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

PLAN COMMISSION MEETING AGENDA

March 18th, 2025 at 6:30PM at the City Hall 2nd Floor Conference Room and via Go To Meetings

The meeting can be joined in person or by using a computer, smartphone or tablet at

<https://meet.goto.com/775025133>

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

AGENDA

1. Call to Order and Roll Call
2. Approval of the Agenda
3. Consent Agenda
 - a. Approval of minutes from the February 18th, 2025 Plan Commission meeting
4. Identify potential conflicts of interest
5. Citizen Participation (non-agenda items)
6. Action Items:
 - a. Public Hearing: Review and approval of a Conditional Use Permit to allow a Two-Family Residential (Duplex) land use at 709 17th Avenue West (Parcel # 201-00592-0000), zoned Single-Family Residential (R-1) Applicant: Debra Eichman
 - b. Public Hearing: Review and approval of Unified Development Ordinance Text Amendments. Applicant: Planning and Development Department
7. Discussion Items:
 - a. Update on Property Maintenance Enforcement
 - b. Update on Building Permits for February 2025
 - c. Update on Miscellaneous Planning and Development Items
8. Announcement/Reports/Comments/Questions
9. Adjournment

It is possible that a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information or speak about a subject, over which they have decision-making responsibility. Any governmental body at the above stated meeting will take no action other than the governmental body specifically referred to above in this notice. The City of Ashland does not discriminate on the basis of sex, race, creed, color, national origin, sexual orientation, age or disability in employment or provision of services, programs or activities. NOTE: Upon reasonable notice, the City of Ashland will accommodate the needs of disabled individuals through auxiliary aids or services. For additional information or to request this service, contact the Planning & Zoning Dept. at (715) 682-7041.

PLAN COMMISSION MEETING AGENDA

February 18th, 2025 at 6:30PM at the City Hall Council Chamber and via Go To Meetings

The meeting can be joined in person or by using a computer, smartphone or tablet at

<https://meet.goto.com/775025133>

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1 866 899 4679 using Access Code: 775-025-133

Present: Mayor Matt Mackenzie, John Beirl, Jeff Beirl, David Eades, Laurie Gregor, Steven Wiley (Planning and Development Director), Terri Erickson (Assistant Planner), Brant Kucera (City Administrator), Derek Hall (Airport Manager), Ryan Nelson (Vision WI), Shannon Grayson (Vision WI), Jason Hale (North Shore Development Co.)

Absent: Ana Tochtermann (excused), JoAnn Erickson (excused)

AGENDA

1. Call to Order and Roll Call
Mayor Mackenzie called the meeting to order at 6:30 pm and a quorum was declared present.
2. Approval of the Agenda
Mackenzie asked for approval of the agenda. John Beirl moved to approve the agenda as proposed and Mr. Eades seconded. The motion carried 5-0.
3. Consent Agenda
 - a. Approval of minutes from the January 21st, 2025 Plan Commission meeting
John Beirl moved to approve the minutes. Ms. Gregor noted a correction to be made on page 4, second paragraph. She is credited with asking about native plants and this should have been Ms. Tochtermann instead. John Beirl moved to approve the minutes with the changes noted. Ms. Gregor seconded. The motion carried 5-0.
4. Identify potential conflicts of interest
None
5. Citizen Participation (non-agenda items)
None
6. Action Items:
 - a. Vote on a request to purchase City-owned land at 821 Water Street (Portion of Parcel # 201-01063-0000), zoned Waterfront City Center (W-CC) with a Waterfront Overlay (W-O).
Applicant: Sara Brown

Mayor Mackenzie noted this item was tabled at the last meeting. Motion made by John Beirl to take from the table for discussion. Second by Mr. Eades. There was a request for more information regarding the cost for the property. Mr. Wiley noted we looked at the county tax records for the parcel which went back to 2014. It was valued at \$73,000 on the 50-foot wide section of property and around \$23,000 for the house. The structure was razed sometime after

2014 so is no longer being factored into the value of the property. Ms. Brown is offering \$6,000 for the purchase of 25 feet. In 2014 the original 50-foot section was valued at \$7,300 for the land. The city had paid \$54,000 for the property with the house. Staff is comfortable moving ahead with the land sale request. The assessor valued the property at \$7,000.

Mayor Mackenzie called a vote to take the item from the table and move forward. Passed 5-0 to move forward with the motion as made. Further Discussion: John Beirl noted he is okay with the staff recommendation; however, he feels it is poor financial management on the cities part of buying property, taking on the expense of removing a single-family home, and then selling the lot for a loss. He doesn't think, as a member of the planning commission, for him to be the one to remind staff of the history of this property shows a lack of staffing consistency and the further need to hire at least some people who know our community's past. Mr. Wiley responded that none of us (staff) were here at that time. John Beirl noted that the Parks and Recs Director has been actively involved with everything that went on with the Ore Dock so would argue that is not the case and that this appears to be poor communication on staff's part. Mayor Mackenzie added that he was here and is aware of why the city purchased the property and it was for different reasons than for what we are doing with it now. It was done well before the current staff was involved with it and the intended use of this land has changed. Now it is a matter of how we use the land today. Mr. Beirl questioned the Mayor if he was aware of it, doesn't he feel it is a material enough occurrence that it would also be relevant enough for the decision making of this body? He questioned why it wasn't put in the staff report to begin with. Mayor Mackenzie noted he was aware why the City was buying property in the Ore Dock area but not specifically which parcels. He said initially there were plans to provide parking in that area for easier Ore Dock access but this idea has since changed considerably. He noted we can recommend a different price to the council if need be. John Beirl responded that he feels transparency is very, very important. Jeff Beirl noted he would prefer to see a conforming lot here for the interests of long-term planning. Mayor Mackenzie responded that has been a goal of the city currently - to take existing non-conforming lots and make them conforming again.

Mayor Mackenzie made a call for a vote to move forward with a recommendation to council as set forth by staff for the sale of this 25-foot section of property. Motion carries 5-0.

- b. Public Hearing: Review and Approval of a Conditional Use Permit to allow a Wireless Telecommunication Facility on City-owned Property on Rail Drive (Parcel # 201-05120-0210), zoned Heavy Industrial (HI). Applicant: The Towers, LLC.

Jeff Beirl made a motion to go into public hearing. Second by John Beirl. Motion carried. Mr. Wiley presented on the subject. He reviewed the surrounding uses, future land use recommendation, the existing site and proposed layout for the project with drawings submitted by the applicant. He reviewed the typical standards for review for a conditional use as well as UDO permit application requirements for a wireless telecommunication facility. The staff recommends approval of the conditional use permit contingent on the following conditions:

- Approval of the Conditional Use Permit to allow for the proposed Wireless Telecommunication Facility on Parcel # 201-05120-0210.
- Approval for the security fencing as proposed in the plans with three strands of barbed wire.

- Conditional Use Permit is only for the wireless telecommunications land use proposed and not for any additional uses or improvements. If any additional land uses are proposed such uses will require additional administrative and/or Conditional Use Permit approval through Plan Commission and the Common Council.
- Prior to the construction of any future improvements on the parcel, the applicants(s) shall apply for and obtain any required approvals and permits.
- Applicant shall maintain the tower and associated equipment and ensure all site improvements remain code compliant and in structurally-sound condition.
- Applicant shall ensure that the tower is compliant and remains compliant with all applicable Federal, State, and Local regulations.
- Applicant shall maintain liability insurance protecting against losses due to personal injury or property damage resulting from the construction, operation, or collapse of the tower, antennae, or accessory equipment and shall keep the City updated with current proof of liability insurance.
- Applicant shall maintain a lease with the City for use of the property.

Chad Morgan from Ramaker (A&E firm) spoke to affirm he was online and available to answer any questions for the applicant. Mr. Wiley noted he had not received any public comments or questions regarding this project and that required letters and notices were sent out and/or published. John Beirl made a motion to go out of public hearing. Second by Ms. Gregor. Motion Carried. Motion by John Beirl to approve CUP with conditions as outlined in the staff report. Second by Jeff Beirl. John Beirl asked if this project has been reviewed by the city attorney. Mr. Wiley replied that it was. Jeff Beirl asked what part of the property the lease is for and for how long and when would it be renewed? Mr. Wiley noted it is for the entire parcel but they are limited on what they can build and will not be disturbing the wetlands. He believes it is a 5-year lease, renewable up to 9 times for 45 years. Mr. Morgan clarified it is for a 50-year term. Mayor Mackenzie called a roll call vote. Carried 5-0.

- c. Vote to support Resolution #17809 petitioning the Secretary of Transportation for Airport Improvements for the JFK Memorial Airport

Mayor Mackenzie explained that under state statute, this resolution is required to be run through Plan Commission. It covers a six-year period (2025 – 2031). By authorizing the resolution, it allows the State to approach the federal government to receive funding for the airport. Only items on the list can be funded federally. He noted that if the commission has concerns about the list, they can be passed on to the council. He pointed out that the current costs for running the airport and the financial implications are not conducive to increasing the size of the airport. He ran through the proposed resolution and the items that have been struck out of the language such as widening the entrance road and a zoning overlay. John Beirl made a motion to endorse the resolution subject to the revised wish list. Second by Jeff Beirl. Motion carried.

7. Discussion Items:

- a. Potential Planned Unit Development for a Development on Beaser Avenue

Mr. Wiley explained that the City is looking at a potential Planned Unit Development for housing on the vacant city-owned site along Beaser Avenue. He noted it is a former brownfield site and the city has put out RFP's over the years for potential development. He introduced the developers the city has been working with and that were also present at the meeting: Ryan Nelson, Shannon Greyson,

and Jason Hale. He went on to say this would be a higher density multi-family residential use with community amenities. He believes it would be about 130 units ranging from studios to one and two-bedroom units. It would consist of a development agreement, transfer of land, and a potential planned unit development. The land is currently zoned MRC. The zoning standards tie back to the district the proposed use most closely resembles which would be R-4 for this development. They will likely need relief from the ordinance on the maximum height allowed which is 45 feet. The actual proposed building may be as high as 60 feet with a pitched roof. There would be a mix of covered parking at the first level plus surface parking. The intent of the discussion is to make the commission aware of the project and hopefully garner support. Wiley discussed the reason for using a planned unit development for this project and the potential to incorporate higher standards for selected elements.

Jason Hale, with the Vision team, came forward to speak and introduce himself. He touched on the reasoning for possible additional building height depending on the roof type. A flat roof is an option although they feel a pitched roof is more suitable as a transition from residential to downtown building characteristics. He explained that building higher instead of out is better economically and environmentally. He believes a target market in Ashland would be seniors and would advocate for covered, heated parking. He noted the planning is still preliminary. Mayor Mackenzie asked Mr. Hale to talk about his history with these types of projects. Mr. Hale worked as the director of housing for Cook County on over 30 projects consisting of 1,400 units spanning from Duluth to Grand Marais, MN. He noted that communities like Ashland are struggling everywhere to get attention from developers. His understanding is that Ashland is looking for a development like this and does not currently have anything like it. He noted they are aiming for 130 – 150 units and that it comes down to the math and management to make it a successful project. John Beirl asked how he honed in on Ashland and what types of accommodations they are looking for? He noted they are also talking to other communities while adding that these developments don't happen without a partnership from the municipality. It's \$200,000 (give or take) a unit to construct these. He said land or a compatible site with accessible utilities is a major component. He noted the willingness to offer tax increment financing is another tool that is needed to make the math work. John Beirl asked if they will be market-rate rents? Hale responded: yes, market-rate for Ashland. He noted there is a risk on the development side of market rents because many communities like Ashland that don't have newer properties, don't know or understand what number that is because rents have been low for a long time. He added Lake Superior is an asset to drawing renters in. Mr. Eades asked what those projections are for fair market rent in Ashland and added that affordable housing is an important factor in making this work. Mr. Hale explained that according to the housing industry, affordable is defined as 60% or area median income (AMI) or less. 95% of affordable housing projects are built with competitive tax credit funds which this project would not be receiving. He reasoned a tax credit project will not help with current rent progress or bring new development in. They are open to attaining different rent levels and creating a mixed-income building. Currently, rent levels they are providing are ballpark 90 % AMI for the region. They try to hit between 80-100 % AMI. He stated he doesn't have the exact number for our region but recollects that a studio would be approximately \$1,200 monthly rent. He compared this to Duluth where it would be \$1,500. Mayor Mackenzie stated the city would like to see this move forward and are looking at making it a TIF district. Mr. Wiley noted it would be defined as a "blighted-area" TID and that the proposed development has already been introduced before the city council who have shown their support.

b. Discussion pertaining to Rooming Houses

Mayor Mackenzie acknowledged the request to review the City's ordinance language regarding rooming houses. He stated that we do allow them in seven of our districts. He referenced that Superior has regulations that allow 10 units to a single bathroom which seems inappropriate. He added that rooming houses do provide an affordable housing option. Mr. Eades commented that the state is unfriendly with restricting these types of properties. Mayor Mackenzie noted this is not the same as renting out one or two bedrooms in a house. The third rental requires a permit. This is meant to put limits on what you are providing if you are renting out more than three rooms. Mr. Wiley noted this is a misconception in the community - that Ashland prohibits rooming houses which is not true. Seven districts allow these as conditional uses. There are also building code and plan review requirements to consider at the state level. Mayor Mackenzie noted a member of the city council has asked us to look at the ordinance and we want to get the plan commission's perspective. He is not in favor of changing our current ordinance and allowing many units to only one bathroom. College suites may see four or five units to one bathroom which may be more reasonable.

Mr. Wiley noted we could look at a specific district if there was enough interest but that we need to be aware of site specifics and potential impacts. Parking, property management and impacts on the neighborhood are all aspects to consider. Mayor Mackenzie suggested we could set a restriction on how many units are allowed before there needs to be management living onsite. He noted the city is looking for thoughts on any amendments to the ordinance that should be changed. Mr. Eades replied that more information is needed and that B&B's are defined by state law. He noted that B&B's in Bayfield were very strict and they had to be owner-occupied which has now changed per the state to not be overly burdensome to the homeowner. He asked what the main objective was. Mayor Mackenzie replied that there have been requests from property owners who want to pack as many people as they can into a property in a long-term living arrangement. He added there is a history of boarding-type houses in the city and there are people who want to re-open them. He mentioned there is interest for this at the Our Lady of the Lake property which is a concern. John Beirl asked if this wasn't already going on at the east end of Main Street? Mayor Mackenzie replied there have been a couple such situations and the city has shut at least one down. It was clarified this is pertaining to long term situations that last for more than 30 days. Mr. Wiley noted the city has limited inspection abilities which makes it difficult to oversee these properties and mandate decent living conditions.

c. Potential Ordinance Amendment pertaining to Metal Siding

Mr. Wiley informed the commission that staff has been doing ordinance research on the use of metal siding. He has started to put together draft ordinance language for allowing the material in some circumstances and wants to get feedback from the commission. His concerns are that allowing the material without any restrictions will erode the city's design standards but realizes the use of it in compatible ways would be reasonable. He noted he doesn't like the idea of creating an ordinance around a single project. He is looking for feedback on the draft. John Beirl agreed there needs to be something but not sure exactly what. Mayor Mackenzie noted we would be looking at allowing or restricting the product to specific districts, for example, not allowing it in the Historic Districts. He noted there is a greater interest in using it because it is cheaper. Mr. Eades asked if there is a reason the exposed fasteners are always a "no"? Ms. Erickson responded that this was a common theme where many communities do not allow them. For one, the aesthetics; looking at

exposed bolts may be considered unfinished and therefore non-desirable. In addition, exposed fasteners may convey an inexpensive or “cheap”, lower quality finish that is best suited for out-buildings and manufacturing or agricultural types of applications. Ms. Erickson noted the exposed and unsealed fasteners are more likely to develop rust and allow water penetration that can cause building envelope issues. Mr. Wiley noted that there may be some applications of metal wall panel systems with exposed fasteners that can be pleasing and create a look that is desirable but the cases we have seen have been mostly utilitarian applications. He clarified the draft language states if the fasteners are visible from the street than it can be a problem but otherwise there is some flexibility. John Beirl stated that he imagines we are not at the forefront of this issue and there are other communities that have already dealt with this. Could we not refer to other ordinances for new language? Mr. Wiley noted that is precisely what we have done with this draft. He clarified that this is proposed new ordinance language as our current ordinance does not allow metal siding except in outlying areas. Mr. Eades expressed support for these ordinance updates. Ms. Erickson gave a few more details regarding the metal siding research she did on comparable cities. Mayor Mackenzie asked if anyone felt there were other districts in the city that we should consider excluding metal siding. John Beirl responded Ashland is a patchwork of properties and it would be hard to have a one-size-fits-all requirement. He is looking to city staff to make a recommendation based on research we have done and our best judgement. Mayor Mackenzie noted there is a difference between the application of new metal siding and an existing use where it is part of the historic fabric of a structure or area. John Beirl gave the example of galvanized metal siding on the lakefront boat houses and it was noted they are locally designated as historic structures with their own identity. Jeff Beirl added that we don’t know what new products might be introduced in the future and that the ordinance needs to account for this. Used or rusted metal should not be permitted but the ordinance does currently allow aluminum or steel lap siding which would not be affected by this new language. Mayor Mackenzie asked the commission to reach out to staff with any additional thoughts.

d. Update on Property Maintenance Enforcement

John Beirl asked if the staff reports for property maintenance could include the names of the property owners as this would help distinguish repeat offenders. Mr. Wiley agreed this could be added. Mayor Mackenzie noted it would be beneficial to know if multiple properties are owned by the same person. The system should identify if there is a code violation for a property, the violation should be apparent when looking at the records of any property owned by that individual.

e. Update on Building Permits for January, 2025

No discussion occurred on this item.

f. Update on Miscellaneous Planning and Development Items

None

8. Announcement/Reports/Comments/Questions

Mayor Mackenzie mentioned the tasks that staff are working on and hoping the new housing project becomes a reality.

9. Adjournment

John Beirl made a motion to adjourn. Eades seconded. Motion carried 5-0. The meeting adjourned at 7:54 PM.

Recorded by:
Terri Erickson
Assistant Planner



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

STAFF REPORT

Plan Commission – March 19th, 2025

Agenda Item # 6a: Conditional Use Permit Request to allow for a duplex in the R-1 Single-Family Residential District

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

Property Address: 709 17th Ave W

Parcel #: # 201-00592-0000

Applicant: Debra Eichman

Staff Contact: Terri Erickson

Background

Debra Eichman is applying for a conditional use permit to allow for construction of a duplex on the property at 709 17th Avenue West (parcel #201-00592-0000) zoned R-1 Single Family Residential which she currently owns. The applicant was granted a CUP for this project in June of 2023.

Construction of the project did not take place and the applicant is going through the process again. The scope of the duplex has decreased in size from a 3- bed/2 bath unit to a two-bed/one bath unit. The square foot area has reduced in area from 4,687 SF to 3,528 SF.

The approximately .68-acre (29,670 square foot) parcel is currently vacant with the exception of an accessory structure towards the north of the property, which is non-conforming per UDO Section 5.6. The applicant is proposing to keep the existing accessory structure as well as update the roof, siding and existing openings to match the new structure. The applicant has intentions of living in one of the units. Each side of the duplex will have two bedrooms, one bathroom, a covered front patio, and an attached garage. The proposed plans have the building with frontage on 17th Ave W.

The surrounding uses are primarily single-family residences and manufactured homes. There is a mix of two-story and single-story homes around the area with a majority being two-story in the area and the manufactured home park to the south as an exception.

Existing Land Use	Zoning
Vacant	Single Family Residential (R-1)

Existing Uses		Zoning
North	Single Family Residences	Single Family Residential (R-1)
South	Single Family Residences & Manufactured Homes	Single Family Residential (R-1) & Manufactured Home Community (MHC)
East	Single Family Homes	Single Family Residential (R-1)
West	Single Family Homes	Single Family Residential (R-1)

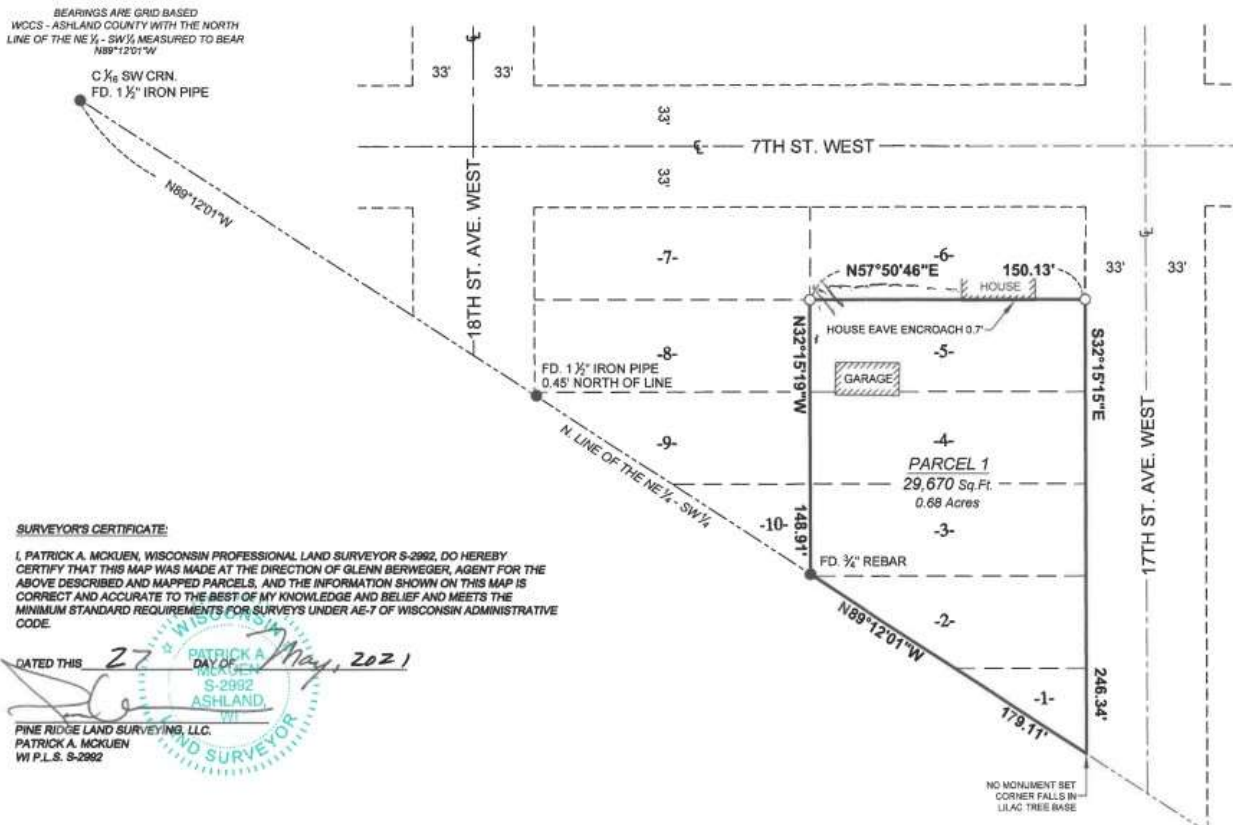
Land Use Recommendation	Land Use
Future Land Use Map Recommendation	Traditional Neighborhood & Mixed Use



Aerial view of property and surrounding uses.



Pictures are described left to right. The first picture is a view of the property facing straight on from the curb. The second photo is of the property closer towards the southern facing side of the property. The third picture shows the southern border of the property which is a diagonal line separating this property from the adjacent single-family home.



Survey completed by the applicant

Site Design

The proposed duplex is located on the north-east portion of the lot with the front facing 17th Ave W shown by the red rectangle. Each unit will have a one-plus attached garage with a private driveway connected to 17th Ave W. UDO Section 6.3 requires that a two-family home/duplex is required to provide two off-street parking spaces per dwelling unit. The proposed layout would provide a driveway wide enough for two adjacent parking spaces on each driveway in front of each garage. The applicant is proposing a landscape strip of approximately six feet between the driveways for separation. The general location of the driveway is designated by the purple lines.

The existing garage structure on the west side of the property will remain and be renovated. The new duplex is required to be a minimum of 6 feet from this building per the ordinance.

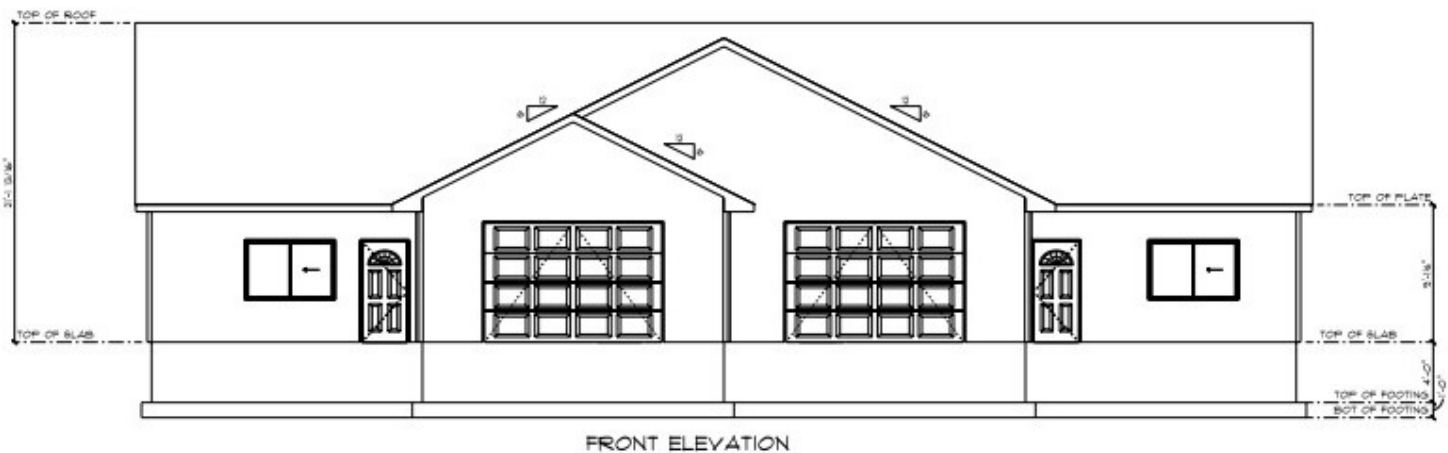
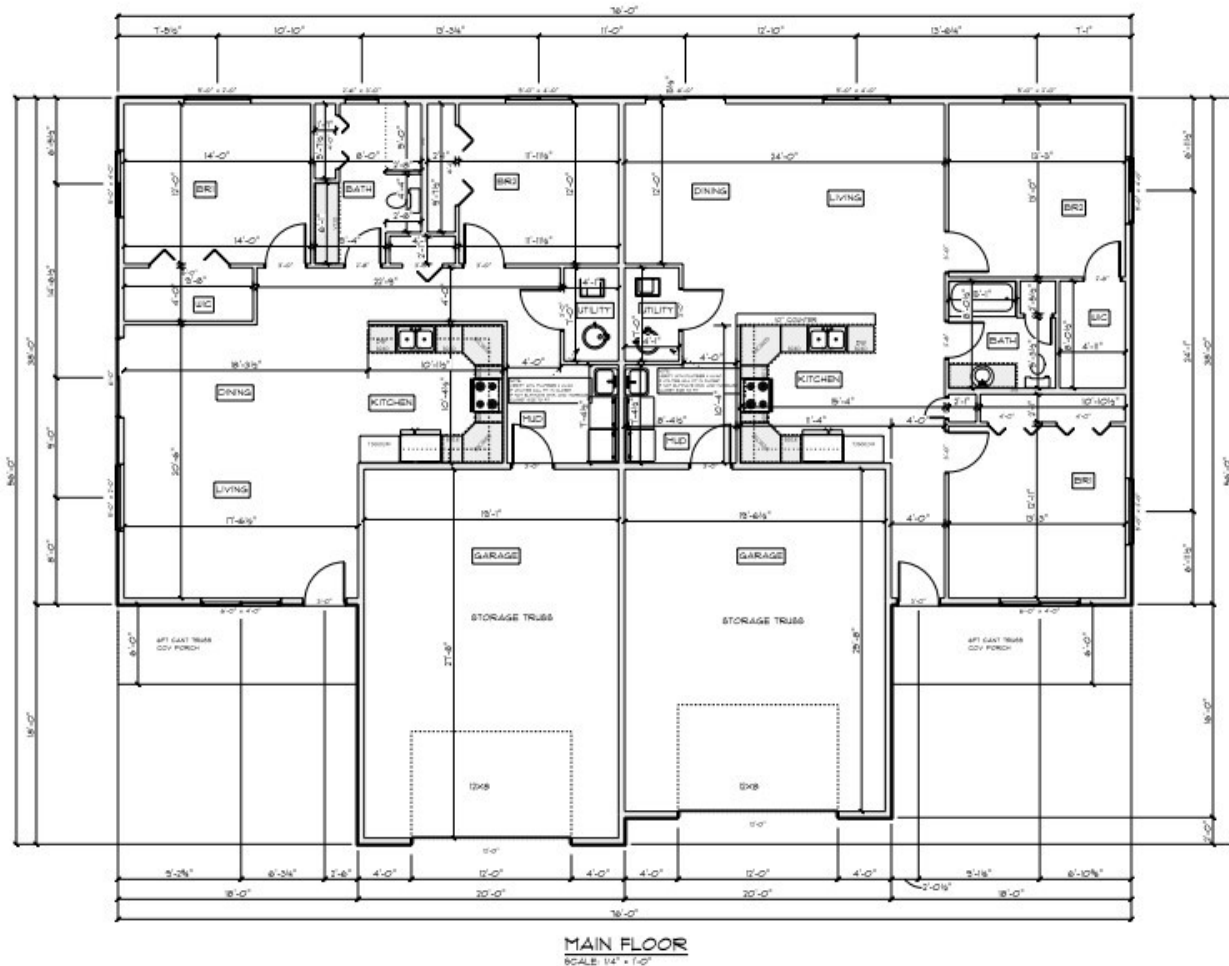
The applicant will have to conform to setback requirements for principal structures in the Single-Family Residential zoning district which are 25 feet from the front property line, 8 feet from the interior parcel lines, 8 feet from the rear parcel lines, and 35 feet from the rear parcel lines. The applicant will also be required to comply with building height as well as maximum building and impervious coverage percentages for the parcel.



Aerial photo of the site depicting the location of buildings and setbacks

Duplex Design

Each unit of the proposed floor plan layout includes two bedrooms with closets, one bathroom, a dining area, kitchen, living room, a laundry room, a utility room, covered porch area, and an attached one-plus car garage. One unit has the living area adjacent to the front entry with the bedrooms at the back and the other unit has the living area on the back side with the bedrooms along the far side. The garages are adjacent to each other in the center. Each garage would have its own private driveway separated by a grass strip at the center. The duplex will be sided with horizontal vinyl lap and have an asphalt shingle roof. The structure will be placed on a slab-on-grade with a thickened edge reinforced slab foundation system. The house color will be a shade of beige.



The existing accessory structure on the west side of the property will be re-sided with vinyl lap to match the new duplex. The roofing will be replaced with new shingles as well as the doors and one window.



Front elevation of the existing shed



Side elevation of the existing shed

Standards for Conditional Use Review

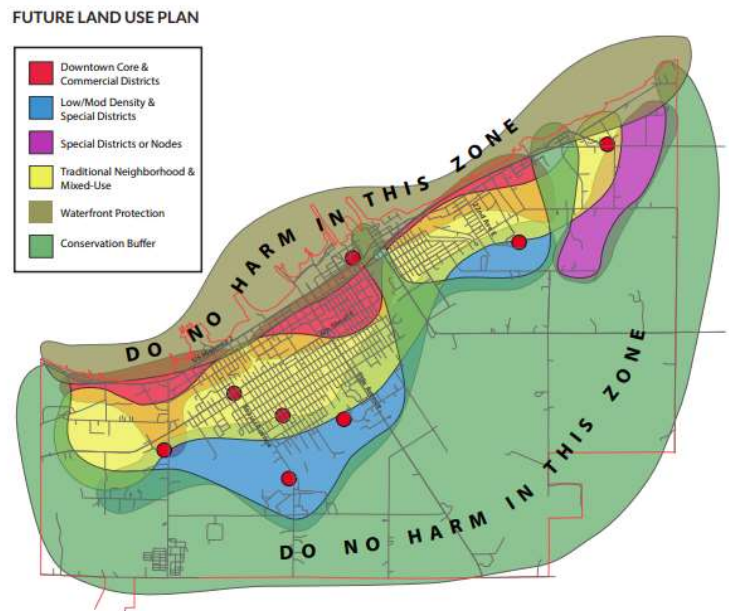
The City of Ashland's Unified Development Ordinance Section 3.9 (C) Conditional Use Permit – Approval Criteria (and all subsections thereof), create the legal framework to regulate, administer, and enforce the conditional use standards for the City of Ashland. The following decision criteria were used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

1. Consistency with Comprehensive Plan.

The proposed development is consistent with the Comprehensive Plan as it outlines the need for housing, for development towards the core of the city, and for higher density housing developments to maximize underutilized spaces. The applicant intends to live in one side of the duplex and rent the other side which will bring one new rental unit into a sparse market. This development is also consistent with the recommendation of the Future Land Use Plan, as the proposed development area will be within the Traditional Neighborhood & Mixed-Use district. A duplex would be found in a traditional neighborhood and would not be an abnormal addition.

2. Compatibility.

The applicant's proposal is compatible with the surrounding uses within the area. The area has been able to accommodate single family homes and the manufactured home community to the south of the property. The duplex would work as a transitional point between the single-family homes in the area and the manufactured home community. The parcel itself is also large enough to accommodate the development. UDO Section 4.3 specifies that residential uses, that are not single-family homes, require a minimum parcel area of 10,500 square feet. This parcel surpasses that requirement, and a duplex is the largest residential development that is allowed within the zoning district.



3. Importance of Services to the Community.

The City of Ashland's Comprehensive Plan speaks to the need of residential development in the area, especially development that is available to renters. This proposal also utilizes a previously vacant but developable parcel which adds to the tax base and overall investment to the area.

4. Neighborhood Protections.

The applicant will have to comply with all building codes and all applicable UDO sections. A more detailed site plan that depicts the proposed duplex, driveways, and other structures is required during submission of the building permit and UDC application. The owner has stated that she plans to renovate the existing accessory structure with new siding, roofing and openings to match the new duplex. This will also help to improve the value and aesthetics of the existing lot and

neighborhood. The site has been determined to be large enough for the proposed development. Since the initial CUP application in 2023, the owner has completed a land survey which was a condition of the approved CUP at that time to confirm the parcel size and property lines.

5. Conformance with Other Requirements:

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

- City of Ashland Building Codes and applicable UDO Sections

Review Recommendation

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

- The applicant shall obtain all necessary permits for the proposed project including building permits and right-of-way permits. Plan review approval must be granted by the designated authority as well as a submittal for a state UDC (Uniform Dwelling Code) permit.
- The applicant shall submit a revised site plan with the following additions:
 - a. dimensions and locations of the proposed structure and the existing accessory structure showing dimensions from lot lines and between the two structures.
 - b. required setbacks.
 - c. the location and dimensions of the driveways out to the road/curb. Any impervious areas, such as sidewalks, should be shown and dimensioned on the plan.
- The applicant shall record the rental property with the City of Ashland Rental Registration.
- A permit must be obtained for the remodel of the existing accessory structure. The new duplex must be a minimum of six feet away from this structure (this includes eaves). As noted, the new siding on the accessory structure is to match the siding on the new duplex.
- In accordance with the city of Ashland Property Maintenance Ordinance, the grass shall be kept mowed and the lot maintained in an orderly manner, free of brush and debris at all times.
- If construction has not begun within one year of the Conditional Use Permit approval the permit is null and void.
- Any changes or additions to the plans taking place after permit approval must be approved by the city planning staff and/or Plan Commission and City Council as required.

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 Feb 27th & March 6th and discretionary letters were sent to all surrounding property owners within 200 feet of the proposed development.

As of Thursday, March 13th, two email responses were received as a result of the required mailing. Staff will read these comments into the record at the meeting

One neighbor stated that since the property was purchased the lawn/field has not been maintained on a consistent basis. The grass/weeds have exceeded 8 inches and were probably closer to 12 inches for most of last summer and was more of a field than a lawn which brings unwanted ticks, pests, and disease into the neighborhood. When trees were removed it appeared to be high school kids without safety protection and the neighbor assumed were uninsured. Based on this neighbor's observations he is opposed to granting any CUP for this property.

The owners of a second neighboring property do not support the requested CUP. They do support keeping the current R-1 zoning. They feel that only single-family housing is appropriate for the area especially due to the fact that there is a mobile home park next to the lot and duplexes already in existence on 16th Avenue and 7th Street. There is already plenty of population density and traffic in the area.

Approvals are based on background information provided by the applicant and known conditions. Deviations from this information may be considered a change in the application and reconsideration and possible revision to the approvals may be made by the Plan Commission and Common Council.

Find yourself next to the water.



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

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

STAFF REPORT

Plan Commission – March 18th, 2025

Agenda Item # 6b: Public Hearing and vote on Unified Development Ordinance Text Amendments

Applicant: Planning and Development Department

Staff Contact: Steven Wiley

Background

Planning staff worked with the Plan Commission and City Attorney's office on a potential amendment to the Unified Development Ordinance (UDO). This amendment addresses the use of metal siding products for primary and accessory structures on properties within the city. The UDO currently prohibits the use of corrugated plastic or metal siding (typically associated with pole barn construction) except in isolated areas where the approval authority determines such materials will not have an adverse impact on the surrounding area of the city.

Planning staff looked at other communities' zoning standards and worked with the City Attorney's office on a text amendment to the Unified Development Ordinance (UDO). The text amendment specifically focuses on the use of metal siding products on structures within the City. The Plan Commission and City Council expressed interest in having the City revisit its design standards which prohibit many metal siding products that property owners have considered using. Staff presented an ordinance draft at the February 18th Plan Commission meeting as a discussion-only item. Staff has since continued researching other comparably-sized Wisconsin communities and further refined the ordinance draft based on the examples of other existing zoning standards, Plan Commission input from the February 18th meeting, and the varying aesthetics of Ashland's neighborhoods.

The intent of the proposed ordinance amendment is to provide a set of reasonable regulations to allow for increased flexibility for property owners to use additional siding products while mitigating the erosion of the City's design standards and potential negative aesthetic impacts to existing neighborhood character. Staff is aware that not all metal siding products are the same and Ashland has various districts and neighborhoods with distinct character that the City needs to consider when considering a potential ordinance change.

Analysis

The ordinance updates consist of revisions to the following section of the Unified Development Ordinance:

- Part 6 General Development Standards: Section 6.2(C)(3)

The ordinance updates include strengthening the language and clarifying that the design standards are mandatory. Staff recommends replacing the word “should” to “shall” which would change the standards from advisory to mandatory.

The proposed ordinance amendment would fall under UDO Section 6.2(C)(3)(b). Materials. Currently the ordinance prohibits unfinished concrete masonry units and corrugated plastic or metal (typically associated with pole barn construction) except in isolated areas where the approval authority determines such materials will not have an adverse impact on the surrounding area or the city.

Staff recommends inserting two new ordinance subsections for which a draft is attached. These subsections would address the use of metal siding products for residential and non-residential (commercial, industrial, and institutional) land uses. Key elements of the proposed ordinance subsection draft include the following:

Residential Land Uses

- No metal siding would be permitted on principal or accessory residential structures on contributing properties in local, state, or nationally-designated historic districts or on structures at individually-listed local, state, or nationally-designated historic properties, unless such structures historically had comparable metal siding for which documentation is available.
- No standing seam metal siding would be permitted on principal or accessory structures at properties located within the Gateway Overlay (GTWY-O) or Waterfront Overlay (W-O) zoning districts, unless such structures are completely screened from view of the public right-of-way and/or waterfront.
- Standards regarding painting and finishing of metal siding
- Requirement to install per the manufacturer’s instructions
- Prohibition of exposed fasteners visible from the public right-of-way
- Prohibition on tin siding commonly associated with agricultural applications
- Maintenance requirement
- Prohibition on exterior patchwork

Commercial, Industrial, and Institutional Land Uses

- No metal siding would be permitted on principal or accessory residential structures on contributing properties in local, state, or nationally-designated historic districts or on structures at individually-listed local, state, or nationally-designated historic properties, unless such structures historically had comparable metal siding for which documentation is available.
- No standing seam metal siding would be permitted on principal or accessory structures at properties located within the Gateway Overlay (GTWY-O) or Waterfront Overlay (W-O) zoning districts, unless such structures are completely screened from view of the public right-of-way and/or waterfront.
- No standing seam metal siding will be permitted on City-Center-zoned properties between Ellis Avenue and 10th Avenue West, unless such properties historically had comparable metal siding for which documentation is available.
- Standards regarding painting and finishing of metal siding
- Requirement to install per the manufacturer’s instructions
- Prohibition of exposed fasteners visible from the public right-of-way
- Prohibition on tin siding commonly associated with agricultural applications
- Maintenance requirement
- Prohibition on exterior patchwork

Staff proposes clear language that will eliminate ambiguity and the resulting debate about what the intent of the ordinance standards is. The ordinance amendment would allow for the use of standing seam metal siding that meets the standards listed except in the specific areas of the City where ordinance expressly prohibits said siding materials.

A redline draft of the proposed amendments along with staff's research on metal siding regulations are provided.

Standards for UDO Text Amendment Review

The City of Ashland's Unified Development Ordinance Section 3.4 (C) Unified Development Ordinance Text Amendment – Approval Criteria (and all subsections thereof), create the legal framework for UDO Text Amendments for the City of Ashland. The following decision criteria were used to review the proposed UDO Text Amendments:

Consistency with the Comprehensive Plan

The proposed text amendments are consistent with the Comprehensive Plan. They open up the palette of material options available to property owners while seeking to maintain a level of design integrity within neighborhoods in the City. The Comprehensive Plan recognizes the significance of the City's historic districts and properties as important cultural resources. Additionally the plan recognizes the City's major gateways in and out of the City (Hwy 2, Ellis Avenue, Beaser Avenue, and Sanborn Avenue) so the proposed heightened design standards for these areas proposed under the draft ordinance is in keeping with the Comprehensive Plan. Page 48 of Part 1 of the City's Comprehensive Plan includes a goal of reimagining the city's entryways. The plan states that the entryways into the community along Lake Shore Drive are understated at best, completely absent at worst. The plan calls for aesthetic treatments such as trees and enhanced crosswalks at "gateways." Though this goal of the plan does not specifically mention buildings and siding materials, staff believes that heightened design standards for the gateways are consistent with the goal of improving their appearance and resulting image in the eyes and minds of visitors. Part 2 of the Comprehensive Plan includes a section on architectural resources and historic areas. On pages 45 and 46 of Part 2 of the Comprehensive Plan the plan discusses that "development in the historic districts must be especially sensitive to the historic character of the area, and as noted in Part 1: Priorities, the West Second Street Historic District should be expanded to the west (9th Avenue West) in an effort to protect more structures and provide economic incentives for their revitalization and protection." Staff has concerns that relaxing the standards too much will result in ordinance amendments that are not consistent with the Comprehensive Plan.

Promotion of the public health, safety, morals, and general welfare and efficiency and economy in the process of development

The proposed ordinance amendments promote the public health, safety, morals, and welfare. The intent is to prevent the inappropriate use of metal siding materials (in particular corrugated tin siding and some standing seam siding products) that would have a potential detrimental aesthetic impact on existing neighborhoods and gateways into and out of the city. At the same time staff understands the desire by applicants to be able to use popular siding products available so the proposed ordinance draft is more nuanced and less restrictive than the current blanket prohibition present in the UDO. Staff is of the opinion that the regulations as proposed will allow the use of additional siding products in many neighborhoods without contributing to possible negative impacts in key gateway or historic areas.

Compatibility with present zoning and conforming uses of property and character of neighborhoods

The proposed ordinance changes will increase the number of siding products permitted under the ordinance and establish minimum standards for residential and non-residential land uses. Specific zoning

districts (Gateway Overlay and Waterfront Overlay zoning), historic districts, and the downtown core between Ellis Avenue and 10th Avenue West call for higher standards to prevent the erosion of aesthetics and historic integrity. The gateways and waterfront often serve as a visitor's first and sometimes only impression of the community so staff is of the opinion that standards prohibiting some siding products in these areas will ensure higher quality design over time.

Principles of Sustainability specified in Section 1.4: Integration of Principles of Sustainability

The proposed UDO text amendments are consistent with the principles of sustainability. These amendments allow for the use of more siding products which often hold up over a longer period of time than some other options. Many of the metal siding and roofing products available today carry 25- or 50-year warranties. Property owners often choose these products with longevity in mind. The use of long-lasting products results in less waste and material replacement in a given time period.

Recommendation

Staff recommends approval of the included UDO Text Amendments.

Additionally, as a Public Hearing is scheduled for the proposed UDO text amendment review, the Plan Commission should hear all input from the public prior to making a determination. A Class 2 public notice was issued on February 27th and March 6th.

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.

Metal Products as Siding Material

What's the Difference Between Standing Seam, Ribbed, and Corrugated Metal Roofs



standing seam sheet metal roof



ribbed sheet metal roof



corrugated sheet metal roof

The difference between [standing seam](#) vs ribbed vs corrugated is the profile. Standing seam refers to the seam where the panels meet. It's about an inch or so tall and is perpendicular to the rest of the sheet. Standing seam is a concealed fastener metal roof. The screws used to fasten the metal brackets to your roof deck are concealed or hidden from view.

Corrugated refers to the wavy pattern of peaks and valleys in this profile. Ribbed metal roofing sheets are flat with the occasional vertical rib that runs length-wise to the sheet. Corrugated, PBC, and ribbed sheet metal roofs are exposed fastener metal roofing panels. The screws used to secure them to your roof deck are exposed or visible.

Exposed vs Concealed Fastener Metal Wall Panels

An exposed fastener metal wall system features fasteners that pierce through the face of the metal panels and attach directly onto the structure. The screw heads are left visible, which is where the name "exposed fastener" comes from. Exposed fasteners wall panels are the more affordable, easier to install option. Exposed fastener panels are more commonly installed vertically as exposed fastener panels are often used for siding on buildings where appearance is not the top priority. It's most often seen as siding on pole sheds, barns, or commercial buildings. For example, when metal siding is used on a barn, vertical siding is preferred because it allows for easier cleaning and less maintenance than when panels are installed horizontally.

Concealed Fastener Panels are More Commonly Installed Horizontally

A concealed fastener metal wall system features panels that attach to the substructure without any visible fasteners. Instead, the panels are attached using concealed clips and fasteners for a more streamlined, clean appearance. Concealed fastener panels are more commonly installed horizontally because generally, they are thought to look more attractive when installed that way and resemble other siding materials, like vinyl or lap siding. One of the biggest advantages of concealed fastener panels are their appearance, and a horizontal installation is thought to enhance their appearance even more.

Horizontal Siding Disadvantages

Horizontal Metal Siding Is Less Weathertight

Horizontal metal siding is less resistant to water simply due to its orientation. The water cannot run off horizontal siding easily like it can with vertical and can seep through the siding causing water damage issues. Any seams could potentially have seepage. Once water gets inside, it can run across the substructure due to the horizontal profile, exposing a greater surface area to moisture. A vertically placed panel, meanwhile, will see any potential seepage go straight down the inside of the panel.

Horizontal Siding is Harder to Clean

Horizontal metal siding has more maintenance involved when it comes to cleaning. While vertical siding can be quickly power washed or rinsed off with a hose, extra care must be paid to horizontal siding. You want to prevent water penetrating between the horizontal slats as this will cause water damage issues such as mold and mildew.

Vertical Siding Disadvantages

Vertical Metal Siding Is A Less Popular Aesthetic

What is a pro to some is a con to others. The look of vertical siding is generally less preferred than horizontal and will not be seen as often.

Vertical Siding Is Less Traditional

Since vertical metal siding is used less, it has an appearance that is out of the ordinary and may not blend as well with certain design styles.

Disadvantages of Exposed Fastener Roofing

- **Maintenance:** The exposed fasteners are susceptible to weathering, which can lead to leaks if not properly maintained. Regular inspections and maintenance are necessary to ensure the longevity of the roof.
- **Aesthetic Concerns:** Some homeowners prefer the sleek, seamless look of other roofing systems. The visible screws and fasteners may not appeal to everyone.
- **Potential for Leaks:** Corrugated panels can require hundreds of fasteners to keep the roof in place. All of these penetrations in the roof leave a chance for moisture to get in. Exposed fastener systems, which are not engineered to the same standards as the standing seam systems, can allow rainwater to seep through the screw holes. Over time, the washers on the fasteners can degrade, also leading to potential leaks. Leaks could also be caused by under or over driven screws, or even screws driven at the wrong angle during installation. Regular checks and timely replacements are essential to prevent water infiltration.
- **Thermal Movement:** Metal expands and contracts with temperature changes, which can cause the fasteners to loosen over time. Fasteners can become exposed due to vibrations from wind or freezing and thawing, which pushes fasteners up and leaves holes or gaps in the seam laps

Advantages of Exposed Fastener Roofing

- **Affordability:** Exposed fastener metal roofs are generally more affordable than other types of metal roofing, such as standing seam metal roofs. This makes them a popular choice for budget-conscious homeowners.
- **Ease of Installation:** The installation process for exposed fastener metal roofs is straightforward and less labor-intensive compared to other roofing systems. This can result in lower labor costs and quicker installation times.
- **Durability:** Metal roofs, in general, are known for their durability and longevity. An exposed fastener metal roof can last anywhere from 20 to 50 years with proper maintenance.
- **Versatility:** These roofs are available in a wide range of colors and styles, allowing homeowners to choose a look that complements their home's exterior.
- **Energy Efficiency:** Metal roofs reflect solar radiant heat, which can reduce cooling costs by as much as 25%.
- **Readily available**

More Affordable

One of the biggest advantages of exposed fastener panels is that they cost less than standing seam. Depending upon the gauge and paint system **the cost savings will be at least 50%**. There are several factors that attribute to its affordability.

Less Accessories Required

Since exposed fastening roofing systems are installed just by using fasteners, you don't need to buy any clips. In addition, you need less trim and flashing. Standing seam trim requires purchasing multiple pieces of trim for each roofing condition. For example, a ridge cap for an exposed fastener panel is a one piece system. That same ridge cap for standing seam is a three piece system. Purchasing additional trim and fasteners will substantially increase the overall cost of the roof.

Lighter Gauge Metal

Exposed fastener panels are usually made in a 24, 26, or 29-gauge metal, where standing seam is more often seen in a 22-gauge or 24-gauge metal. The higher the gauge, the lighter and thinner the metal. This means that exposed fastener panels are usually thinner and therefore less expensive than standing seam panels. Steel in a 24-gauge steel weighs 30% more than 26GA which means a price increase of approximately 30%.

Easier Installation

An exposed fastener roof is an easier and faster installation than a standing seam because it requires fewer steps. Since the installation requires a simpler skillset, more contractors are qualified to install exposed fastening systems. Having more contractor options coupled with less labor time means that these systems are generally less expensive to install.

Article: When Metal Meets the Zoning Board

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As a metal building dealer, general contractor or erector, you may have encountered a restrictive zoning ordinance that forced you to change your plans for a project. In some cases, you may have been successful in obtaining a variance from the zoning board of appeals or you may have had to go back to the drawing board and rethink the design or layout of the project. Sometimes, you may have been prevented from using metal panel siding and, in the most extreme cases, you may have been prevented from using a metal building at all.

Aesthetics and Re-Use are Key

Let's first address the case where metal buildings are banned altogether. A handful of communities throughout the U.S. have more restrictive zoning requirements for a multitude of reasons. Those communities may differ from the majority of locales when it comes to zoning requirements because these areas could be tourist attractions, or they may have special business development plans that have prompted them to adopt more restrictive zoning regulations. For example, there has been an increase in the use of metal building systems in the construction of very large retail buildings, often with just a single tenant. Some examples include large home improvement stores or wholesale/retail megastores. The concerns that arise for communities are as much about aesthetics as they are about the future use of the buildings.

From an aesthetic standpoint, zoning ordinances in some communities prohibit the design of a uniform exterior appearance. They do this in an attempt to prevent the construction of large box-shaped buildings with limited architectural definition. The other concern is future use, which has to do with what happens when the big-box retailer moves out. Unless the layout of a building is carefully detailed and designed, these large structures may not be readily suitable for future tenants. Communities may zone out these types of buildings simply because they are afraid they may be abandoned in the future.

One way to prevent this problem is addressed by the zoning ordinances that require these buildings to incorporate "liner shops" along the perimeter of big-box stores. Liner shops can have their own entrance and character, and can later be

expanded into the space of the big-box store, if desired. This makes the space more attractive for future use. If liner shops are not incorporated, then the exterior façade can be designed to give the appearance of several smaller buildings, similar to the concept of liner shops. Unfortunately, some zoning boards go so far as to ban all metal-clad buildings. When this happens, it is clearly a case where further education is needed. The misperception here is that metal panel buildings will eventually end up as rust-streaked eyesores. Of course, this is no longer true with today's protective coatings. It is also critical that zoning boards understand that metal building systems afford a great deal of design flexibility. Today's metal buildings can be as simple as a box-shaped warehouse or as complex as a multi-sided school or community center incorporating glass, wood and stone exteriors.

When it's a Question of Quality

Metal panel walls are an excellent design option because they provide beauty, durability and longevity. In addition, today's metal panels incorporate improvements in function and form and utilize state-of-the-art coatings and paint technologies that help them last longer than ever before. Panels that may be acceptable for agricultural applications may not be appropriate for use on commercial buildings. Rather than prohibiting metal panels altogether, the zoning ordinance should provide clearly defined expectations when metal panels are used. After all, metal panel clad buildings have been built for many years, and can be found among some of the most admired structures. The Guggenheim Museum and the Statue of Liberty are two examples that utilize high-quality metal cladding, which illustrates the point that not all metal panel cladding is created equal.

So, how do you guarantee that metal panel walls will be attractive and long-lasting? An example of this would be to specifically state in the zoning ordinance that metal panel walls must meet certain minimum requirements to be used in areas where zoning boards have adopted more restrictive requirements. For instance, metal panels with a corrugation depth of less than 3/4 inch, or a sheet metal thickness less than U.S. Standard 26 Gauge are not usually intended for use in commercial applications. There are a multitude of panel profiles and thicknesses with high-quality coatings, that can make up the minimum requirements for zoning regulations to satisfy the most stringent requirements. The use of unpainted metal panels, excluding panels made from copper, weathering steel or stainless steel, may also be prohibited to set certain architectural standards.

The color finish of painted metal panels and exposed fasteners should have extended durability with high resistance to fade and chalk. Good fade and chalk resistance can be quantified by referencing the appropriate ASTM standards for performance (such as ASTM D 2244 and ASTM D 4214) in specifications. That way, the zoning board has the ability to reject certain products that don't qualify, and accept those that do. Equally important as paint coatings is the quality of the metallic coatings used to protect the steel panels from rust. High-quality Galvalume® and galvanized panels have been used in the metal building industry for many years now, and the zoning boards may not yet be aware of these advancements.

When it's a Question of Design

If a high-profile or historic community doesn't want monolithic boxes, what do they want? What these communities sometimes want can be summed up by the concept of "human interest and scale." This may be as simple as putting in windows on the second floor to add visual interest to the façade. Another way to incorporate variety and scale is to change the depth of the exterior walls, thus influencing scale through the perception created by shadow lines. Sometimes there seems to be no way around a community's ban on metal panel walls—but you can rally for change. The first thing to do is to educate the zoning board of appeals by sharing options and clearly explaining attributes and aesthetic alternatives that metal systems provide.

If the original design called for metal panels, the first option would be to obtain a variance for certain quality coatings and paint systems, or perhaps a different type of metal panel profile. If that doesn't work, there is always the option of special stone-coated panels or others that don't look like metal panels. If none of these options works, there is the opportunity to incorporate a masonry, brick or engineered insulation finish system.

Most communities have come to realize that today's metal panel walls represent a quality-constructed product. However, there are areas where more education is needed. Our responsibility is to use every opportunity to educate zoning boards, as well as the public, about the many valuable assets that metal building systems can provide.

Ordinance Examples – General:

7-11-405.BUILDING MATERIALS.

All multi-unit residential Building exteriors shall be brick, stucco, EIFS, stone, ceramic tile, faux wood composites, architectural metal panels/siding that is used only as a veneer and not as structural sheeting or sheathing, or fiber cement siding. With the exception of brick or stone which may be used on the entire Building exterior, no single material shall comprise more than 60 percent of a Building's exterior. Where stucco, EIFS, ceramic tile, faux wood composites, architectural metal panels/siding or fiber cement siding are used, at least 20 percent of the Building's exterior shall be brick or stone. Corrugated metal and metal panels/siding with exposed fasteners are prohibited on Building exteriors. Wood and vinyl may be used as trim, soffits and/or accent materials only.

§ 4.901 NEIGHBORHOOD COMMERCIAL ("E") DISTRICT.

(5) *Metal buildings.* The exterior metal walls of the front and any sides of a building facing a public street that will be constructed with metal cladding as the primary siding material shall not be constructed with exposed fasteners on more than 50% of the building. All buildings with metal siding shall have at least two exterior architectural features for articulation, such as front porches, gables, awnings or other exterior siding materials. Exterior metal siding shall not be considered an architectural feature. These provisions shall not apply to large retail stores.

Regional Ordinance Examples:

Sturgeon Bay (pop. 9,800 – Door County, Lake Michigan)

(a) A variety of architectural styles and building materials is encouraged in the I-1A and I-2A districts; however, it is intended that a basic harmony of architecture prevail among the buildings so that no one structure detracts from the attractiveness of the overall environment.

(b) It is encouraged that at least a portion of the front yard building facades be faced with brick, decorative masonry, natural stone, decorative concrete panels, glass curtain walls or equivalent finish material.

(c) Architectural metal buildings shall meet the following minimum manufacturer's and construction standards:

1. Twenty-year manufacturer's warranty of the finish and fasteners.
2. Concealed or semi-concealed fasteners.
3. Base plates at bottom of walls and end trim plates along roofing edges.

(g) Have exterior sides of all dwellings and attached structures covered with siding made of wood, masonry, concrete, stucco, masonite, vinyl or metal lap extending to the top of the foundation

Shawano (pop. 9,200 – Central WI, Lakefront)

Requirements for Exterior Materials. The following requirements shall apply regarding exterior materials for buildings and structures:

(a) Building Materials. Exterior building materials shall be of comparable aesthetic quality on all sides. Building materials such as glass, brick, tinted, and decorative concrete block, wood, stucco, and exterior insulation and finish systems (EIFS) may be used, as determined appropriate by the Plan Commission. EIFS and other readily damaged or dented materials shall not be used on portions of the building within one foot of ground level. Decorative architectural metal with concealed fasteners or decorative tilt-up concrete panels may be approved if incorporated into the overall design of the building.

(b) Prohibited Materials. No building or structure shall be constructed or faced with any material or texture which is aesthetically incompatible with other building exteriors in the area which are fully consistent with the requirements of this Chapter, or which presents an unattractive appearance to the public or surrounding properties. The following materials are prohibited on the exterior of all buildings and structures:

1. Plain faced concrete walls or panels.
2. Plain faced cinder block or concrete block.
3. Asphaltic siding.
4. Plywood, chipboard, or other non-decorative wood or composite material as determined by the Plan Commission.
5. Metal siding which does not meet any one or more of the following exceptions:

- a. Is determined by the Plan Commission to be a decorative element of the building or structure that can be readily removed or replaced with a permitted exterior material.
- b. Uses a method of exterior wall fastening which is fully concealed from view by means of an interlocking panel, panel overlap, or other method approved by the Plan Commission which results in full concealment.
- c. Uses visible exterior fasteners which are the same color as the attached wall for any principal or accessory structure within the BP(business), RH-35 (rural holding zone), LI (light industrial), GI (General Industrial), and ME (Mineral Extraction) zoning districts, in any location on the building or structure which meets all of the following criteria:

Lake Geneva (pop. 8,600 – South Central WI, Lakefront)

(3) Standards for all Residential, Office, Commercial, and the PI Zoning Districts: Except for exposed foundations not to exceed three feet in height from the adjacent grade, all non-single-family development located within the RH, CR-5ac, ER-1, SR-3, SR-4, TR-6, MR-8, NO, PO, NB, PB, GB, CB, and PI districts shall employ only high-quality, decorative exterior construction materials on the visible exterior of the following portions of all structures and buildings:

- (a) Any portion of the building or structure visible from adjacent residentially zoned property;
- (b) Any portion of the building or structure located within 50 feet of a public right-of-way; or
- (c) Any other portion of the building or structure visible from a public street and/or situated at an angle of 60° or less from a line which is parallel to the nearest right-of-way (for un-curved rights-of-way); or from a line which is parallel to a chord connecting the right-of-way boundary on the inside side of the curve at points located at, or opposite from, the two outer boundaries of the subject property along the right-of-way line (for curved right-of-way).

The following exterior construction materials shall not be considered "high quality, decorative:" nondecorative concrete block or cinder block, nondecorative concrete foundation walls or panels, corrugated or other metal with exposed fasteners, nondecorative plywood, asphaltic siding, or other materials using exposed fastener systems or nondecorative surfaces as determined by the Plan Commission.

- (4) Trademark architecture shall not be permitted.
- (5) Architectural design is subject to the site plan review process, (see Section 98-908)
- (6) Exceptions. The conditional use process (per Section 98-905) may be used to propose the use of a material otherwise prohibited by Subsection (3) above.

Monona (pop. 8,500 – Madison Suburb, Lakefront)

(A) Purpose. Development of the City to provide for aesthetic quality, architectural and natural beauty and harmony will enhance the well-being and contentment of its residents and encourage economic stability through the preservation and enhancement of property values. Therefore, standards are needed to ensure that architectural design is harmonious and compatible with nearby development and with nature. This section is not intended to impose regimented conformity to any specific architectural style or taste but is intended solely to prevent development which would have a substantially adverse effect on the existing or potential beauty and character of a neighborhood, would reduce its desirability or would depreciate its property values.

(B) Standards. The following standards are adopted to establish criteria for the purposes described in Subsection A above: (1) No building shall be permitted if its design or exterior appearance is of such unorthodox or abnormal character in relation to the surroundings as to be unsightly or offensive to generally accepted taste.

(2) No building shall be permitted if its design or exterior appearance is so identical with those adjoining as to create excessive monotony and drabness.

(3) No building shall be permitted if any exposed facade is not constructed or faced with a finished material which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.

(4) No building shall be permitted to be so situated on a lot as to unnecessarily destroy or substantially damage the natural beauty of the area, particularly if it would adversely affect property values in the area or if it would adversely affect the beauty and general enjoyment of existing buildings on adjoining properties.

Platteville (pop. 11, 100 – Southwest, WI)

- (a) The preferred building materials for exterior walls facing streets are brick, decorative masonry block, stone, wood and/or stone aggregates. Exterior Insulated Finish Systems (EIFS) or equivalent exterior finish may also be used, but preferably will not exceed coverage of more than fifty percent (50%) of the wall elevation.
- (b) Unfaced concrete block, structural concrete, prefabricated metal siding, and the like are discouraged from such facade areas. Other materials may be used for trim and/or architectural details, but these materials should not cover more than ten percent (10%) of the facade.
- (c) If building materials other than preferred materials are used on the building facade(s) facing a street, then additional landscaping is required between the building and the street right-of-way. The additional landscaping must add the required number of points for the linear frontage of the building according to Section F.

Marinette (Pop. 11,000 – North East WI – Lake Michigan)

- 2. Siding Materials: Siding shall consist of materials commonly used on site-built homes, including the following or its equivalent: (a) Wood, vinyl, or metal vertically or horizontally grooved siding, lap siding, clapboards, rim clapboards, shingles, or shakes. (b) Stucco, brick, stone, or other masonry.
- 3. The following and similar materials shall be prohibited as siding: smooth, ribbed, or corrugated sheets of metal, fiberglass, plastic, and any materials having a highly reflective, or high gloss finish.
- 4. Siding shall completely cover all vertical surfaces from the eaves/roof down to ground level except that if a foundation or foundation-like appearing masonry or concrete extends above ground level, the siding need only be extended down to the top of the foundation or foundation-like appearing masonry or concrete.

New Richmond (Pop. 10,700 – East Central, WI)

- a. Except in association with farming activities, no galvanized or unfinished steel or unfinished aluminum buildings (walls or roofs), except those specifically intended to have a corrosive designed finish such as corten steel shall be permitted in any zoning district.
- b. Buildings in all zoning districts shall maintain a high standard of architectural and aesthetic compatibility with surrounding properties to ensure that they will not adversely impact the property values of the adjacent properties or adversely impact the community's public health, safety and general welfare.
- c. Exterior Building Finishes.

1. The primary exterior building facade finishes shall consist of materials comparable in grade and quality to the following:

- i. Brick
- ii. Natural stone
- iii. Integral colored split face (rock face) concrete block
- iv. Cast in place concrete or pre-cast concrete panels
- v. Wood, provided the surfaces are finished for exterior use or wood of proven exterior durability is used, such as cedar, redwood, or cypress.
- vi. Curtain wall panels of steel, fiberglass and aluminum (non-structural, non-load bearing), provided such panels are factory fabricated and finished with a durable non-fade surface and their fasteners are of a corrosion resistant design
- vii. Glass curtain wall panels
- viii. Stucco
- ix. Vinyl
- x. Other materials determined as acceptable by the Zoning Administrator.

Non-Residential Uses.

- a. For non-residential uses, any exposed metal or fiberglass finish shall be limited to 80 percent of the surface of any building wall. Any metal finish utilized in the building shall be a minimum of 26-gauge steel. All sides of the principal and accessory structures are to have essentially the same or coordinated, harmonious exterior finish materials and treatment. The roof slope shall be limited to a maximum of 1:12 slope, unless approved by the Zoning Administrator.
- b. Properties located in the Z-6 Central Business District shall also comply with the purpose and intent of the "City of New Richmond Downtown Design Guidelines", as may be amended.

- c. Site and building design shall orient higher quality architectural features and elements (non-metal siding) towards the public street corridors.
- d. Properties shall incorporate a combination of quality design techniques such as height variations, wall plane projections or recessions, variation in building material and color, or repeating patterns of building articulation, if they have frontage along STH 64, STH 65, Business HWY 64, and West Richmond Way.

Z7 Special Use Districts.

- a. In Z7 Special Use districts, all buildings constructed of curtain wall panels of metal or fiberglass shall be faced with brick, wood, stone, architectural concrete cast in place or pre-cast concrete panels on all wall surfaces. The required wall surface treatment may allow up to 50 percent of any metal or fiberglass wall surface to remain exposed if it is coordinated into the architectural design. For buildings which abut residential uses, the building material requirements for non-residential in Subsection 2 above shall apply. In cases where buildings are not visible from adjacent residential uses, the Zoning Administrator may grant an exception to the building material requirements of subsection 2 above.

Photo Examples

Residences with multiple materials integrated into an aesthetically pleasing design with attractive detailing at the edges. These are sheet metal products that have concealed fasteners. You can see in adjacent photo where panels overlap and “lock” above every fifth reveal. This is considered good design with high quality materials. These products are not inexpensive but selected to create a modern look that will last a long time and have minimal maintenance. The horizontal orientation helps to accentuate the residential identity.



Example of a grey metal panel system with a different reveal pattern integrated into the design. This product also has concealed fasteners with overlapping joints and finished trim pieces. They are not widely used because they are more expensive than typical residential cladding materials.



This is an example of a horizontal steel lap siding product that is made to look like wood with a variegated pattern.



Corrugated metal applied horizontally and tied into the design with vertical wood siding.



Corrugated vertical metal panels with exposed fasteners. Combined with a composite hardi-board siding on the adjacent garage.



example of galvanized corrugated sheet metal applied horizontally. You can see the exposed fasteners and where the panels overlap above the entryway with natural wood accents.

Close-up detail of corrugated metal wainscoting trim detail and material transition at windows. Good detailing makes a big difference.





Painted standing seam metal panels with concealed fasteners. The finish is not shiny and the product looks



Painted ribbed sheet metal with exposed fasteners. The difference in quality and finish of material is evident with gauge and finish.



Standing seam metal panels integrated with wood trim around windows and fascia. Colors tied into stone. Concealed fasteners. Metal corner and edge trim to match.



Brightly colored ribbed sheet metal roof with exposed fasteners. This would not be desirable within the city.

Appropriately applied ribbed sheet metal siding to a commercial building in an industrial area.

Zoning often requires some other wainscot material - cultured stone shown here - to be incorporated in the design.



Another example of an industrial business using a combination of ribbed sheet metal and corrugated metal siding. The exposed fasteners and panel seams are obvious.



Example of ribbed sheet metal used as siding and roofing on a residence. This is the type of application to avoid.



This is a typical advertisement for the inexpensive metal sided garages using light-gauge ribbed sheet metal for the siding and roof with exposed fasteners:



The Eden 24x20x9



STARTING AT: \$7,674.00

Prices varies by State,Location and customization. Call us at 800-244-4798 for latest low price.

Free Delivery and Installation

GET FREE ESTIMATE

FREE INFO NO PURCHASE NECESSARY

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CUSTOMIZE YOUR BUILDING

6.2 General Building And Site Design Standards And Guidelines

- A. **Intent.** The intent of this Section is to provide guidance to further the design related goals, objectives, and policies described in the City's Comprehensive Plan, Ellis Avenue Redevelopment Plan, and other applicable plans adopted by the City. It is not the intent of this Section to restrict creative, affordable, or innovative design, but rather to assist in clarifying design principles that are intended to help strengthen the appearance of the city; promote the public, health, safety, and welfare; preserve taxable values; and move the City towards sustainability. The word "shall" as used in this Ordinance refers to a standard that is a mandatory requirement. The word "should" refers to a guideline that is encouraged and discretionary, but not mandatory.
- B. **Applicability.** This Section applies to all development within the City of Ashland, except as may be specified otherwise in this Section. Prior to action on a development permit, building permit, site plan approval, or other applicable approvals associated with a proposed development application, the appropriate review and approval authority (pursuant to Part 2: Review and Approval Authorities) shall make a determination that the proposed development is consistent with the design standards and the intent of the design guidelines of this Section when considered as a whole.
- C. **Design Standards and Guidelines.**
 - 1. **Relationship of a building and related development to its site.** To the maximum extent practical (and in the context of the specific site, its surroundings, and the proposed function of the building) new buildings or building additions shall be situated on a site in manner that addresses the following:
 - a) Building orientation for energy conservation. The orientation of buildings should consider solar exposure, breezes, topography, and similar design considerations that can help buildings conserve energy or utilize renewable forms of energy;
 - b) Protection of significant natural features. Building and site development shall minimize all adverse impacts of development on significant natural resources. Refer to Section 8.1: General Protection of Significant Natural Features, as well as other related sections throughout this Ordinance for specific requirements;
 - c) Building orientation to the street and pedestrians. Every new building shall have an entrance door or feature that clearly identifies the front entrance of the building from the adjacent street. Pedestrian access to the building should be safe and convenient;
 - d) Pedestrian connections within the site and to surrounding areas. Where appropriate, each development should be designed to provide pedestrian walkways connecting outdoor facilities to each other and to the building. The development should provide

connections to existing adjacent public walkways and, where appropriate, to adjacent development;

- e) Minimize view of accessory buildings from the street. Accessory buildings and attached garages should be setback a minimum of four (4) feet from the front façade of the principal building. Where this may not be practical, design features that minimize the prominence of the accessory building (or attached garage) from the adjacent street should be employed. Such design features may include landscaping that visually extends the front façade of the principal building beyond the accessory building (or attached garage). The accessory building may also incorporate design features, such as facing the overhead doors towards the side yard, installing windows in overhead garage doors, or incorporating other design details that relate to the design of the principal building;
- f) Landscaping and screening. Landscaping shall be designed to strengthen the relationship of the building to its site, enhance positive views, and screen objectionable views. Where appropriate, native landscaping is encouraged. Refer to Section 6.4: Landscaping, Buffers, and Screening for more information.

2. Relationship of a building to adjacent sites and buildings. To the maximum extent practical (and in the context of the specific site, its surroundings, and the proposed function of the building) new buildings, building additions, or renovations shall relate to adjacent sites and buildings as follows:

- a) Height and bulk. The height and bulk of buildings shall be consistent with the requirements of the applicable zoning district. In addition, where practical, the height of a new building, or building addition, should not vary more than twenty-five (25) percent from the immediately adjacent buildings;
- b) Setbacks. Buildings shall meet the setback requirements of the zoning district. The front building setback should be consistent with the prevailing front building setback in the area. In the CC City Center District and the W-CC Waterfront City Center District (except properties adjacent to Highway 2), multi-family apartments/condominiums and nonresidential uses should generally be built to the back edge of the front sidewalk to promote pedestrian scale and access. In some cases, the buildings may be setback to allow for landscaping, seating, courtyards and other amenities;
- c) Architectural style. To the extent practical and desirable, the architectural style of a new building should relate to the architectural style of the surrounding buildings;
- d) Preservation of views. The design and placement of new buildings should, to the extent practical, avoid blocking the views that existing buildings have of Lake Superior and other desirable views. Also, to

the extent practical, the design and placement of new buildings should consider the effect that the new buildings have on views from other buildings and other areas of the city.

3. **Building design.** To the maximum extent practical (and in the context of the specific site, its surroundings, and the proposed function of the building) new buildings, building additions, or renovations ~~should-shall~~ comply with the following:

- a) Architectural style or theme. If the City has adopted or approved a plan that describes an architectural style or theme for a particular area in the city, new buildings shall relate to the approved theme. If no such plan has been adopted or approved by the City, but a particular area has an established and desirable architectural style or theme, new buildings, additions, and renovations should be compatible with the existing style or theme;
- b) Materials. Construction shall be of quality finish materials including, but not limited to, brick, stone, stucco, wood, and architectural concrete. Unfinished concrete masonry units and corrugated plastic or ~~tin siding metal~~ (typically associated with ~~pole-barn construction~~agricultural buildings) shall be prohibited, except in isolated areas where the approval authority determines such materials will not have an adverse impact on the surrounding area or the city;

1.) Metal Siding on Residential Principal and Accessory Structures.
The use of metal siding on principal residential structures and accessory residential structures within the City shall meet the following conditions. No metal siding will be permitted on principal or accessory structures on contributing properties in local, state, or nationally-registered historic districts, or on structures at individually-listed local, state, or nationally-designated historic properties, unless such structures historically had comparable metal siding for which documentation is available. Additionally, no standing seam metal siding will be permitted on principal or accessory residential structures on properties located within the Gateway Overlay (GTWY) or Waterfront Overlay (W-O) zoning districts, unless such structures are completely screened from view of the public right-of-way and/or waterfront.

a.) Metal siding shall be painted. Galvanized siding products shall not be permitted.

b.) Any paint applied to the metal siding panels must be applied to such panels at the factory using materials and a baking or other process that prevents the paint from cracking

or chipping through normal wear and tear of a residential structure. Field applied painting of standing seam metal siding is prohibited. The siding shall not have exposed unfinished metal edges. The metal siding shall be complimentary to the house color and in keeping with the neighborhood.

c.) The metal siding shall have a minimum thickness of 26-gauge so as to reduce the potential for wind and hail damage.

d.) Metal siding shall be installed per approved manufacturer's details and instructions.

e.) Metal siding work shall include at least the minimum underlayment required per the manufacturer's specifications.

f.) Exposed fasteners visible from the public right-of-way or siding designs that employ exposed metal fasteners visible from the public right-of-way are prohibited.

g.) Metal siding shall meet all applicable building codes.

h.) Metal siding installed on existing residential construction shall not be constructed over existing siding materials. Tear-offs shall be complete to the wall sheathing.

i.) Tin siding and corrugated metal siding as found in agricultural applications are prohibited.

j.) Metal siding shall be maintained in a rust-free state for the duration of the structure/siding's lifespan.

k.) The color(s) of materials used for new additions and changes shall match or be complimentary to the color(s) of the original structure.

l.) Exterior patchwork, repair, or reconstruction that results in a multi-textured or multi-colored effect or an appearance not consistent with the overall design character of the original structure is not permitted.

2.) Metal Siding on Commercial, Industrial, and Institutional Principal and Accessory Structures. The use of metal siding on principal commercial structures and accessory commercial structures within the City shall meet the following conditions. No metal siding will be permitted on principal or accessory structures on contributing properties in local, state, or nationally-registered historic districts or

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on structures at individually-listed local, state, or nationally-designated historic properties, unless such structures historically had comparable metal siding for which documentation is available. Additionally, no standing seam metal siding will be permitted on principal or accessory commercial structures at properties located within the Gateway Overlay (GTWY) or Waterfront Overlay (W-O) zoning districts, unless such structures are completely screened from view of the public right-of-way and waterfront. No standing seam metal siding will be permitted on City-Center-zoned properties between Ellis Avenue and 10th Avenue West, unless such properties historically had comparable metal siding for which documentation is available.

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a.) Metal siding shall be painted. Galvanized siding products shall not be permitted.

b.) Any paint applied to the metal siding panels must be applied to such panels at the factory using materials and a baking or other process that prevents the paint from cracking or chipping through normal wear and tear of a commercial, industrial, or institutional structure. Field applied painting of standing seam metal siding is prohibited. The siding shall not have exposed unfinished metal edges. The metal siding shall be complimentary to the principal structure color and in keeping with the neighborhood.

c.) The metal siding shall have a minimum thickness of 26-gauge so as to reduce the potential for wind and hail damage.

d.) Metal siding shall be installed per approved manufacturer's details and instructions.

e.) Metal siding work shall include at least the minimum underlayment required per the manufacturer's specifications.

f.) Exposed fasteners visible from the public right-of-way or siding designs that employ exposed metal fasteners visible from the public right-of-way are prohibited.

g.) Metal siding shall meet all applicable building codes.

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h.) Metal siding installed on existing commercial, industrial, and institutional construction shall not be constructed over existing siding materials. Tear-offs shall be complete to the wall sheathing.

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i.) Tin siding and corrugated metal siding as found in agricultural applications are prohibited.

i.) Metal siding shall be maintained in a rust-free state for the duration of the structure/siding's lifespan.

k.) The color(s) of materials used for new additions and changes shall match or be complimentary to the color(s) of the original structure.

l.) Exterior patchwork, repair, or reconstruction that results in a multi-textured or multi-colored effect or an appearance not consistent with the overall design character of the original structure is not permitted.

b)c) Colors. Colors of all façade and roof materials should be established as an integral part of the building design and should exhibit evidence of coordination and selection with respect to the overall visual effect of the building. The color of each façade material should be harmonious with the color of all other façade materials used on the same building, as well as the color of façade materials used on adjacent buildings. For the purpose of this Ordinance, harmonious shall be defined as colors that are complimentary in hue, tone, and intensity. The use of dissonant and/or intense colored façade materials should be avoided;

e)d) Human scale detailing. Facades of buildings that face the street should incorporate human-scale detailing through the use of reveals, belt courses, cornices, expressions of structural or structural bays, recesses windows or doors, material changes, color and/or texture differences, or strongly expressed mullions. The length of the ground floor of a building, especially a building in the CC and W-CC Districts, should include transparent windows, awnings, or other similar pedestrian-friendly features;

e)e) Facades and walls in general. Facades should have a recognizable "base" consisting of, but not limited to, walls, ledges, sills, integrally textured colored, and patterned materials, or planters. Facades should also have a recognizable "top" consisting of, but not limited to, cornice treatments with integrally textured materials, sloping roofs with overhangs, or stepped parapets. All sides of a building and any accessory building should use materials and designs consistent with those of the front façade;

e)f) Long, monotonous, uninterrupted walls. To prevent long, monotonous, uninterrupted walls, recesses, projections, columns, offsets, or change in building wall plane shall be required, at a minimum, every seventy-five (75) feet of wall length. No uninterrupted length of any façade shall exceed seventy-five (75) feet. Projections, recesses, and decorative columns shall be a minimum of one (1) foot wide and one (1) foot deep. Structural

columns supporting a portico, porch, or overhang, shall meet this requirement;

~~f)g)~~ Long, monotonous, uninterrupted pitched roof planes. To prevent long, monotonous, uninterrupted pitched roof planes, dormers, gables, or roof offsets shall be required at a minimum, every seventy-five (75) feet of pitched roof length;

~~g)h)~~ Fenestration. Windows, doors, and glazing should be proportional to overall scale of the building and, where applicable, shall compliment adjacent buildings. Windows should be vertically proportioned when feasible;

~~h)i)~~ Signs. Signs shall be consistent with the standards specified in Section 6.6: Signs. In addition, buildings shall be designed to incorporate signage as an integral part of the building design. The location, shape, style, graphics, size, material, illumination, and color shall relate to the building. Signs shall also relate to their surroundings, while allowing individual expression and identification.

4. Green building and site design techniques.

a) General. For the purpose of this Ordinance, green building and site design techniques are techniques that significantly reduce or eliminate the negative impact of building and site development on the environment and on the building occupants. Green building and site design and construction practices address sustainable site planning, protection of water and water efficiency, energy efficiency, conservation of materials and resources, and indoor environmental quality. All development in the City of Ashland is strongly encouraged to use green building and site design techniques.

b) Buildings that receive City funding. All buildings that receive City funding are strongly encouraged to use the sustainable principles of Leadership in Energy and Environmental Design (LEED) to the maximum extent practical. Each project should be assessed for the appropriate certification level with the goal of maximizing long term benefits, such as operating and maintenance savings, while minimizing up front project costs.

Case Activity Report

02/01/2025 - 02/28/2025

Case #	Case Date	Assigned To	Main Status	Description	Closed Date	Parcel #	Parcel Address
20240441	10/10/2024	Raymond Kallio	Closed	misc storage	2/28/2025	20101740000	321 WILLIS AVE
20250012	1/13/2025	Raymond Kallio	Open	rubbish		20101647000	110 MAIN ST W
20250034	2/3/2025	Raymond Kallio	Closed	debris	2/28/2025	20102134000	622 WILLIS AVE
20250040	2/12/2025	Raymond Kallio	Closed	debris	2/28/2025	20102199000	619 ELLIS AVE
20250012	1/13/2025	Raymond Kallio	Open	rubbish		20101647000	110 MAIN ST W
20240442	10/11/2024	Raymond Kallio	Open	rubbish		20103646000	1607 6TH ST E
20250061	2/26/2025	Raymond Kallio	Open	misc storage		20102658000	923 3RD AVE E
20250059	2/26/2025	Raymond Kallio	Open	misc storage		20102331000	109 8TH ST E
20250060	2/26/2025	Raymond Kallio	Open	Misc storage		20103697000	1702 6TH ST E
20250061	2/26/2025	Raymond Kallio	Open	misc storage		20102658000	923 3RD AVE E
20250058	2/25/2025	Raymond Kallio	Open	misc storage and garbage		20102791000	1013 4TH AVE W
20250056	1/16/2025	Raymond Kallio	Closed	Snow on sidewalk	2/25/2025	20101397000	102 7TH AVE E
20250057	2/21/2025	Raymond Kallio	Closed	snow on sidewalk	2/25/2025	20101388000	620 LAKE SHORE DR E
20250045	2/14/2025	Raymond Kallio	Closed	snow	2/25/2025	20102677000	912 PRENTICE AVE
20250050	2/17/2025	Raymond Kallio	Closed	snow on sidewalks	2/17/2025	20104727000	522 SANBORN AVE

20250052	2/18/2025	Raymond Kallio	Closed	snow	2/25/2025	20101920000 0	405 5TH AVE E
20250005	1/7/2025	Raymond Kallio	Closed	debris tires	2/25/2025	20101917000 0	417 5TH AVE E
20250031	1/31/2025	Raymond Kallio	Closed	garbage and debris	2/25/2025	20100437000 0	522 16TH AVE W
20240488	11/7/2024	Raymond Kallio	Open	rubbish and tires		20101392000 0	701 MAIN ST E
20250056	1/16/2025	Raymond Kallio	Closed	Snow on sidewalk	2/25/2025	20101397000 0	102 7TH AVE E
20250056	1/16/2025	Raymond Kallio	Closed	Snow on sidewalk	2/25/2025	20101397000 0	102 7TH AVE E
20250053	2/18/2025	Raymond Kallio	Closed	snow on sidewalk	2/25/2025	20103666000 0	518 14TH AVE E
20250057	2/21/2025	Raymond Kallio	Closed	snow on sidewalk	2/25/2025	20101388000 0	620 LAKE SHORE DR E
20250057	2/21/2025	Raymond Kallio	Closed	snow on sidewalk	2/25/2025	20101388000 0	620 LAKE SHORE DR E
20250049	2/17/2025	Raymond Kallio	Closed	snow	2/21/2025	20103646000 0	1607 6TH ST E
20240502	12/2/2024	Raymond Kallio	Open	furniture in front yard		20101756000 0	309 7TH AVE E
20240519	12/11/2024	Raymond Kallio	Closed	misc storage	1/1/2025	20101507000 0	201 14TH AVE E
20240005	1/3/2024	Raymond Kallio	Open	debri		20101330000 0	114 2ND AVE E
20250041	2/12/2025	Raymond Kallio	Closed	snow on sidewalk	2/18/2025	20101754000 0	313 7TH AVE E
20250043	2/13/2025	Raymond Kallio	Closed	snow on sidewalk	2/21/2025	20104370000 0	820 6TH ST W
20250036	2/5/2025	Raymond Kallio	Closed	televisions by garbage cans	2/19/2025	20103159000 0	1308 BEASER AVE
20250048	2/14/2025	Raymond Kallio	Closed	snow on sidewalk	2/19/2025	20102679000 0	904 PRENTICE AVE
20250044	2/14/2025	Raymond Kallio	Closed	snow on sidewalk	2/13/2025	20100407000 0	523 BEASER AVE

20250046	2/14/2025	Raymond Kallio	Closed	snow on sidewalk	2/19/2025	20102678000 0	908 PRENTICE AVE
20250047	2/14/2025	Raymond Kallio	Closed	snow on sidewalk	2/19/2025	20102473000 0	818 PRENTICE AVE
20250051	2/18/2025	Raymond Kallio	Closed	snow tag and no house numbers	3/3/2025	20103656000 0	500 14TH AVE E
20250052	2/18/2025	Raymond Kallio	Closed	snow	2/25/2025	20101920000 0	405 5TH AVE E
20250053	2/18/2025	Raymond Kallio	Closed	snow on sidewalk	2/25/2025	20103666000 0	518 14TH AVE E
20250024	1/23/2025	Raymond Kallio	Open	misc storage		20101693000 0	306 2ND AVE E
20240475	10/31/2024	Raymond Kallio	Open	garbage		20101080000 0	609 ST CLAIRE ST
20250049	2/17/2025	Raymond Kallio	Closed	snow	2/21/2025	20103646000 0	1607 6TH ST E
20250050	2/17/2025	Raymond Kallio	Closed	snow on sidewalks	2/17/2025	20104727000 0	522 SANBORN AVE
20250048	2/14/2025	Raymond Kallio	Closed	snow on sidewalk	2/19/2025	20102679000 0	904 PRENTICE AVE
20250047	2/14/2025	Raymond Kallio	Closed	snow on sidewalk	2/19/2025	20102473000 0	818 PRENTICE AVE
20250044	2/14/2025	Raymond Kallio	Closed	snow on sidewalk	2/13/2025	20100407000 0	523 BEASER AVE
20250045	2/14/2025	Raymond Kallio	Closed	snow	2/25/2025	20102677000 0	912 PRENTICE AVE
20250046	2/14/2025	Raymond Kallio	Closed	snow on sidewalk	2/19/2025	20102678000 0	908 PRENTICE AVE
20250033	2/3/2025	Raymond Kallio	Closed	card board	2/14/2025	20102396000 0	721 WILLIS AVE

20250035	2/4/2025	Raymond Kallio	Open	bruch		201005920000	
20250043	2/13/2025	Raymond Kallio	Closed	snow on sidewalk	2/21/2025	201043700000	820 6TH ST W
20250034	2/3/2025	Raymond Kallio	Closed	debris	2/28/2025	201021340000	622 WILLIS AVE
20250038	2/10/2025	Raymond Kallio	Closed	snow	2/12/2025	201004170000	523 14TH AVE W
20250041	2/12/2025	Raymond Kallio	Closed	snow on sidewalk	2/18/2025	201017540000	313 7TH AVE E
20250042	2/13/2025	Raymond	Closed	snow	2/13/2025		
20250056	1/16/2025	Raymond Kallio	Closed	Snow on sidewalk	2/25/2025	201013970000	102 7TH AVE E
20250039	2/11/2025	Raymond Kallio	Closed	snow on sidewalk	2/19/2025	201020210000	522 WILLIS AVE
20250023	1/22/2025	Raymond Kallio	Closed	misc storage	2/11/2025	201017980000	1409 4TH ST E
20240508	12/4/2024	Raymond Kallio	Closed	row violation	2/10/2025	201023030000	312 7TH ST W
20250044	2/14/2025	Raymond Kallio	Closed	snow on sidewalk	2/13/2025	201004070000	523 BEASER AVE
20250042	2/13/2025	Raymond	Closed	snow	2/13/2025		
20250038	2/10/2025	Raymond Kallio	Closed	snow	2/12/2025	201004170000	523 14TH AVE W
20250028	1/29/2025	Raymond Kallio	Closed	debris	2/10/2025	201000490000	1123 MAIN ST W
20250004	1/7/2025	Raymond Kallio	Closed	misc storage	2/12/2025	201020010000	510 PRENTICE AVE
20240484	11/5/2024	Raymond Kallio	Open	appliance		201002840000	308 16TH AVE W
20250036	2/5/2025	Raymond Kallio	Closed	televisions by garbage cans	2/19/2025	201031590000	1308 BEASER AVE
20250025	1/24/2025	Raymond Kallio	Closed	rubbish	2/4/2025	201017930000	304 13TH AVE E
20250033	2/3/2025	Raymond Kallio	Closed	card board	2/14/2025	201023960000	721 WILLIS AVE

20250034	2/3/2025	Raymond Kallio	Closed	debris	2/28/2025	20102134000 0	622 WILLIS AVE

Total Records: 68

3/12/2025

Permit Detail Report

02/01/2025 - 02/28/2025

Permit #	Permit Date	Building Type	Applicant Name	Applicant Address	City, State, Zip	Description	Project Cost	Square Feet	Issued Date	Type of Work	Work Location	Total Fees	Parcel #	Parcel Address
20250018	2/28/2025	Commercial - New Parking Lot	The Towers, LLC	750 Park of Commerce Drive, Suite 200	Boca Raton, FL 33487	Construction/extension of driveway to serve wireless telecommunication facility.	10,000	0	2/28/2025	Driveway	930 Rail Drive	\$75.00	201051200210	
20250017	2/28/2025	Zoning Approval - Mobile Tower	The Towers, LLC	750 Park of Commerce Drive, Suite 200	Boca Raton, FL 33487	Cell Tower with antenna and associated radio equipment. Compound with associated ground equipment.	0	0	2/28/2025	Telecommunications	930 Rail Drive	\$3,000.00	201051200210	
20250016	2/19/2025	Residential - Permit for new home	Debra Eichman	609 Vaughn Ave	Ashland WI 54806	Building a new duplex	360,000	3,800		Primary Structure	709 17th Ave W Ashland WI 54806	\$1,240.00	201005920000	
20250015	2/19/2025	Residential - Detached Accessory Building	John/Susan Thompson	423 15th Ave E	ASHLAND, WI 54806	10' x 13' (approx.) Gazebo structure placed on an existing concrete patio. Placement as approved by the planning department.	1,100	0	3/3/2025	Accessory Structure	423 15th Ave E	\$50.00	201035390000	423 15TH AVE E

20250014	2/17/2025	Commercial - Demolition Interior/Exterior	Engberg Anderson Architects	320 E. Buffalo St., Suite 500	Milwaukee	Foundation waterproofing, window replacement, masonry tuckpointing, selective demolition, new partitions, frames, doors, millwork and interior finishes. Replaced mechanical, plumbing and electrical systems. New fire protection system. New sidewalk construction. Permit contingent upon: 1. Provide our office with the	6,000,000	26,712	2/18/2025	Primary Structure	502 Main St. W		201043000000	502 MAIN ST W
20250013	2/14/2025	Zoning Approval - Signage	SUMMIT SIGNS	5051 MILLER TRUNK HWY	Duluth, MN 55811	Replacement of (2) sign panels on the existing freestanding pole sign. New panels to be same configuration and size as existing. Only the design of the main upper panel is changing	0	0	2/19/2025	Other	3009 Lakeshore Dr. E	\$50.00	201033390000	3009 LAKE SHORE DR E
20250012	2/13/2025	Residential - Siding (material cost over 1,000)	Local Roofing- LLC, dba Hayward Roofing	77 Downtown Plaza	Fairmont, MN 56031	Remove existing Masonite siding, install Certainteed Monogram double 4" siding, Wrap existing soffit & fascia in metal	24,157	1,630	2/20/2025	Primary Structure	2115 6th St W	\$30.00	201047250000	2115 6TH ST W

20250011	2/10/2025	Residential - Roofing (Material cost over 1,000)	Evan Bole	PO Box 95	Cornucopia, WI 54827	Replacing Shingles and Sheathing. Replacing one piece of missing Fascia and Window Trim.	2,000	460	2/10/2025	Primary Structure	310 5th Ave East	\$30.00	201017350000	310 5TH AVE E
20250010	2/4/2025	Residential - Remodel/Repair/Additions (over 5,000)	Kris Marcelli	323 11th Ave W	Ashland, WI 54806	Installing 18 smart jacks, 6 out of the 18 will have cast in place footings under mainbeam in crawlspace. Permit contingent upon the following: 1. Provide our office with a detailed construction work schedule before work begins.	31,756	0	2/6/2025	Primary Structure	323 11th Ave W	\$158.78	201002330000	323 11TH AVE W
20250009	2/3/2025	Residential - Roofing (Material cost over 1,000)	Michael Kmetz	522 Beaser Ave	Ashland, WI	Removing and replacing existing porch asphalt shingles with new asphalt. Replacing plywood as needed.	2,200	0	2/3/2025	Primary Structure	522 Beaser Ave	\$30.00	201004050000	522 BEASER AVE
20250008	2/3/2025	Zoning Approval - Signage	Great Lakes Insurance Agency Inc.	124 Main St W	Ashland, WI 54806	2025 Billboard License Renewal for one billboard.	0	0	2/3/2025	Other	124 Main St W	\$50.00	201016400000	124 MAIN ST W
												\$4,713.78		

Total Records: 11

3/12/2025