	Capital- Replace	3-Fair	2-Medium	1990	35	2025	\$ 1,300
Ticket booth	Capital- Replace	3-Fair	2-Medium	1990	35	2025	\$ 650
Pavillion 6 picnic tables Asphalt shingled roof 1 sign	Capital- Replace	3-Fair	2-Medium	1990	35	2025	\$ 9,750
Dugouts(2)	Maintenance (Break Fix Item)	3-Fair	2-Medium	1990	35	2025	\$ 1,300
Fence	Maintenance (Break Fix Item)	3-Fair	2-Medium	1990	35	2025	\$ 6,500
Womens Soft ball field	Maintenance (Break Fix Item)	3-Fair	2-Medium	1990	35	2025	\$ 9,750
Fence	Maintenance (Break Fix Item)	3-Fair	2-Medium	1990	35	2025	\$ 9,750
Hardball Baseball field 4 bleachers 1 sheltered bleachers 8 (6) headed light posts 2 dugouts 1 electronic score board Restrooms (see floor plan for photos)	Capital- Replace	4-Poor	2-Medium	1990	35	2025	\$ 32,500
Dugouts (2)	Maintenance (Break Fix Item)	4-Poor	2-Medium	1990	35	2025	\$ 3,250
Mens softball field	Maintenance (Break Fix Item)	3-Fair	2-Medium	2000	30	2030	\$ 11,625
Concessions Metal roof Metal siding Purchased 2022	Maintenance (Break Fix Item)	3-Fair	2-Medium	2022	15	2037	TBD
Interior Construction							
Restrooms	Renovation-Medium	3-Fair	1-Low	1990	30	2025	\$ 13,504
Concessions and storage	Renovation-Medium	3-Fair	1-Low	1990	30	2025	\$ 9,555
Equipment Furniture							
Refrigerator	Capital- Replace	3-Fair	2-Medium	1990	35	2025	\$ 2,600

Special Construction							
Monument sign - wood	Capital Replace	3-Fair	1-Low	1990	35	2025	\$ 650
Swing	Capital Replace	2-Good	1-Low	2005	30	2035	TBD
Medium play feature	Capital Replace	3-Fair	1-Low	2005	30	2035	TBD
Plumbing							
Sink	Capital- Replace	3-Fair	2-Medium	1990	35	2025	\$ 975
Electrical							
Field lights(6)	Capital Replace	3-Fair	3-High	1990	40	2030	\$ 232,500
Electrical panel	Capital Replace	4-Poor	3-High	1990	40	2030	\$ 7,750
Lights(5)	Maintenance (Break Fix Item)	3-Fair	3-High	1990	40	2030	\$ 155,000
Hodgkins Park Total: \$							561,652
Howard Pearson Plaza & Beach Pavilion							
Description of work	Resolution	Current Condition	Criticality	Installed year	Expected Years of Service	Replacement Year	Total (with Inf.)
Sitework/Building Earthwork							
Sidewalk(lower) and tunnel	Maintenance (Break Fix Item)	2-Good	2-Medium	2015	15	2030	\$ 7,750
Pavillion(3)	Maintenance (Break Fix Item)	2-Good	2-Medium	2018	15	2033	\$ 12,750
Boulder Retaining wall	Maintenance (Break Fix Item)	2-Good	2-Medium	2018	15	2033	\$ 4,250
Fence	Maintenance (Break Fix Item)	2-Good	2-Medium	2018	15	2033	\$ 2,550
Sidewalk and Steps	Maintenance (Break Fix Item)	2-Good	2-Medium	2018	15	2033	\$ 12,750
Roof							
Concessions stand - roof shingles	Roof-Ashphalt Replace	2-Good	1-Low	2000	25	2025	\$ 1,560
Interior Construction							
Restroom	Renovation- Light	3-Fair	1-Low	2010	22	2032	\$ 12,375
Special Construction							
Flag pole	Capital Replace	2-Good	1-Low	2000	40	2040	TBD
Plumbing							
Plumbing	Maintenance (Break Fix Item)	3-Fair	2-Medium	2010	20	2030	\$ 1,550
Hot Water Heater	Capital Replace	3-Fair	2-Medium	2010	20	2030	\$ 1,550

Hi/lo drinking fountain	Capital Replace	3-Fair	2-Medium	2010	30	2040	TBD
HVAC							
Electric heater	Capital Replace	2-Good	1-Low	2000	40	2040	TBD
Electrical							
Surge Protector	Capital Replace	3-Fair	3-High	2010	20	2030	\$ 2,325
Main electrical panel	Capital Replace	3-Fair	3-High	2010	40	2050	TBD
Wall packs(5)	Capital Replace	2-Good	3-High	2015	30	2045	TBD
Howard Pearson Plaza & Beach Pavilion Total: \$ 59,410							
Kreher Park							
Description of work	Resolution	Current Condition	Criticality	Installed year	Expected Years of Service	Replacement Year	Total (with Inf.)
Sitework/Building Earthwork							
Garbage Enclosure	Maintenance (Break Fix Item)	3-Fair	2-Medium	2000	25	2025	\$ 6,500
Parking Lot A	Asphalt/Bituminous-Mill and Overlay	3-Fair	2-Medium	2000	25	2025	\$ 213,226
Parking Lot B	Asphalt/Bituminous-Mill and Overlay	4-Poor	2-Medium	2000	25	2025	\$ 63,638
Gravel Parking Area	Asphalt/Bituminous-Mill and Overlay	4-Poor	2-Medium	2000	25	2025	\$ 44,569
Asphalt Drives	Asphalt/Bituminous-Mill and Overlay	4-Poor	2-Medium	2000	25	2025	\$ 65,042
Pavilion	Maintenance (Break Fix Item)	3-Fair	2-Medium	2000	25	2025	\$ 13,000
sidewalk	Concrete- Replace	4-Poor	2-Medium	2000	25	2025	\$ 9,750
Small Pavillion	Capital Replace	3-Fair	2-Medium	2000	25	2025	\$ 3,250
Monument sign	Capital Replace	3-Fair	2-Medium	2010	20	2030	\$ 775
Exterior Enclosure							
Overhead shutter	Capital Replace	3-Fair	2-Medium	1980	45	2025	\$ 10,400
Overhead Garage Door	Capital Replace	5-Critical	2-Medium	1980	45	2025	\$ 13,000
Roof							
Roof A	Roof- Standing Seam Replace	3-Fair	2-Medium	1980	30	2025	\$ 46,332
Roof B	Roof- Standing Seam Replace	3-Fair	2-Medium	1980	30	2025	\$ 62,205
Roof - metal (trash enclosure)	Maintenance (Break Fix Item)	3-Fair	2-Medium	2000	30	2030	\$ 775

Roof - asphalt shingles	Roof- Asphalt Replace	3-Fair	2-Medium	2000	30	2030	\$ 3,720
Interior Construction							
Bathrooms	Renovation- Medium	3-Fair	1-Low	1980	30	2025	\$ 36,946
Shower Room	Renovation- Medium	3-Fair	1-Low	1980	30	2025	\$ 43,061
Special Construction							
Swing Set	Maintenance (Break Fix Item)	3-Fair	1-Low	2000	30	2030	\$ 3,100
Jungle Gym	Maintenance (Break Fix Item)	3-Fair	1-Low	2000	30	2030	\$ 7,750
Plumbing							
Non potable camper water fill	Capital Replace	3-Fair	3-High	1980	45	2025	\$ 4,550
Sewer sump	Maintenance (Break Fix Item)	3-Fair	3-High	1980	45	2025	\$ 6,500
Drinking fountain	Capital Replace	3-Fair	1-Low	1980	30	2025	\$ 5,850
RV Water Connections (23)	Maintenance (Break Fix Item)	3-Fair	3-High	1990	35	2025	\$ 22,425
Hot water	Capital Replace	2-Good	3-High	2018	30	2048	\$ -
Electrical							
Main electrical panel	Capital Replace	4-Poor	3-High	1980	40	2025	\$ 9,750
Wall packs (5)	Capital Replace	4-Poor	2-Medium	1980	30	2025	\$ 4,875
RV electrical connections (23)	Capital Replace	3-Fair	3-High	1990	30	2025	\$ 6,500
Electronic Safety and Security							
Data	Maintenance (Break Fix Item)	3-Fair	2-Medium	1980	20	2025	\$ 6,500
Kreher Park: \$							713,988
Maslowski Beach							
Description of work	Resolution	Current Condition	Criticality	Installed year	Expected Years of Service	Replacement Year	Total (with Inf.)
Sitework/Building Earthwork							
Sidewalk	Sidewalk- Replace	3-Fair	2-Medium	2000	25	2025	\$ 9,750
Fountain	Maintenance (Break Fix Item)	2-Good	1-Low	2000	25	2025	\$ 6,500
Bathroom house	Maintenance (Break Fix Item)	2-Good	1-Low	2000	30	2030	\$ 15,500
Artesian Water - metal roof	Roof-Metal Replace	3-Fair	2-Medium	2000	30	2030	\$ 1,550
Volleyball court	Maintenance (Break Fix Item)	3-Fair	1-Low	2010	20	2030	\$ 7,750

Parking Lot A	Asphalt/Bituminous-Mill and Overlay	3-Fair	2-Medium	2015	17	2032	\$ 198,132
Parking Lot B	Asphalt/Bituminous-Mill and Overlay	3-Fair	2-Medium	2015	17	2032	\$ 135,181
Monument sign	Maintenance (Break Fix Item)	2-Good	1-Low	2018	10	2028	\$ 698
Roof							
Roof A	Roof-Metal Replace	3-Fair	2-Medium	2000	30	2030	\$ 99,510
Interior Construction							
Women's Restroom	Renovation-Medium	3-Fair	1-Low	2000	30	2030	\$ 55,595
Special Construction							
small play feature(2)	Maintenance (Break Fix Item)	2-Good	1-Low	2015	30	2045	TBD
small play feature	Maintenance (Break Fix Item)	2-Good	1-Low	2015	30	2045	TBD
medium play feature	Maintenance (Break Fix Item)	2-Good	1-Low	2015	30	2045	TBD
Swing	Maintenance (Break Fix Item)	2-Good	1-Low	2015	30	2045	TBD
Plumbing							
Hot water Heater	Capital Replace	4-Poor	2-Medium	2000	25	2025	\$ 1,950
Sump pump	Capital Replace	4-Poor	2-Medium	2000	25	2025	\$ 1,950
Water tank for well	Capital Replace	3-Fair	3-High	2000	30	2030	\$ 3,875
HVAC							
Exhaust Fan	Capital Replace	4-Poor	1-Low	2000	30	2030	\$ 1,550
Electrical							
Electrical panel	Capital Replace	4-Poor	3-High	2000	40	2040	TBD
Maslowski Beach: \$							539,491
Memorial Park							
Description of work	Resolution	Current Condition	Criticality	Installed year	Expected Years of Service	Replacement Year	Total (with Inf.)
Sitework/Building Earthwork							
Stage brick/concrete	Maintenance (Break Fix Item)	3-Fair	2-Medium	1940	50	2025	\$ 13,000
Band shell grounds	Maintenance (Break Fix Item)	2-Good	2-Medium	1950	50	2025	\$ 6,500

Steps and Wood Fence w/ RR tie edging	Maintenance (Break Fix Item)	4-Poor	2-Medium	1980	50	2030	\$ 7,750
Stairs for stage - top stair height is not code	Maintenance (Break Fix Item)	3-Fair	3-High	1980	50	2030	\$ 19,375
Building Structure							
Interior brick of storage space to the west	Capital Replace	5-Critical	1-Low	1950	30	2025	\$ 5,655
Exterior Enclosure							
Brick Façade, NW corner is the worst, no vapor barrier, moisture is leaking in from the flat roof above.	Maintenance (Break Fix Item)	5-Critical	2-Medium	1950	75	2025	\$ 43,550
Roof							
Roof A	Roof- EPDM Replace	4-Poor	2-Medium	1980	30	2025	\$ 30,758
Roof A	Roof- EPDM Replace	4-Poor	2-Medium	1980	30	2025	\$ 12,704
Interior Construction							
Storage	Maintenance (Break Fix Item)	4-Poor	1-Low	1950	75	2025	\$ 6,500
Equipment Furniture							
Benches (65) Legs are in concrete footings. COA is contemplating removing benches and replacing with a concrete pad	Capital Replace	4-Poor	3-High	1990	35	2025	\$ 138,450
Electrical							
Breaker box	Capital Replace	3-Fair	3-High	1990	40	2030	\$ 7,750
Memorial Park: \$							291,992
Menard Park							
Description of work	Resolution	Current Condition	Criticality	Installed year	Expected Years of Service	Replacement Year	Total (with Inf.)
Sitework/Building Earthwork							
Menard Park - brick pavers, gazebo, drinking fountain	Maintenance (Break Fix Item)	4-Poor	2-Medium	2000	25	2025	\$ 6,500
Menard Park: \$							6,500
Otis Park							
Description of work	Resolution	Current Condition	Criticality	Installed year	Expected Years of Service	Replacement Year	Total (with Inf.)

Sitework/Building Earthwork							
Otis Park - 6 benches and pavers	Maintenance (Break Fix Item)	2-Good	2-Medium	2000	30	2030	\$ 7,750
Otis Park: \$							7,750
Penn Park							
Description of work	Resolution	Current Condition	Criticality	Installed year	Expected Years of Service	Replacement Year	Total (with Inf.)
Sitework/Building Earthwork							
Penn baseball field dugouts(2)	Maintenance (Break Fix Item)	3-Fair	2-Medium	1990	35	2025	\$ 1,300
Penn baseball field fence	Maintenance (Break Fix Item)	3-Fair	2-Medium	1990	35	2025	\$ 6,500
Penn Scoreboard	Capital Replace	3-Fair	2-Medium	1990	35	2025	\$ 9,750
Penn Baseball field	Maintenance (Break Fix Item)	3-Fair	2-Medium	1990	35	2025	\$ 9,750
Penn Baseball Park 2 dugouts 2 bleachers 1 backstop 1 concessions building	Maintenance (Break Fix Item)	3-Fair	2-Medium	2000	35	2035	TBD
Penn Park: \$							27,300
Prentice Park							
Description of work	Resolution	Current Condition	Criticality	Installed year	Expected Years of Service	Replacement Year	Total (with Inf.)
Sitework/Building Earthwork							
Restroom exterior	Maintenance (Break Fix Item)	3-Fair	1-Low	1990	35	2025	\$ 6,500
Cold Storage	Capital Replace	4-Poor	2-Medium	1990	35	2025	\$ 162,500
Boardwalks	Capital Replace	3-Fair	2-Medium	2000	25	2025	\$ 9,750
Volleyball court	Maintenance (Break Fix Item)	3-Fair	2-Medium	2000	25	2025	\$ 6,500
Sinking sidewalk	Concrete- Repair	3-Fair	2-Medium	2000	25	2025	\$ 650
Concession stand	Maintenance (Break Fix Item)	3-Fair	1-Low	2000	30	2030	\$ 7,750

Pavillion	Maintenance (Break Fix Item)	3-Fair	2-Medium	2000	30	2030	\$ 7,750
Pavillion	Maintenance (Break Fix Item)	2-Good	2-Medium	2000	30	2030	\$ 7,750
Parking A	Asphalt/Bituminous-Mill and Overlay	3-Fair	2-Medium	2010	20	2030	\$ 101,953
Asphalt Drives	Asphalt/Bituminous Mill and Overlay	3-Fair	2-Medium	2010	20	2030	\$ 338,179
Prentice Park West Restrooms - metal roof	Capital Replace	3-Fair	2-Medium	2016	30	2046	TBD
Exterior Enclosure							
Windows (4) 1 x2	Windows- Replace Pane/Panes/IGU	3-Fair	2-Medium	1990	30	2025	\$ 780
Shower building	Maintenance (Break Fix Item)	2-Good	2-Medium	2016	20	2036	TBD
Windows - (2) 1x2	Windows- Replace Pane/Panes/IGU	2-Good	2-Medium	2016	30	2046	TBD
Windows 1x 2 (2)	Capital Replace	3-Fair	2-Medium	2016	30	2046	TBD
Roof							
Roof A	Roof- Metal Replace	3-Fair	2-Medium	1990	30	2025	\$ 148,122
Roof B	Roof- Metal Replace	3-Fair	2-Medium	1990	30	2025	\$ 47,268
Roof D	Roof- Metal Replace	3-Fair	2-Medium	1990	30	2025	\$ 28,041
Roof C	Roof- Metal Replace	3-Fair	2-Medium	1990	30	2025	\$ 17,823
Roof E	Roof- Metal Replace	3-Fair	2-Medium	1990	30	2025	\$ 60,372
Roof F	Roof- Asphalt Replace Roof	3-Fair	2-Medium	1990	30	2025	\$ 18,408
Interior Construction							
Restrooms	Renovation- Medium	4-Poor	1-Low	1990	30	2025	\$ 91,600.60
Concession stand	Renovation- Light	3-Fair	1-Low	2000	30	2030	\$ 18,290.00
Restrooms	Renovation-Light	3-Fair	1-Low	2016	30	2046	TBD
Special Construction							
Merry go round	Maintenance (Break Fix Item)	2-Good	1-Low	2010	30	2040	TBD
Big play feature	Maintenance (Break Fix Item)	2-Good	1-Low	2010	30	2040	TBD
Swing	Maintenance (Break Fix Item)	2-Good	1-Low	2010	30	2040	TBD
Plumbing							

Drinking fountain	Capital Replace	4-Poor	2-Medium	1990	30	2025	\$ 5,850.00
Grinder pump lift station	Maintenance (Break Fix Item)	2-Good	3-High	2000	25	2025	\$ 6,500.00
RV campsites (7) water and sewer hookups	Maintenance (Break Fix Item)	3-Fair	2-Medium	2000	25	2025	\$ 6,500.00
Water Heater	Capital Replace	4-Poor	2-Medium	2000	25	2025	\$ 4,550.00
Submersible Motor control	Capital Replace	2-Good	3-High	2000	30	2030	\$ 7,750.00
Artesian well	Maintenance (Break Fix Item)	3-Fair	2-Medium	2000	30	2030	\$ 11,625.00
Well	Maintenance (Break Fix Item)	3-Fair	2-Medium	2000	30	2030	\$ 15,500.00
Well - Water system tanks (2)	Capital Replace	3-Fair	3-High	2015	30	2045	TBD
Water heater	Capital Replace	3-Fair	3-High	2016	20	2036	TBD
Water heater expansion tank	Capital Replace	3-Fair	3-High	2016	30	2046	TBD
Hi/lo drinking fountain	Capital Replace	3-Fair	1-Low	2016	30	2046	TBD
HVAC							
Water heater	Capital Replace	4-Poor	3-High	1990	35	2025	\$ 6,500.00
Furnace - doesn't work. They use a portable heater	Capital Replace	5-Critical	3-High	1990	35	2025	\$ 13,000.00
Unit heater for men's RR	Capital Replace	3-Fair	1-Low	1990	40	2030	\$ 7,750.00
Unit heater in Women's RR	Capital Replace	3-Fair	1-Low	1990	40	2030	\$ 7,750.00
Unit Heater	Capital Replace	3-Fair	3-High	1990	40	2030	\$ 7,750.00
Pressure tank for well	Capital Replace	3-Fair	3-High	2016	30	2046	TBD
Exhaust fan in mechanical room	Capital Replace	2-Good	1-Low	2016	40	2056	TBD
Electrical							
Exterior light (4)	Capital Replace	4-Poor	3-High	1990	40	2030	\$ 4,650.00
Timer for RR exhaust fans	Capital Replace	3-Fair	3-High	1990	40	2030	\$ 10,075.00
Electrical panel	Capital Replace	3-Fair	3-High	1990	40	2030	\$ 7,750.00
RV campground(7) electrical hookups	Maintenance (Break Fix Item)	3-Fair	3-High	2000	30	2030	\$ 5,425.00
Electrical panel	Capital Replace	2-Good	3-High	2016	40	2056	TBD
Electronic Safety and Security							
Security cameras	Maintenance (Break Fix Item)	3-Fair	2-Medium	2015	20	2035	TBD
Security Camera	Maintenance (Break Fix Item)	3-Fair	2-Medium	2015	20	2035	TBD
Prentice Park: \$							1,208,911

Appendix C:

APR 2025-2029 Capital Improvement Projects

Project Year	Ashland Parks and Recreation Department Capital Projects & Major Maintenance 2025-2029	Estimated Cost
2024	Ashland Oredock Redevelopment: Pedestrian Access: Reconstruction of the waterfront trail from 9th Ave East to Willis Ave and ADA access from Water St to the Waterfront Trail. Planning and Design 2023, Construction 2024	\$200,000
2024	Parks Master Plan: A parks master plan will help guide City staff assess current and future recreational needs, evaluate feasible options, develop a strategic action plan, and budget for long-term or phased-in development and improvements.	\$59,000
2024	Bayview Splash pad: The Ashland Rotary has approached the City construction of a splash pad at Bayview Park. The Rotary has been gifted \$150,000 to use towards this project. They have also agreed to find additional funding for the project. The City is requesting a maintenance fund from the Rotary for this project.	\$316,000
	2024 Totals	\$575,000
2025	East End Community Park - Over the past two years the old tennis court has been repaved and turned into a basketball and pickleball courts, new playground has been purchased (installed fall 2023 or spring 2024). Staff is seeking funding for the renovation of the aging warming house with ADA compliant bathrooms and a larger concession stand and skate rental space.	\$40,000
2025	Rehabilitation Plan of the Bay City Creek Riparian Corridor - The City of Ashland has been awarded a USFWS Coastal Program Grant and waiting on a GLRI Grant to do an assessment and create a management plan to rehabilitate the Bay City Creek corridor and improve water quality as it runs into Lake Superior.	\$750,000
2025	ARTS Repair - 22nd Ave W Outfall to Sanborn Ave Construction: The part of the ARTS trails shoreline is failing causing the trail to fail. Funding would be used to purchase heavy rip rap to revert the shoreline, rent equipment to do the work and repave ~150' of the trail. This part of the trail was impacted by the 2018 rain storm and storm surge. Aging stormwater culverts are undermining the trail causing the trail to slough. Using remaining 2022 funding	\$110,000
2025	Redevelopment of Kreher Park and RV Campground: This project will update the Kreher Park RV Campground and includes: new electric (50amp service) to all 33 sites, installation of new water lines to all sites, construction of a new ADA compliant bathhouse and the reconnection/extension of the of the City's pedestrian trail, the Ashland Rails to Trails System (ARTS) and repaving of the campground road. This proposal also includes the construction of up to 7 new campsites within the current RV campground and in a recently acquired railroad property. Work would start yet in 2024, majority of construction would occur before July 4 or after mid Sept 2025.	\$600,000
2025	Kreher Park Boat Launch Construction: In 2023 the City plan on applying for a Recreation Boating Facilities Grant for a new boat landing at Kreher Park. The request will be to construct a new launch on the remediated superfund site (Kreher Park). Updating of design and construction documents would be in 2025, construction would be in early 2026.	\$1,600,000
2025	New Playground Equipment at Bayview Park and Additional Equipment at Prentice Park and Kreher: In 2025 the equipment at the Bayview Park will be 25 yrs old. This is a heavily used park and playground. Community members have also requested additional toddler equipment at Kreher and Prentice Playgrounds.	\$125,000
2025	Update and Implementation of Parks and Trails Interpretive Signage: Funding would be used to create a plan to update the existing interpretive signage along the waterfront trail and also create new interpretive signage for the City's parks (Prentice, Oredock, Bay City Creek, etc.), telling the unique history of the area and also having some signage be in Ojibwa. This would be the first in a series of funding requests	\$100,000

2025	City of Ashland Ballfields: The City maintains 7 ballfields, the City will need to invest some money into the upkeep of the City Ballfields through the purchase of equipment, ballfield soil, dugout upgrades (8), fencing improvements and scoreboards. This would be the first of several CIP projects spread-out over several years to update the ball fields. This funding would focus in Hodgkin's Park	\$100,000
2025	Disc Golf Course: Construction of a disc golf course at Bayview Park on City Dock. The City has a plan that was created in 2023 by Leiviska Disc Golf. Funding would be used to purchase and install baskets and tees for a 9 hold disc golf course.	\$10,000
2025	Memorial Band Shell Rehabilitation: The Memorial Band shell is 90+ years old and on the registered a historic building. A new roof, tuck pointing, construction of an ADA bathroom and other minor structural work is needed to ensure the integrity of this community gathering place. Project would also include updating electricity, improving accessibility and removing some of the aging benches.	\$250,000
2025	Bretting Community Center Gymnasium Divider: APR staff is looking for purchase a divider for the gym. This would better allow multiple activities to happen in the BCC gym at the same time. Ex: pickleball and open gym for pickleball and volleyball	\$7,000
2025	Bretting Community Center Flooring: The floors at the BCC are cracking and lifting. New flooring is needed in the BCC game room and atrium.	\$100,000
2025	City of Ashland Mountain Bike Trail System- Phase 1: In 2022 a concept plan was created to construct up to 10 miles of mountain bike trails in the City of Ashland using both public and private property. This first phase would be to construct 3 miles of trail on Tamarack Health property. This project would be a public private partnership	\$250,000
2025 Totals		\$4,042,000
2026	Implementation of City Pedestrian Infrastructure/Bike Plan: Creation of an easy & safe connector trail from the 5th St Corridor to Junction Rd, purchase Bike Route signs to guide pedestrians to the rest of the ARTS from Sanborn Ave to Prentice Park.	\$20,000
2026	Ashland Rails to Trails System (ARTS) Repair: Repaving and updating the waterfront trail and 24th Ave Connector of the ARTS.	\$900,000
2026	Maslowski Beach Redesign Phase 2- Western Beach: Implementation of the Maslowski Beach Redesign and Green Infrastructure on the western most beach (pavilion to end of park)	\$200,000
2026	5th St Corridor Vaughn Bridge Railing Repair: The City would work with the Ashland County Snowmobile Association to apply for a DNR Snowmobile Aid grant to assist in upgrading the railing on the Vaughn Bridge	\$25,000
2026	Ashland Oredock Redevelopment, Phase 4 - Continued Development of the 1916 section and Upland Areas	\$800,000
2026	Prentice Park Campground Expansion: Camping has become a very popular and revenue generating activity. Implementation of the 2021 concept plan to put more camping opportunities in the former deer yard.	\$100,000
2026	Beach Groomer : The City maintain 4 public beaches along its waterfront. Beach cleaning or grooming helps improve the beach water quality allowing our public beaches to be open for swimming more often. The City is researching different options. The current beach groomer is 15+ years old and due to is 3 wheeled construction not easily maneuverable.	\$100,000
2026 Totals		\$2,145,000

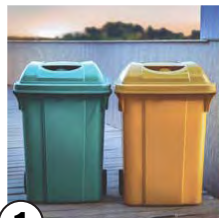
2027	<u>City of Ashland Mountain Bike Trail System- Phase 2:</u> In 2022 a concept plan was created to construct up to 10 miles of mountain bike trails in the City of Ashland using both public and private property. This 2nd phase would be to construct up to 3 miles of trails in the Bay City Creek ravine between the Stuntz Ave Bridge and Main St.	\$300,000
2027	<u>Bay City Creek Riparian Corridor Restoration and Pedestrian Trail:</u> Bay City Creek is a dynamic system and has been drastically effected from urbanization. Installation of the newest pedestrian corridor in the City linking the Ashland Oredock to Northland College and the Ashland School District. Planning Phase.	\$1,000,000
2027	<u>Prentice Artesian Wells</u>	\$30,000
2027	<u>New Playground Equipment at Central Railyard Park (Purple Park):</u> In 2025 the equipment at the Purple Park will be 20 yrs old. This is a heavily used park and playground.	\$150,000
2027	<u>City Dock:</u> City Dock is being undercut by the wave action of Lake Superior making it safety hazard for park patrons and city staff. Seeking Funding to implement plan	\$500,000
2027	<u>Shoreline Stabilization and Restoration- Bay City Creek Peninsula :</u> Since the demolition of the Oredock superstructure, Wave and wind action is eroding the shoreline from the Oredock east to the mouth of Bay City Creek. This erosion is effecting the Waterfront Trail, Historic Boat Houses, Gilligan's Island (Bay City Creek Peninsula) and Lake Superior.	\$150,000
2027 Totals		\$2,130,000
2028	<u>Lights at the skate park :</u> Installation of timed lights at the skate park would help reduce vandalism and unwanted behaviors that happen at the skate park. PD requested this improvement	\$80,000
2028	<u>Acquisition and Recreational Development of Clarkson Coal Dock</u>	\$2,000,000
2028 Totals		\$2,080,000
2029	<u>Acquisition and Recreational Development of Reis Coal Dock</u>	\$2,000,000
2029	<u>Kiyi Docking Facility:</u> Lift station constructed for dock still needs pumps and controls to complete the project. This also may present an opportunity to incorporate a few RV campsites with full hook-ups. (Possible gravity flow to lift station.)	\$55,000
2029 Totals		\$2,055,000

Appendix D:

General Parks Maintenance Schedule

GENERAL MAINTENANCE GUIDELINES

DAILY TASKS



①

Empty trash and recycling bins.



②

Clean and Restock Restrooms.



③

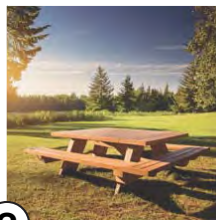
Check for and Remove Litter.

WEEKLY TASKS



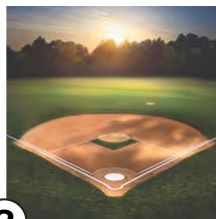
①

Mow Lawns.



②

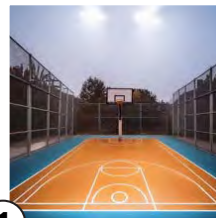
Inspect and Clean Park Furnishings and Structures.



③

Inspect and Maintain Sports Field (during season).

MONTHLY TASKS



①

Inspect and Maintain Sports Courts.



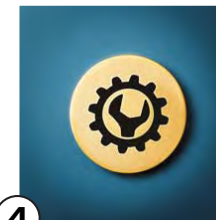
②

Inspect Signage.



③

Check Lighting, Replace Bulbs.



④

Park Vehicle and Equipment Maintenance.

QUARTERLY TASKS

①

Inspect and maintain HVAC and Plumbing systems.

②

Lubricate moving parts on playground equipment.

③

Check and maintain fire extinguishers and safety equipment.

④

Inspect and maintain park fencing and gates.

ANNUAL TASKS

①

Review and Update Maintenance Plan.

②

Conduct staff training on procedures and safety protocols.

③

Perform repairs or renovations as needed.

GENERAL MAINTENANCE GUIDELINES

SPRING TASKS



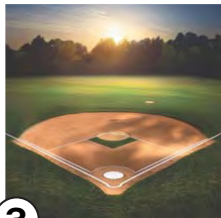
1

Annual and perennial plantings.



2

Inspect play equipment and replenish wood surfacing.



3

Prepare sports fields for use.

- Inspect irrigation system.
- Aerate and fertilize lawns.
- Prescribed burns/cut down prairie vegetation

SUMMER TASKS



1

Beach cleaning.



2

Maintain and inspect water features.



3

Organize volunteer groups for regular maintenance.

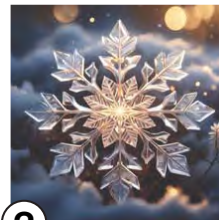
- Water plantings as needed.

FALL TASKS



1

Prune shrubs and trees.



2

Winterize water systems and buildings.



3

Fall clean up and leaf removal.

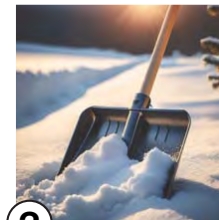
- Prepare sports fields and courts for winter.
- Prepare campgrounds for winter.

WINTER TASKS



1

Indoor facilities maintenance and repairs.



2

Winter snow removal (as needed).



3

Plan and schedule major projects.

- Prune trees and shrubs
- Conduct staff training

Ref: 2025-008

COUNCIL AGENDA: 8.A.
(1/14/2025)

SUBJECT: Consider a Resolution to Combine Wards and Establish the Polling Place for the February 18, 2025 Spring Primary Election and April 1, 2025 Spring Election (*Clerk*) Roll

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: City Clerk

CLEARANCES: City Clerk

EXHIBITS: 1. Proposed Resolution No. 17807

EXPENDITURES REQUIRED: None

AMOUNT BUDGETED: N/A

APPROPRIATION REQUIRED: None

TREASURER'S CERTIFICATE: NA

COMPLIANCE WITH CHAPTER 51: N/A

STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN: N/A

SUMMARY STATEMENT:

[WI State Statute 5.25](#) requires that a city's governing body is required to designate polling places for Elections. The Clerk's Staff is recommending the use of the Bretting Community Center for use in the February 18, 2025 Spring Primary (if necessary) and the April 1, 2025 Spring Election. For efficiency and end of night reconciliation, the Clerk's office is also recommending the combination of wards based on the Alderperson Districts up for election as follows:

Reporting Unit	City Wards	Aldermanic District (s)
1	1-2, 6-8, 11-14, 18-20	1, 3, 5, 7
2	3-5	2
3	9-10, 17	4
4	15-16, 21	6
Polling Place for all Wards: Bretting Community Center, 400 4 th Ave W		

RESOLUTION No. 17807

RESOLUTION TO COMBINE WARDS AND ESTABLISH THE POLLING PLACE FOR THE FEBRUARY 18, 2025 SPRING PRIMARY ELECTION AND APRIL 1, 2025 SPRING ELECTION

WHEREAS, the City of Ashland will potentially hold Primary Election on February 18, 2025 and will hold a Spring Election on April 1, 2025; and

WHEREAS, Aldermanic positions for Districts 2, 4, and 6 are up for election; and

WHEREAS, Wisconsin State Statute 5.25 states that the City's Common Council must designate the official polling places for elections at least thirty (30) days prior to Elections; and

WHEREAS, combining wards strategically ensures easy and simple result reporting; and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Ashland that Wards shall be combined and Polling Places shall be designated as follows for the February 18, 2025 Spring Primary and the April 1, 2025 Spring Election:

Reporting Unit	City Wards	Aldermanic District (s)
1	1-2, 6-8, 11-14, 18-20	1, 3, 5, 7
2	3-5	2
3	9-10, 17	4
4	15-16, 21	6
Polling Place for all Wards: Bretting Community Center, 400 4 th Ave W		

PASSED: January 14, 2025

Councilperson

ATTEST:

Denise Oliphant, City Clerk

Matthew Mac Kenzie, Mayor

APPROVED AS TO FORM:

Tyler W. Wickman, City Attorney

Ref: 2025-009

COUNCIL AGENDA: 8.B.
(1/14/2025)

SUBJECT: Consider an Ordinance to Amend Chapter 201 (934) General Conduct Ordinance, Ashland City Ordinances (*Clerk*) Roll

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: City Clerk

CLEARANCES: City Attorney

EXHIBITS: 1. Proposed Ordinance No. 2025-2010

EXPENDITURES REQUIRED: NA

AMOUNT BUDGETED:

APPROPRIATION REQUIRED:

TREASURER'S CERTIFICATE: NA

COMPLIANCE WITH CHAPTER 51: As allowed by Chapter 51.26(b)(7), *Changes to ordinances and resolutions which are intended to correct errors, omissions or inconsistencies therein* are allowed to be placed directly on the Council agenda.

STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN: NA

SUMMARY STATEMENT:

As noted by the City Attorney, [Chapter 201.20](#) Trespass to Land, currently refers to a Wisconsin State Statute that no longer exists. It is recommended to amend this reference to maintain consistency and accuracy with the Statute.

Sequential Ordinance No. 2025-2010

ORDINANCE TO AMEND CHAPTER 201 (934) GENERAL CONDUCT ORDINANCE, ASHLAND CITY ORDINANCES

An ordinance adopted by the Common Council for the City of Ashland at a regular meeting of January 14, 2025, for the purpose of amending Chapter 201 (934) General Conduct Ordinance, Ashland City Ordinances.

SECTION I

201.20 Trespass to Dwelling *shall be amended to read as follows:*

The provisions of sec. 943.13 Wis. Stats., pertaining to Trespass to Land, exclusive of the penalties provided in said statute, are adopted and incorporated by reference as if fully set forth herein.

SECTION II

Effective Date of Ordinance: This ordinance shall take effect upon passage and publication.

PASSED: January 14, 2025

PUBLISHED: January 23, 2025

Councilperson

ATTEST:

Denise Oliphant, City Clerk

Matthew Mac Kenzie, Mayor

APPROVED AS TO FORM:

Katie Posewitz, City Attorney

Ref: 2025-010

COUNCIL AGENDA: 8.C.
(1/14/2025)

SUBJECT: Consideration of a Resolution to Issue a Conditional Use Permit (CUP) to Allow a Fence in Excess of Six (6) Feet in Height at 1635 Maple Lane, Parcel No. 201-04893-0000, Zoned Public Institutional (PI) with a Gateway Overlay (GTWY-O), Applicant: Tamarack Health (*Planning*) Roll

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: Planning & Development

CLEARANCES: Plan Commission (Unanimously Recommended Approval 12/17/2024)

EXHIBITS:

1. Proposed Resolution No. 17808
2. STAFF REPORT - Plan Commission, December 17, 2024

EXPENDITURES REQUIRED: N/A

AMOUNT BUDGETED: N/A

APPROPRIATION REQUIRED: N/A

TREASURER'S CERTIFICATE: N/A

COMPLIANCE WITH CHAPTER 51: N/A

STATEMENT OF CONFORMANCE 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.

SUMMARY STATEMENT:

The CUP request is to allow a solid, eight-foot-tall privacy fence on the northern portion of Tamarack Health's property between a parking area and the behavioral health building. The fence will provide screening between the parking area and behavioral health for patient privacy. For more detailed information please see the included Plan Commission staff report.

RESOLUTION No. 17808

RESOLUTION TO ISSUE A CONDITIONAL USE PERMIT (CUP) TO ALLOW A FENCE IN EXCESS OF SIX (6) FEET IN HEIGHT AT 1635 MAPLE LANE, PARCEL No. 201-04893-0000, ZONED PUBLIC INSTITUTIONAL (PI) WITH A GATEWAY OVERLAY (GTWY-O), APPLICANT: TAMARACK HEALTH.

WHEREAS, the Common Council of the City of Ashland is authorized to issue Conditional Use Permits; and

WHEREAS, the applicant has requested a Conditional Use Permit per Chapter 781, Ashland City Ordinances, to allow a fence in excess of six (6) feet in height at 1635 Maple Lane (parcel 201-04893-0000), zoned Public Institutional (PI) with a Gateway Overlay (GTWY-O); and

WHEREAS, the Plan Commission held a Public Hearing on December 17, 2024 and has recommended approval of the Conditional Use Permit with the following conditions:

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.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Ashland that the Conditional Use Permit is in accordance with the Ashland Unified Development Ordinance and is hereby approved contingent upon compliance with the above listed conditions.

PASSED: January 14, 2025

Alderson

ATTEST:

Denise Oliphant, City Clerk

Matthew Mac Kenzie, Mayor

APPROVED AS TO FORM:

Tyler W. Wickman, City Attorney

FOR APPLICANT:

Applicant understands and accepts the conditions of approval for the CUP as indicated within this resolution, and was provided notice of Common Council approval of this resolution within 5 business days of such approval.

Applicant (Print and signature)

Date

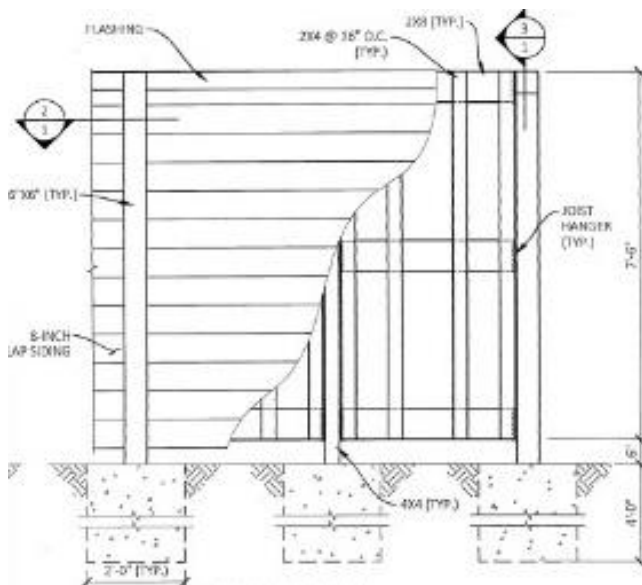
STAFF REPORT

Plan Commission – December 17, 2024

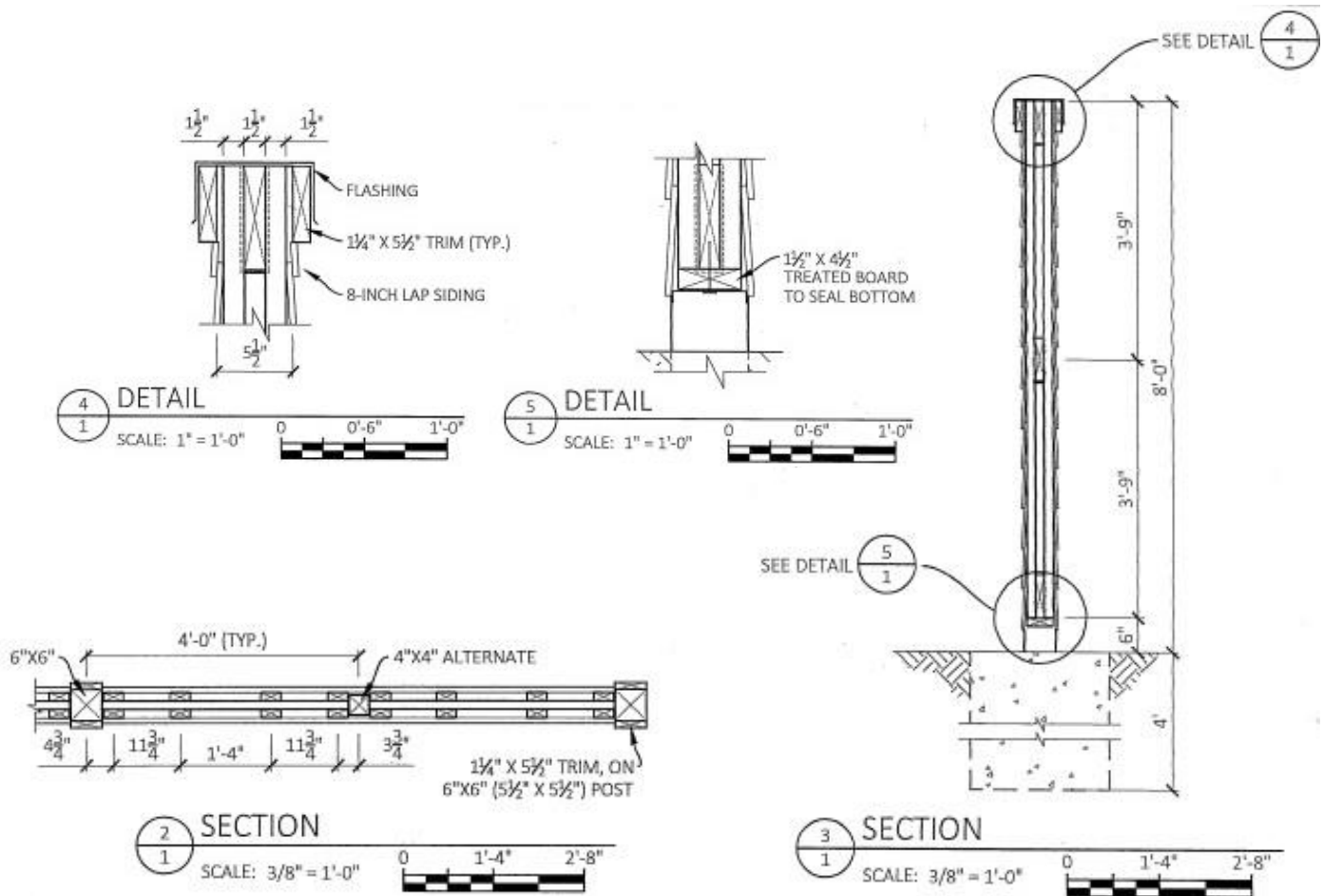
Agenda Item # 5b:	Conditional Use Permit Request to allow a fence in excess of Six (6) Feet in Height
Zoning District:	Public Institutional (PI) District with a Gateway Overlay (GTWY-O)
Property Address:	1635 Maple Lane
Parcel #:	# 201-04893-0000
Applicant:	Tamarack Health
Staff Contact:	Terri Erickson

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.

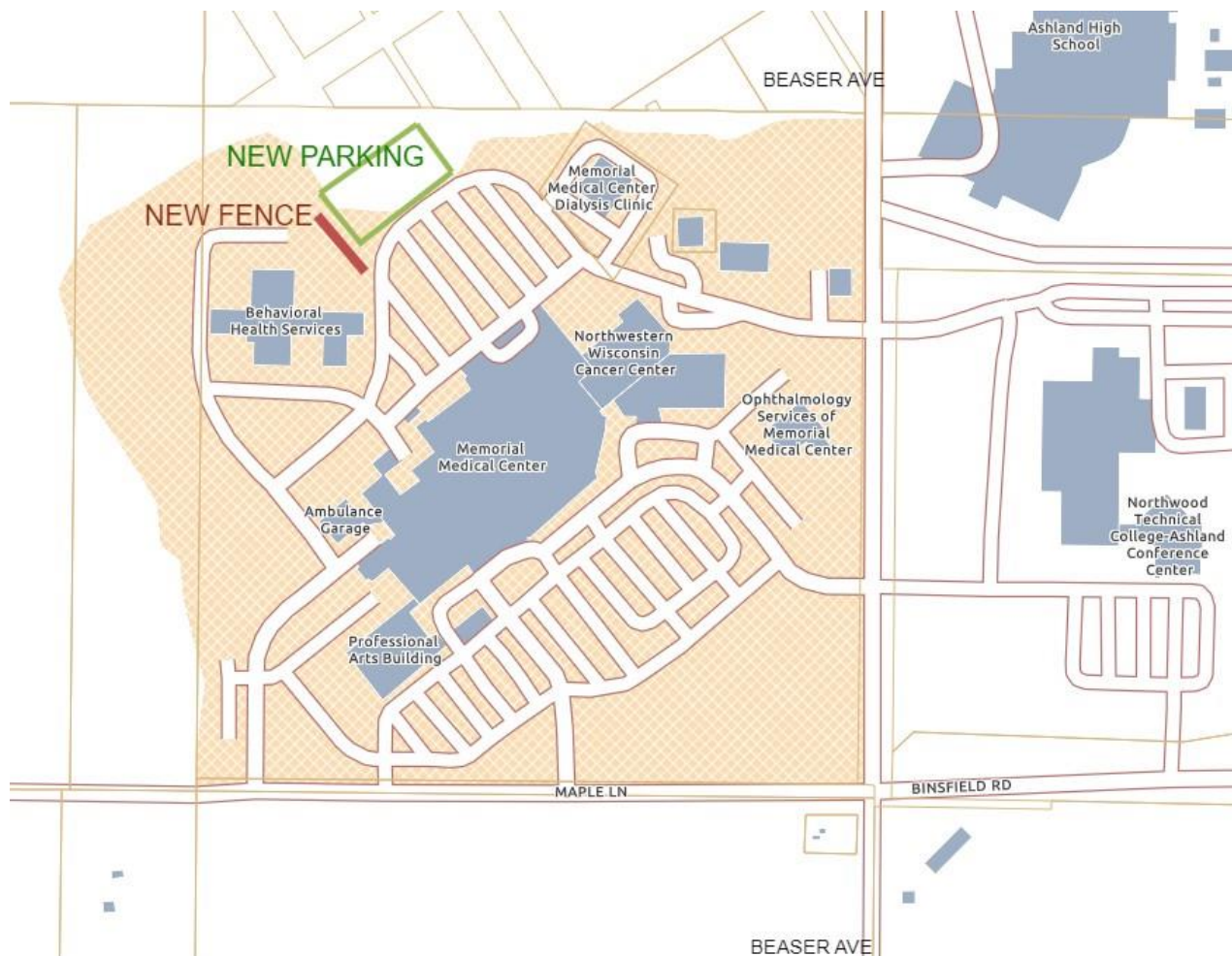
The ordinance also allows 100% screening in side and rear yards. The details show that this fence will be built to perform as a screen wall and will not allow any views through it to protect the privacy of the patients beyond. It will be covered with textured L.P. 8" lap horizontal lap siding to match 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.

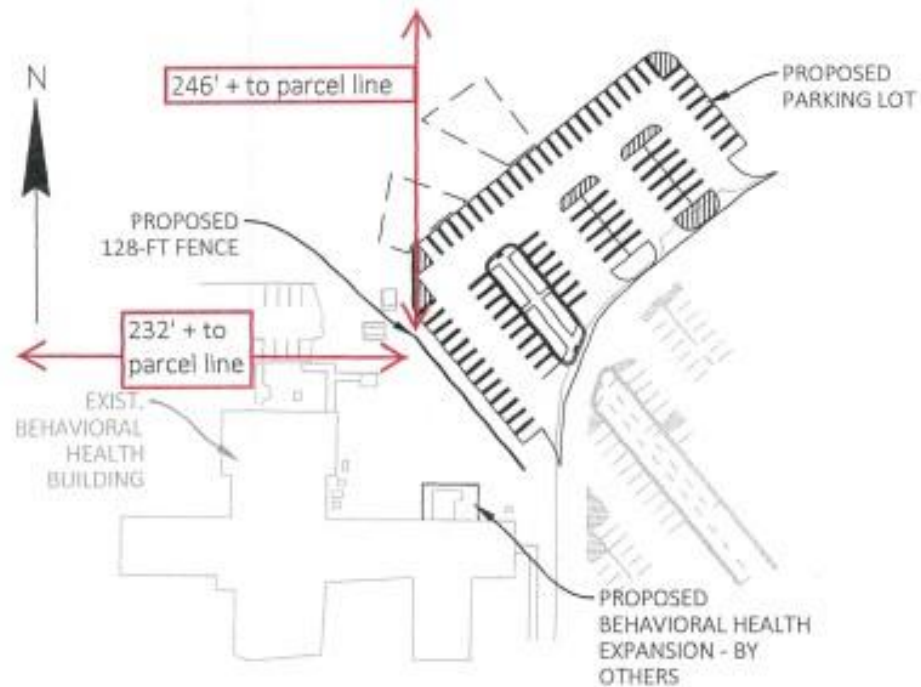
Existing Land Use	Zoning
Medical Center (Clinic, Hospital, Ophthalmology, Dental Services, Behavioral Health)	Public/Institutional (PI), Gateway Overlay (GTWY-O) District

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

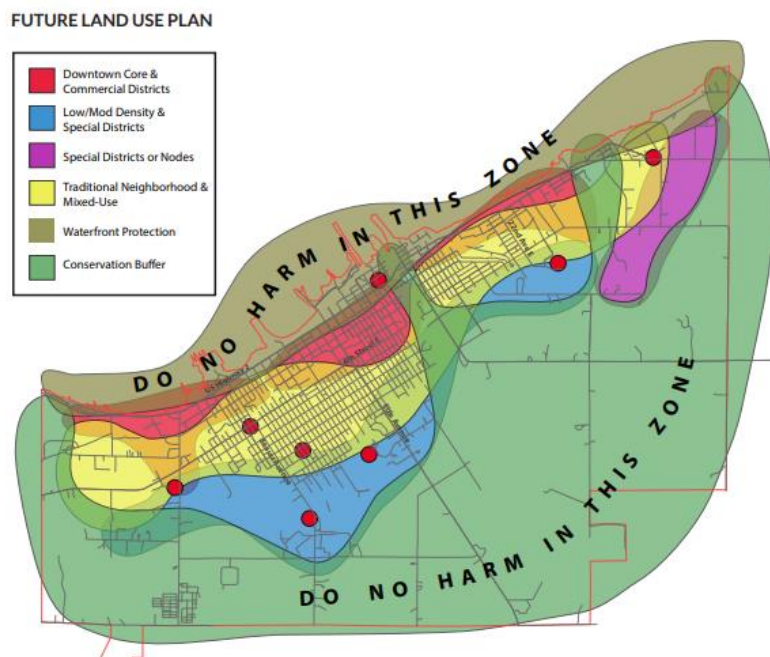
The City of Ashland's Unified Development Ordinance Section 3.9 (C) Conditional Use Permit – Approval Criteria (and all subsections thereof), create the legal framework to regulate, administer, and enforce the conditional use standards for the City of Ashland. The following decision criteria were used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