



Take notice that the City of Ashland Committee of the Whole will meet immediately following the adjournment of the City Council Meeting in the City Hall Council Chambers, 601 Main Street W. Ashland, WI, to consider and act upon the following agenda.

To attend 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 28, 2025 Ashland Committee of the Whole Meeting Agenda

1. **Roll Call**
2. **Approval of Agenda**
3. **Council President's Report**
4. **Administrator's Report**
 - A. **Review and Discussion of the Homeless Encampment Clean-Up Policy**
5. **DISCUSSION ITEMS**
 - A. **Presentation by Alex Faber, Superior Rivers Watershed Association, about Plant Relatives and Communities Healing Fish Creek Slough – A Community Led Approach to Restoration**
 - B. **Discussion and Possible Action Regarding a Resolution for Outdoor Recreation Grant Applications (*Parks*)**
 - C. **Discussion and Possible Action Regarding an Agreement between the Chequamegon Humane Association and the Ashland Police Department for Animal Control (*Police Department*)**
 - D. **Continued Discussion and Possible Action on Changes to Special Assessment Policy for 2025 Capital Projects (*Public Works*)**
6. **Items for Future Discussion**
7. **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.

SUBJECT: Presentation by Alex Faber, Superior Rivers Watershed Association, about Plant Relatives and Communities Healing Fish Creek Slough – A Community Led Approach to Restoration

RECOMMENDATION: NA

DEPARTMENT OF ORIGIN: Parks and Recreation

CLEARANCES: Mayor

EXHIBITS: 1. Plant Relatives and Communities Healing Fish Creek Slough

COMPLIANCE WITH STRATEGIC PLAN: ENVIRONMENT: Climate Change Resiliency and Adaptation

SUMMARY STATEMENT:

Superior Rivers Watershed Association (SWRA) has received funding from the US Fish and Wildlife Service Coastal Program to work with community partners and members to perform habitation restoration work in the Fish Creek Slough of Prentice Park. H This will be a community-led hemi-marsh restoration project on a Lake Superior Coastal Wetland located in the City of Ashland, WI at Prentice Park. Prentice Park is an important public entity frequently visited year-round by campers, hikers, duck hunters, anglers, birders, kayakers, and other recreational users. Resource managers know what a restoration plan could look like, but require community buy-in to support restoration and long-term resiliency of the entire region of Fish Creek Slough. During the first year, a targeted outreach campaign will reach various user groups and work towards a shared vision that benefits the water, people, plants, fish, and wildlife in this area.

The Fish Creek Sloughs is important to the Chequamegon Bay's culture and ecology. Early records tell us that this was a gathering place for many people over the years for its abundance of fish and wildlife. It is also a critical migration stopover site for shorebirds, waterfowl, and water birds, but extreme lake water levels and invasive cattails have eliminated the once-suitable and heavily-used habitat. The Superior Rivers Watershed Association is embarking on a project to remove invasive cattails and reseed native plants in 13 acres of the Fish Creek Sloughs near Prentice Park. We want to involve you, and the community, through engagement activities, input sessions, field trips, and opportunities to steward the land and water that we all love.

The project has two primary goals:

- 1) Increase community connection to this area, build climate resilience, and improve overall

habitat for the people, wildlife, and fish. Utilizing active community participation and engagement we will also pull partners together to improve overall habitat condition and resiliency to this region.

- 2) Utilize Ganawenindiwig - Working with Plant Relatives to Heal and Protect Gichigami Shorelines and evaluate how we can help improve the quality of at least twelve acres of the hemi marsh plant communities to benefit coastal program priority species, the (blue-winged teal and mudpuppy habitat) as well as many other relatives that call this area home.

Project Time-Line

- January - July 2025 : Tours and Public Input Session
- August - November 2025 : Cattail Removal and reseeding with native plants including manoomin (wild rice)
- November 2025-July 2026 : Continued Public Outreach
- August - November 2026 : second round of cattail removal

Project Partners include:

- US Fish and Wildlife Service
- City of Ashland
- WDNR
- Lake Superior Collaborative
- Northwoods Cooperative Weed Management Area
- Great Lake Indian Fish and Wildlife Commission
- Mashkiiziibii Natural Resources Department
- Audubon Great lakes
- Ducks Unlimited

PLANT RELATIVES AND COMMUNITIES HEALING FISH CREEK SLOUGH

A COMMUNITY LED
APPROACH TO RESTORATION

PROJECT OVERVIEW

The Fish Creek Sloughs is important to the Chequamegon Bay's culture and ecology. Early records tell us that this was a gathering place to many people over the years for its abundance of fish and wildlife. It is also a critical migration stopover site for shorebirds, waterfowl, and waterbirds, but extreme lake water levels and invasive cattails have eliminated the once-suitable and heavily-used habitat. The Superior Rivers Watershed Association is embarking on a project to remove invasive cattails and reseed native plants in 13 acres of the Fish Creek Sloughs near Prentice Park. We want to involve you, the community, through engagement activities, input sessions, field trips, and opportunities to steward the land and water that we all love.

WHY REMOVE CATTAILS?

The species of cattail covering the sloughs is actually a non-local being, otherwise known as an invasive species. These cattails have taken over the wetland and are causing numerous problems. They:



- Push out native plants that provide numerous **ecosystem services**
- Eliminate important habitat for shorebirds, spawning fish, turtles, and other aquatic beings
- Negatively impact the wetland's ability to filter out sediment, nutrients, and pollutants

We will use a machine to cut the cattail just below the surface of the water to ensure the least disturbance to sediment. We will leave some cut cattail to provide habitat, while much will be removed by hand and composted.

PROJECT GOALS:



Increase community connection to the Fish Creek Sloughs



Improve overall habitat for the people, wildlife, and fish



Build climate resilience



Utilize *Ganawenindiwig - Working with Plant Relatives to Heal and Protect Gichigami Shorelines* to inform restoration work

SUBJECT: Discussion and Possible Action Regarding a Resolution for Outdoor Recreation Grant Applications (*Parks*)

RECOMMENDATION: Advance for Formal Approval

DEPARTMENT OF ORIGIN: Parks and Recreation

CLEARANCES: Parks and Recreation Committee

EXHIBITS: 1. draft Resolution for Outdoor Recreation Grant Applications 2025

COMPLIANCE WITH STRATEGIC PLAN:

SUMMARY STATEMENT:

City staff is seeking approval of a resolution to apply for Wisconsin Department of Natural Resources (DNR) outdoor recreation grant funds. City staff will seek approval from the Council before applying for a specific project(s) but are required for approval of the resolution prior to applying.

Potential projects/grants:

- Kreher Park/Ashland Rails to Trails System (ARTS) Pedestrian Trail Railroad Connector: DNR Recreation Trail Program This grant proposal would seek assistance to pave the old railroad corridor on the bluff behind the Kreher Park Campground, making a seamless connector between the Kreher Park Boat Launch site and the Ashland Ore dock. RTP is a federal grant program, so the DNR Stewardship Funds received in 2022 could be used as a match to any funding received. This funding opportunity will only be sought if the allocated funding for the Kreher Park Campground Rehabilitation Project cannot support this part of the project. Grant application deadline: May 1, 2025.

- Kreher Park Redevelopment: Water Access: DNR Sport Fish Restoration Program This grant proposal would seek assistance with the construction of the new Kreher Park Boat Launch, specifically for fishing access and the floating piers. This is a federally funded grant so funds from the awarded RBF grant in 2024 can be used as a match. This grant will only be submitted if the estimated cost of the Kreher Park Boat Launch project comes in over the allocated budget.

- Park Upgrades: Hodgkin's Ballfield(s), Beaser Ballfields, Bayview Playground, ARTS Repair (Waterfront Trail resurfacing) and/or TBD: DNR Stewardship Funds These projects would be

planned within the 2026 Budget and construction season, and relate to the 2025-200 Capital Improvement Projects List, PMP and updated CORP. APR will work with the PRC and PW to ensure if a proposal is submitted, it meets the needs of both departments. Match would come from Fund 453 Waterfront Development. The grant application deadline is May 1, 2025.

RESOLUTION FOR OUTDOOR RECREATION GRANT APPLICATIONS

WHEREAS, The City of Ashland is interested in acquiring or developing lands for public outdoor recreation purposes as described in the application; and

WHEREAS, financial aid is required to carry out the project;

THEREFORE, BE IT RESOLVED, that the City of Ashland has budgeted a sum sufficient to complete the project or acquisition and

HEREBY AUTHORIZES Sara Hudson , Parks and Recreation to act on behalf of The City of Ashland to:

Submit an application to the State of Wisconsin Department of Natural Resources for any financial aid that may be available;

Submit reimbursement claims along with necessary supporting documentation within 6 months of project completion date;

Submit signed documents; and

Take necessary action to undertake, direct and complete the approved project.

BE IT FURTHER RESOLVED that The City of Ashland will comply with state or federal rules for the programs; may perform force account work; will maintain the completed project in an attractive, inviting and safe manner; will keep the facilities open to the general public during reasonable hours consistent with the type of facility; and will obtain from the State of Wisconsin Department of Natural Resources or the National Park Service approval in writing before any change is made in the use of the project site.

Adopted this day of _____, 20_____.

I hereby certify that the foregoing resolution was duly adopted by:
_____ at a legal meeting on _____ day of _____, 20_____.

Authorized Signature: _____

Title: _____

Ref: 2025-030

**COMMITTEE AGENDA:
5.C. (1/28/2025)**

SUBJECT: Discussion and Possible Action Regarding an Agreement between the Chequamegon Humane Association and the Ashland Police Department for Animal Control (*Police Department*)

RECOMMENDATION: Advance for Formal Approval

DEPARTMENT OF ORIGIN: Police

CLEARANCES: Administration

EXHIBITS: 1. Proposed Agreement

**COMPLIANCE WITH STRATEGIC
PLAN:**

SUMMARY STATEMENT:

City of Ashland staff met several times with Ashland County, Bayfield County, and Chequamegon Humane Association since the retirement of the full-time animal control officer. The attached drafted agreement would address boarding animals until the end of 2025.

CHA RESPONSE TO PROPOSAL

ANIMAL CARE AGREEMENT

Between Chequamegon Humane Association (CHA)
And Ashland County, the City of Ashland and Bayfield County
October 1, 2024, thru December 31, 2029 ~~2025~~

This Animal Care Agreement ("Agreement") is made and entered into by and between the Chequamegon Humane Association, Inc. ("CHA"), a nonprofit organization incorporated under Chapter 181 of the Wisconsin Statutes and exempt from taxation under Section 501(c)(3) of the Internal Revenue Code, and the political subdivisions of Ashland County the City of Ashland and Bayfield County (collectively referred to as the "Purchaser").

1. Definitions

- Provider: Chequamegon Humane Association, Inc.
- Purchaser: Ashland County, the City of Ashland and Bayfield County, represented by the Bayfield County Sheriff's Office, Ashland County Sheriff's Office, and the City of Ashland Police Department.
- Animals: "Animals" only refers to dogs and cats taken into custody by Purchaser within their jurisdiction pursuant to Wis. Stats. § 173.13 and referred to CHA by the Ashland Bayfield County Emergency Communication Center (ECC) or corresponding authorities for the Purchasers. This agreement does not cover other animals or those found outside these jurisdictions.

-Citizen dropoff: refers to animals

~~[We need an addendum to this paragraph OR we need to agree upon a procedure to be followed to account for animals delivered to CHA animal control by people other than law enforcement officers.]~~

2. Basic Care

CHA agrees to provide humane care for animals referred by Purchaser at CHA's licensed facility for a minimum of five (5) days, or until the animal is returned to its owner, surrendered by the owner, placed for adoption, or euthanized to alleviate physical suffering or protect others from bodily harm, whichever occurs first. The care provided includes adequate food, water, shelter, routine medical care, rabies vaccinations, and ID implants. Euthanasia will be performed only in compliance with Wisconsin Statutes and after attempting to contact the animal owner.

The placement period may be extended beyond five (5) days if necessary due to legal proceedings, court orders, or logistical issues.

3. Additional Medical Care

If additional veterinary care is required CHA shall contact specific Purchaser and obtain consent before administering. ~~Purchaser~~

4. Fee Recovery from Owners or Third Parties

The pickup fee for animals is \$20, and the nightly impound fee is \$10 per day as permitted by Wis. Stats. § 173.15 (1). This fee may be amended with consent of the Purchasers. As noted in 7 below, all fees to remain with CHA.

5. Licensing Requirements

Before returning any dog to its owner, CHA shall ensure the animal is licensed or that assurance of licensure has been demonstrated through prepayment of required fees, including vaccination fees. CHA shall also enter all relevant licensing and animal data into a Licensing Database, with access provided by Purchaser. CHA is authorized to act as a seller of dog licenses, with all receipts submitted to the respective agency. Licensing databases must always be up to date. This may be accomplished through a shared database or other live document. 100% of fees are due the respective Purchaser. (More discussion needed).

Before returning any cat to its owner, CHA shall ensure the cat is vaccinated **as required by law.**

6. Compliance with the Law

CHA agrees to comply with all applicable federal, state, and local laws, regulations, and ordinances. With the monthly invoice, CHA will provide the following information to each Purchaser:

- Case Number
- The date the animal was taken into custody, delivered into another's possession, and the identity of the recipient.
- The ultimate disposition of the animal.

7. Reporting and Payment

Purchasers shall pay CHA ~~a fixed monthly fee of \$800 beginning in 2025 or a total of \$2400 per month collectively for the care provided,~~ **\$3,000 per month, collectively,** regardless of the number of cats and dogs, **as follows: \$1000_____ from the City of Ashland, \$1,000_____ from Ashland County and \$1,000_____ from Bayfield County. The October, November and December fees are due January 1, 2025. All subsequent fees are due on the 10th day of the following month as invoiced by CHA.** CHA shall retain any and all fees collected under paragraph 4 of this agreement **(this does not include licensing fees).** Monthly invoices will detail the information as noted in item 6 above. This fee will increase by 3% for successive years beginning in 2026.

~~In animal bite and other specific health situations, CHA shall quarantine the animal as required. This shall be included as part of the monthly fee.~~

8. Startup and Facility Fee

Purchasers agree to pay CHA a one-time, non-refundable fee of \$5,000 each, due on or before October 31, 2024, for the cost of modifying CHA's existing facility to provide care for animals in a separate, secluded area. This is a temporary measure while parties evaluate potential locations for a permanent regional animal shelter facility.

9. Collaboration for a Permanent Facility

CHA and Purchaser agree to collaborate in planning, funding, and establishing a permanent long-term animal care facility. This will include seeking grants, securing financial assistance including potential low-cost borrowing options if necessary.

In the event that a new building is acquired with the assistance of the Purchasers, this agreement may be renegotiated, or a separate addendum can be created.

10. Access to Premises

Purchaser shall have reasonable and direct access to CHA's premises to drop off animals and inspect the quality of care provided. CHA will provide a primary contact for addressing concerns at all times.

11. Insurance

CHA, as an independent contractor, shall disclose all relevant liability and employee-related insurance coverage to Purchaser before executing this Agreement. CHA must promptly inform Purchaser of any changes in coverage. Purchaser reserves the right to cancel this Agreement if it deems CHA's insurance coverage inadequate.

12. Surrender Fees

Animals coming to CHA after the five-day kennel stay shall be paid by specific Purchaser at the following rates billed semi-annually

- \$75 per dog
- \$65 per cat

13. Term of Agreement

This Agreement shall commence on October 1, 2024, and expire on December 31, ~~2029~~ 2025, unless extended or modified by mutual written consent. The parties agree to collaborate on the establishment of an Agreement to develop a sustainable long-term plan for animal control and housing.

14. Termination: Any Purchaser may leave this agreement with 180 days' notice. Termination of the agreement by CHA would also require a 180-day notice.

15. Signatures

This Agreement is executed on the dates below, effective as of October 1, 2024.

16. Quarterly Reports: At the end of each quarter a summary report including numbers, type and disposition of animals shall be provided by CHA to Purchasers.

17. CHA shall provide educational information regarding animal licensing, rabies shots and information on local animal ordinances. This will be provides via social media. CHA shall provide input and recommendations on animal related ordinances for each respective entity.

18. Annually CHA may be asked to make a Committee or Board Report on activities.

Chequamegon Humane Association, Inc.

By: _____

Title: _____

Date: _____

City of Ashland

By: _____

Title: _____

Date: _____

Ashland County

By: _____

Title: _____

Date: _____

Bayfield County

By: _____

Title: _____

Date: _____

SUBJECT: Continued Discussion and Possible Action on Changes to Special Assessment Policy for 2025 Capital Projects (*Public Works*)

RECOMMENDATION: Staff recommends that the Council direct staff to develop the required revisions to the City's special assessment policy and Chapter 612 (1046) Street and Utility Construction Standards and Special Assessment Policies

DEPARTMENT OF ORIGIN: Public Works

CLEARANCES: Public Works Director

EXHIBITS:

1. Strategic Plan-Infrastructure
2. Proposed Special Assessment Costs
3. Hardship Policy for the Levy of Special Assessments
4. FY 2024 Income Limits Documentation System -- Summary for Ashland County, Wisconsin

COMPLIANCE WITH STRATEGIC PLAN: INFRASTRUCTURE: By 2022, City of Ashland residents and businesses with have access to reliable and reasonably priced City water, sewer, stormwater and streets through the development and implementation of a 20-year repair and replacement plan, supported by budget plans on 5-year increments.

SUMMARY STATEMENT:

At the January 14, 2025 Committee of the Whole meeting, the Public Works Director presented information comparing the idea of increasing revenue for reconstruction of residential streets via special assessments and the debt levy.

The Public Works Committee's recommended at the October 10, 2024 meeting to provide approximately \$190,000 in revenue at an average cost per property owner of \$4,300. This represents approximately 12.5% of the total estimated costs for a typical residential street reconstruction. These costs would also be repayable over a ten-year period and subject to interest at approximately 3% annually.

The attached information details the proposed changes. Current practices include special assessment for 50% of sidewalk plus 15% for engineering and project administration costs, which corresponds to approximately 2.25% of the total estimated project cost at an average cost per resident of \$775.

The proposed changes include the incorporation of costs for curb ramp construction with the sidewalk construction and a portion of street reconstruction costs. The sidewalk and curb ramps would still be assessed at a rate of 50% while street reconstruction would be assessed at a rate of 20%. These changes correspond to approximately \$190,000 in revenue per project at an average cost per property owner of \$4,300.

Driveways are currently included in the cost of special assessments but would be excluded as part of the proposed changes to ensure costs are more equitably spread amongst properties.

The proposed changes would require changes to both the City's special assessment policy and Ordinance 612. A summary of Ordinance 612 is provided. If implemented for a typical street reconstruction project, the Ordinance would provide approximately \$670,000 in revenue per project at an average cost per property owner of \$15,000. This corresponds to approximately 44% of total project costs.

Staff recommends that the Council direct staff to proceed with the policy/ordinance revisions to provide revenue through special assessments corresponding to 12.% of total project costs.

As the proposed changes related to the reconstruction of residential streets, staff also requests that Council direct staff to proceed with future changes to the policy/ordinance to include resurfacing of non residential (ie higher traffic streets).

The Council also requested information on the City's current hardship policy for special assessments. The policy is attached along with information on income qualification requirements. The policy allows for qualifying property owners to defer repayment of special assessments with 1% interest until sale of the property or, based on annual recertification requirements, the household no longer qualifies.

INFRASTRUCTURE

By 2022, pedestrians and cyclists will experience safe passage crossing the highway to reach the lakeside.

By 2023, City of Ashland residents and visitors will experience consistent, reliable and affordable high-speed internet access throughout the City.

By 2022, City of Ashland residents and businesses will have access to reliable and reasonably priced City water, sewer, stormwater and streets through the development and implementation of a 20-year repair and replacement plan, supported by budget plans on 5-year increments.

By 2024, City of Ashland residents and visitors will experience improved access to and from Ashland via Lake Superior through the installation of a commercial boat access point at the Marina and additional recreational access points along the shore.

By 2026, Taxpayers and City employees will have access to and work in City buildings and facilities that project the historical character of the City, generate lower operating costs, and have extended life spans.

**RESIDENTIAL STREET RECONSTRUCTION
PROPOSED SPECIAL ASSESSMENT POLICY**

J. Butler 1-22-2025

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE	
1	Saw Cutting	30	LF	\$5.00	\$150.00	Estimated (3 patches SW per property)
2	Detectable Warning Field	6	SF	\$60.00	\$360.00	Average from Chapple Est
3	4-IN Concrete Sidewalk	100	SF	\$9.25	\$925.00	Average from Prentice Sch C
4	4-IN Concrete Carriage Walk	30	SF	\$9.25	\$277.50	Average from Prentice Sch C
5	4-IN Concrete Pedestrian Ramp	50	SF	\$8.22	\$411.00	Average from Prentice Sch C
6	Restoration	30	SY	\$7.00	\$210.00	Average from Chapple Est
A. SIDEWALK CONSTRUCTION					\$2,333.50	
9	Saw Cutting	10	LF	\$3.00	\$30.00	Estimated
10	Geotextile soil reinforcement	130	SY	\$3.00	\$390.00	Average from Chapple Est
11	Granular Subbase 12"	43	CY	\$30.00	\$1,290.00	Average from Chapple Est
12	Crushed Aggregate Base 8"	29	CY	\$35.00	\$1,015.00	Average from Chapple Est
13	HMA, Binder 2"	16	TN	\$120.00	\$1,920.00	Average from Chapple Est
14	HMA, Surface 2"	16	TN	\$120.00	\$1,920.00	Average from Chapple Est
15	Concrete Curb and Gutter 24" Barrier	50	LF	\$22.50	\$1,125.00	50 LF frontage
16	Restoration	30	SY	\$7.00	\$210.00	Average from Chapple Est
C. STREET CONSTRUCTION					\$7,900.00	
17	Engineering & Construction Admin. (15%)				\$1,535.03	Per Ordinance 612.30g(2)
C. ENGINEERING & ADMIS. COSTS					\$1,535.03	
TOTAL ESTIMATED COST A+B+C					\$11,768.53	

Item:	Est. Cost	SA %	Property Owner Share	City Share
Sidewalk Construction	\$2,333.50	50.0%	\$1,166.75	\$1,166.75
Street Construction	\$7,900.00	20.0%	\$1,580.00	\$6,320.00
Engineering & Admin (SW & Street only)	\$1,535.03	15.0%	\$1,535.03	\$0.00
Total	\$11,768.53		\$4,281.78	\$7,486.75
Total estimated cost per house				\$4,281.78

HARDSHIP POLICY FOR THE LEVY OF ASSESSMENTS

A. Purpose: The city council acknowledges that the levy of assessments can result in extreme financial hardship in some instances. It therefore enacts this provision in order to provide necessary relief to persons affected by such a levy. It is the intent and purpose of the city council to alleviate the burden of such levies in cases where the loss of the homestead is a reasonable probability, while preserving the right for the ultimate collection of assessments involved.

B. Definitions. Wherever in this section the following words or terms appear they have the meaning indicated, unless the context clearly requires otherwise:

1. "Qualifying family" means a single person or family owning and occupying a homestead against which assessments are levied and who meets the qualifying income standards as outlined within this policy.
2. "Homestead" means the dwelling and so much of the land surrounding it as is reasonably necessary for use as a home, except so much of such land as is vacant and of sufficient size so that it could be divided and sold for development as permitted under appropriate zoning and other regulations.
3. "Assessment" shall include assessments levied under s. 66.60907 or 66.0911, Wisconsin Statutes, and charges imposed under s. 66.60(16), Wisconsin Statutes.
4. "Hardship" is defined as a level of income that falls below the Ashland County Housing and Urban Development HUD Very Low (50%) Income Limits. The below table represents the FY2021 data from the Income Limits : in the most current fiscal year that data is available

		Persons In Family								
FY 2021 Income Limit Area	Median Family Income	FY Income Limit Category	1	2	3	4	5	6	7	8
Ashland County, WI	\$61,000	Very Low (50%) Income Limits (\$)	25150	28750	32350	35900	38800	41650	44550	47400
		Extremely Low (60%) Income Limits (\$)	15100	17420	21960	26500	31040	35580	40120	44660
		Low (80%) Income Limits (\$)	40250	46000	51750	57450	62050	66650	71250	75850

C. The qualifying family shall make application for deferred payment of Assessments as herein provided on forms prescribed by the City Clerk. Applicants for deferment of assessments must own and reside in the property subject to the assessment and demonstrate to the City Treasurer qualification for the deferment by presentation of a copy of the their most recent federal tax return prior to the levying of the assessment, and annually thereafter. Included in family income is the combined income from all family members, age 18 and older that reside in the household for more than 6 months per year.

All information provided on the application shall be considered and treated, to the fullest extent provided by law, as confidential, privileged information, and shall be divulged only by:

1. Persons using the information in the discharge of their duties imposed by law or of the duties of their office; or

2. Order of a court.

D. Where a property is owned by two or more persons, only the income from the family members residing in the homestead and who are responsible for expenses related to maintaining the property shall be considered. For example: A parent who has deeded the homestead to a child where the parent is living in and maintaining the homestead under a life estate provision and where the child is living elsewhere. Property owned by any corporation, partnership, or trust is ineligible for assessment deferment.

E. Qualified **very low income (50% CMI) families as defined in the most recent HUD** data for Ashland County may have the principal portion of their assessment plus accrued interest deferred until the family no longer meets the annual income eligibility requirements, and/or the sale or transfer of the property, whichever occurs first.

F. Interest shall be payable on assessments levied against a property during the period of deferment. The interest rate shall be 1% above the City's borrowing rate (as determined by loan or bond issuance) to cover overhead expenditures associated with administration of the program.

G. Deferment shall cease at the time a property owner(s) no longer meets the income criteria for the program, upon the death of the qualifying owner(s), or upon the date which the ownership of the property is transferred to any other person, persons, partnership, corporation, trust, or other entity by any means whatsoever, which ever occurs first.

H. Deferment shall expire if a property owner fails to provide the City with a copy of a federal tax return by May 1st of each year demonstrating program eligibility unless additional time is granted by the City Treasurer.

I. Tax roll; notice; lien retained. The granting of an application shall authorize the city treasurer to make payment, from city funds, of the amount of the assessment deferred. The city clerk shall record a document with the office of register of deeds containing a description of the property affected, the amount of assessment deferred, and any other appropriate information. Such amount, and interest thereon, shall not be placed on the tax roll until the conditions contained in subsection H. occur. Nothing provided in this section shall be deemed to extinguish or otherwise affect any lien established by law for the collection of any deferred assessment, and any such lien is expressly retained.

J. Placement on roll. When a determination is made by the City that a grantee no longer qualifies for the dererral, the amount of assessments deferred, and accrued interest, shall be placed upon the next available tax roll to be collected in the same manner as delinquent assessments.

K. Payment when no longer eligible: Upon transfer of title of such property by any means, the amount of assessments deferred, and accrued interest, shall become due and payable in full. Upon payment in full, an appropriate satisfaction of payment shall be issued by the city treasurer and recorded in the office of the Register of Deeds.

L. Appeals and exception requests. Families that do not meet the income eligibility guidelines for the deferral but that are experiencing unusual financial difficulties may apply to the Housing Committee for a exception to the eligibility requirements outlined in this policy. The Housing Committee may grant this exception and approve a deferral of the assessment on a year to year basis in cases where the family is experiencing unusual financial difficulties. Examples of unusual financial difficulties would include such things as: A recent loss of employment or other significant decline in income from the prior year, unusual health expenses, inability to pay due to other prior fixed debts and/or financial obligations.



FY 2024 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov](#) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2024 Income Limits Summary

FY 2024 Income Limit Area	Median Family Income Click for More Detail	FY 2024 Income Limit Category Click for More Detail	Persons in Family							
			1	2	3	4	5	6	7	8
Ashland County, WI	\$81,000	Very Low (50%) Income Limits (\$) Click for More Detail	30,350	34,650	39,000	43,300	46,800	50,250	53,700	57,200
		Extremely Low Income Limits (\$)* Click for More Detail	18,200	20,800	25,820	31,200	36,580	41,960	47,340	52,720
		Low (80%) Income Limits (\$) Click for More Detail	48,550	55,450	62,400	69,300	74,850	80,400	85,950	91,500

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2024 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2024 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here:

[FY2023 Median Family Income and Income Limits for Ashland County, WI](#)

Select a different county or county equivalent in Wisconsin:

Adams County

Ashland County

Barron County

Bayfield County

Brown County

Buffalo County

Select county or county equivalent

Select any FY2024 HUD Metropolitan FMR Area's Income Limits:

Abilene, TX MSA

Select HMFA Income Limits Area

Or press below to start over and select a different state:

Select a new state

[Update URL for Bookmarking or Emailing](#)

Prepared by the [Program Parameters and Research Division](#), HUD.