



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

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

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

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

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

Tuesday, March 25, 2025 Ashland City Council Meeting Agenda

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

A. March 11, 2025 City Council and Committee of the Whole Meeting Minutes

4. INTRODUCTION, INTERVIEW, NOMINATION AND APPOINTMENT OF DISTRICT 3 ALDERPERSON

5. CITIZEN PARTICIPATION PERIOD

6. MAYOR'S REPORT

A. Announcements

B. Appointments

7. ADMINISTRATOR'S REPORT

8. CONSENT AGENDA

A. Miscellaneous Minutes

B. Approve a Memorandum of Understanding (MOU) with the US Forest Service to Participate with the Northwoods Cooperative Weed Management Area (NCWMA) *(Parks)*

C. Approve the State Municipal Agreement (SMA) for the US 2 East Reconstruction Project *(Public Works)*

9. OLD BUSINESS

- A. **Approve to Accept Wisconsin Department of Natural Resources Forest Fire Protection (WDNR FFP) Grant Award** *(Fire Department)* Roll
- B. **Approve an Ordinance to Amend Chapter 840 (2025-2008) Short-Term Rentals, Ashland City Ordinances** *(Planning)* Roll
- C. **Approve to Accept Bid from Jake's Excavating & Landscaping, LLC and Award a Contract for the 2025 Chapple Ave Reconstruction Project** *(Public Works)* Roll
- D. **Consider to Accept a Bid Proposal from Ritola, Inc and Award a Contract for the 2025/2026 Private Lead Service Lateral Replacement Project** *(Public Works)* Roll
- E. **Approve a Resolution Contemplating Special Assessments under Municipal Police Power Pursuant to Sec. 66.0703, WI State Statute for the 2025 Chapple Avenue Reconstruction Project by the Common Council of the City of Ashland, Ashland County, WI** *(Public Works)* Roll
- F. **Approve a Resolution Contemplating Special Assessments under Municipal Police Power Pursuant to Sec. 66.0703, WI State Statute for the 2025 Ellis Ave Pavement Replacement Project by Common Council of the City of Ashland, Ashland County, Wisconsin** *(Public Works)* Roll
- G. **Approve a Resolution Contemplating Special Assessments under Municipal Police Power Pursuant to Sec. 66.0703, WI State Statute for the 2025 Lower Willis Avenue Reconstruction Project by Common Council of the City of Ashland, Ashland County, Wisconsin** *(Public Works)* Roll

10. NEW BUSINESS

- A. **Consider a Resolution to Issue a Conditional Use Permit (CUP) to Allow a Two-Family Residential (Duplex) Land Use at 709 17th Avenue West, Ashland, Parcel # 201-00592-0000, Zoned Single-Family Residential (R-1), Applicant: Debra Eichman** *(Planning)* Roll
- B. **Discussion and Action on Property Owner's Appeal of Raze Order for 118 10th Avenue East, Ashland** *(Planning & Property Maintenance)* Roll

11. ADJOURNMENT

The City of Ashland does not discriminate on the basis of sex, race, creed, color, national origin, sexual orientation, age or disability in employment or provision of services, programs or activities.

Upon reasonable notice, the City of Ashland will accommodate the needs of disabled individuals or individuals with limited English proficiency through auxiliary aids or services. For additional

information or to request this service, contact the City Clerk's Office at 715-682-7071 (not a TDD telephone number) or FAX: 715-682-7048

MEETING MINUTES
ASHLAND CITY COUNCIL
Tuesday, March 11, 2025 – 6:00 PM
Ashland City Hall Council Chambers

1. CALL TO ORDER

The Tuesday, March 11, 2025 Ashland City Council meeting was called to order by Mayor Matt Mac Kenzie at 6:00 p.m.

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

PRESENT: Kevin Seefeldt, Sarah Jackson, Andrew Goyke, James Gregoire, Charlie Ortman, Nancy Sztynдор

ALSO PRESENT: Mayor Matthew MacKenzie, City Administrator Brant Kucera, City Clerk Denise Oliphant, City Attorney Katie Posewitz, Public Works Director John Butler, Planning Director Steven Wiley, Airport Manager Derek Hall, Police Chief Willis Hagstrom, and other interested citizens.

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES

A. **February 25, 2025 City Council and Committee of the Whole Meeting Minutes**

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

4. CITIZEN PARTICIPATION PERIOD

There were no Citizens who requested to address the Council.

5. PRESENTATION OF ASHLAND COUNTY COMPREHENSIVE PLAN FROM LISSA RADKE, COMMUNITY DEVELOPMENT EDUCATOR, EXTENSION ASHLAND COUNTY

Lissa Radtke of the UW-Extension for Ashland County presented the planning process for the County's Comprehensive Plan.

6. MAYOR'S REPORT

A. **Announcements**

Renovation work had begun on the Library building, and demolition work continues on the Bay View Pier. Mac Kenzie noted the passing of Fran Ante who was the first female mayor of Ashland. Absentee ballots were mailed today, March 11, 2025, and in-person absentee voting was to begin in one week, March 18, 2025.

7. CONSENT AGENDA

A. **Miscellaneous Minutes**

B. **Approve to Reverse Emergency Declaration for the Purpose of Permitting Timely Repairs of Elevator Shaft on the South Building Wall of 514 Main Street West per WI State Statute 62.15(1b) (Public Works)**

C. **Approve the John F. Kennedy Memorial Airport Ashland, Wisconsin Airport Hangar Ground Lease (Airport Commission)**

D. **Approve Recommended Amendments to the Utility Disconnection Policy (Public Works)**
A motion by Ortman and second by Seeldt to approve each item of the Consent Agenda, passed unanimously by voice vote.

8. OLD BUSINESS

A. **Approve an Ordinance to Amend Chapter 51 (1841) City Council Procedures, Ashland City Ordinances (Clerk) Roll**

A motion by Seefeldt and seconded by Ortman to approve the ordinance, passed unanimously by roll call vote.

File #2025-2012

B. **Approve a Professional Services Agreement between the City of Ashland and Managing Results, LLC. for Strategic Planning Consulting (Administration) Roll**

A motion by Ortman and seconded by Goyke to approve the agreement not to exceed \$30,000, passed unanimously by roll call vote.

C. **Approve a Resolution Petitioning the Secretary of Transportation for Airport Improvement Aid for JFK Memorial Airport (Airport) Roll**

A motion by Seefeldt and seconded by Ortman to approve the resolution, passed unanimously by roll call vote.

File #17819

D. **Consider Approval of a Professional Services Agreement between the City of Ashland and Short Elliott Hendrickson Inc for Engineering Services for the 2025 Ellis Avenue Watermain Replacement Project (Public Works) Roll**

Tuesday, March 11, 2025



A motion by Seefeldt and seconded by Gregoire to approve the agreement for \$86,750, passed unanimously by roll call vote.

E. **Approve an Ordinance to Amend Chapter 612 (1046) Street And Utility Construction Standards And Special Assessment Policies, Ashland City Ordinances** (*Public Works*) Roll

A motion by Goyke and seconded by Seefeldt to approve the ordinance, was held to a 3-3 tie by roll call; opposed were Gregoire, Ortman and Sztynodor. Mac Kenzie broke the tie by voting yes, thus approving the ordinance.

File #2025-2013

9. NEW BUSINESS

A. **Consider a Resolution to Allow the City Clerk to Advertise for Candidates to Fill the Alderperson District 3 Vacancy** (*Clerk*) Roll

A motion by Ortman and seconded by Gregoire to approve the resolution, passed unanimously by roll call vote.

File #17820

B. **Consider Accepting a Bid Proposal for the 2025 Sanitary Sewer Cleaning & Televising Project, and Approve a Contract Agreement between the City of Ashland and Green Bay Pipe & TV** (*Public Works*) Roll

A motion by Gregoire and seconded by Ortman to accept the bid and approve the agreement for \$40,106, passed unanimously by roll call vote.

10. ADJOURNMENT

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

Respectfully Submitted,

Denise Oliphant,
City Clerk

MEETING MINUTES
COMMITTEE OF THE WHOLE MEETING
Tuesday, March 11, 2025 – 6:00 PM
Ashland City Hall Council Chambers

The Tuesday, March 11, 2025 City of Ashland Committee of the Whole Meeting was called to order by Council President Charlie Ortman at 7:15 p.m.

1. **ROLL CALL**

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

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

2. **APPROVAL OF THE AGENDA**

A motion by Gregoire and seconded by Goyke to approve, passed unanimously by voice vote.

3. **COUNCIL PRESIDENT'S REPORT**

Ortman expressed his appreciation to Councilors for remaining professional during discussions.

4. **ADMINISTRATOR'S REPORT**

Kucera noted that Senator Tammy Baldwin posted a request for appropriations from municipalities to potentially include in Fiscal Year 2026, and asked Councilors to help compile a list to possibly submit.

5. **COMMITTEE UPDATES**

DPEAC - Sztynodor: Discussed request for additional parking signage at a residence; parking space near Beaser Avenue and Main Street.

HARBOR COMMISSION - Gregoire: Have not met since last report.

HISTORIC PRESERVATION - Sztynodor: Annual report submitted to the State; discussed preservation planning.

HOUSING COMMITTEE - Seefeldt: *This is a non-City committee.* Researching resources for Brick customers.

LIBRARY BOARD - Jackson: Settled in at temporary location; starting testing for asbestos and lead at VPL building.

PARKS & REC COMMITTEE - Seefeldt: Considering inviting a paddleboard/boat vendor at 6th Avenue Beach for increased presence and use; increased information signage along walking trail; Splashpad updates; Kreher campground bathroom upgrade, ADA sites, and bluff use; upcoming discussion of CORP

PLAN COMMISSION: Wiley reported potential ordinance changes regarding metal siding residential structures; rooming housing conversation results

PUBLIC WORKS COMMITTEE - GOYKE: Discussed disconnection policy, special assessments, fire and stand by fees

SUSTAINABILITY - Ortman: Reviewing mission statement; Great Lakes Friendly Restaurant certification; reviewing membership

6. **ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

A. **Proposed Revisions to Municipal Code Section 840 Regulating Short-Term Rentals (*Planning*)**

Wiley introduced the item and answered questions from Council. Jackson moved, Seefeldt seconded a motion to forward to Council for formal approval. Motion carried unanimously by voice vote.

B. **Memorandum of Understanding (MOU) with the US Forest Service to Participate with the Northwoods Cooperative Weed Management area (NCWMA) (*Parks*)**

Seefeldt moved, Goyke seconded a motion to forward the item to Council for formal approval. Motion carried unanimously by voice vote.

C. **State Municipal Agreement (SMA) for the US 2 East Reconstruction Project (*Public Works*)**

Butler introduced the item and answered questions from Council. Seefeldt moved, Goyke seconded a motion to forward the item to Council for formal approval. Motion carried unanimously by voice vote.

D. **2025 Sanitary Sewer Lift Stations Project Upgrades (*Public Works*)**

Butler updated Council regarding the project upgrades and answered questions from Council. No action was requested at this time.

7. **ITEMS FOR FUTURE DISCUSSION**

Council requested a draft of the Special Assessments Policy come back for review. Kucera stated he would gather recommendations for 2026 appropriations from staff.

8. **ADJOURNMENT**

A motion from Goyke, seconded by Gregoire to adjourn, passed unanimously by voice vote.

Respectfully Submitted,

Denise Oliphant,
City Clerk

Ref: 23025-069

COUNCIL AGENDA: 6.B.
(3/25/2025)

SUBJECT: Appointments

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: Mayor

CLEARANCES: Mayor

EXHIBITS: 1. S Campbell - Volunteer form (redacted)

EXPENDITURES REQUIRED: NA

AMOUNT BUDGETED:

APPROPRIATION REQUIRED: NA

TREASURER'S CERTIFICATE: NA

COMPLIANCE WITH CHAPTER 51: Section 51.26 (b) of Chapter 51, Ashland City Ordinances, permit the Mayor and/or Clerk to schedule items directly for Council action when a timely decision is needed by the City. The Mayor and/or City Clerk has chosen to direct this item directly to Council pursuant to the authority granted to them in Chapter 51, Ashland City Ordinances.

STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN:

SUMMARY STATEMENT:

The Mayor requests Council approval of the following:

Historic Preservation Commission
Kristen Huset, reappointment, term to expire April 1, 2028

Joint Review Board

Sharon Campbell, appointment of *Public Member* position

Find yourself next to the water.

ASHLAND

City of Ashland, Wisconsin

601 Main Street West — Ashland, WI 54806 — www.coawl.org

OFFER TO VOLUNTEER FORM

I would like to be considered a nominee for the following committee or committees:

Joint Review Board

Write a brief statement of education and training:

I am retired from the Public Works Dept as the Administrative Manager and familiar with TIF funding.

Biography: (Need a sense of who you are as an individual. For example, general background, work history, life experiences, volunteer activities, special interests, special skills, hobbies, personality, people skills, etc.)

I have lived in Ashland for 31 years and worked for the City 22 of those years. I enjoy outdoor activities, and have been involved with the Chequamegon Theater Association for over 20 years.

Individual references/referred by (please include phone #):

Julie Vaillancourt - 715-682-7190

Contact information:

Sharon Campbell

Name (Please print)

Phone #

1524 11th Ave W, Ashland, WI 54806

Address

Email

Date

3/14/2025

AIRPORT COMMISSION MEETING MINUTES: **Thursday, January 23, 2025**

1. Roll Call

- a. Commission Members: Lloyd Orensten, John Coffey, Carol Ortman, Blake Ellefson, Richard Huber

PRESENT: Orensten, Ortman, Coffey, Ellefson, Huber

ABSENT: (Excused)

ALSO PRESENT: Airport Manager Derek Hall

2. Approval of Minutes

- a. Approve November 21, 2024 Airport Commission Meeting Minutes
Motion to approve the minutes: Huber
Second: Ortman
Vote: Passes unanimously (voice)

3. Citizen Participation Period

No members of the public present.

4. Commission Items

- a. Discussion and Approval of Airport Improvement Program Petition
Hall introduced the item. Explained the requirements from the Bureau of Airports (BOA) to receive this petition every six years. Looking to get an approval of the petition to move forward to council at the January 28th, 2025 City Council Meeting. The County Board is expected to follow shortly after to approve the petition. Ellefson brought up some concerns that the County Administrator had and others on the County Board are likely to have. Hall has spoken with Dan Grady at Ashland County and also put Dan in touch with the BOA. Ellefson is hoping to be able to speak with Dan Grady ahead of the County Board Meeting and hoping Hall can connect with Grady again.

Motion to approve: Coffey
Second: Ellefson
Vote: Passes Unanimously (voice)
- b. Discussion of Airport Tenant Complaint

The complaint was presented to the commission. The Commission stated they are aware of the grievances from the complaint from previous incidents. The BOA did escalate the complaint to the FAA and the BOA would like to see a resolution to the complaint.

Motion to recommend that the City of Ashland enforces that Mr. Radosevich must come into compliance with the terms of the Airport lease or remove Mr.

Radosevich from the Airport: Ellefson

Second: Ortman

Vote: Passes Unanimously (voice)

c. Discussion of Personal Property Tax for Airport Lot Leases

Hall explained what he has attempted thus far. Hall has concerns that adding any additional fees may violate the leases held by the tenants. Hall feels as though options have been exhausted. Ellefson asked if it would be possible to just continue what the hangars were being taxed at and just call it something as an additional fee. Orensten asked if the airport can even charge an additional fee legally. Hall reminded the Commission of the process that New Richmond followed, and Ellefson thought that was the best route.

5. Airport Manager's Report

Hall reported that the USCG was assisting with the SAR on the bay Monday Morning.

Paul Mika spoke with Hall to ask if he could reestablish the gravel pad behind his hangar that was there a number of years ago. The Commission did not have concern so long as the surrounding tenants were okay with it and it did not impede other hangars as well.

Hall asked the Commission if the old broom as the new tractor came with one would be worth selling or hang on to it when the old tractor would be sold for increased value.

The Fuel truck had a small issue and it was fixed by the City Shop. Funding for fuel trucks is hard to come by from the BOA or the FAA. The Commission should be expecting to have to purchase a new truck at some point in the future.

6. Approval of Bills

a. Approve Bills Since November 21, 2024 Meeting

Motion to approve the bills: Ellefson

Second: Huber

Vote: Passes Unanimously (voice)

7. Set Next Meeting Date

Next meeting will be on February 20th at 4:30 at the JFK Memorial Airport Terminal.

8. Adjournment

Motion to Adjourn: Ortman

Second: Ellefson

Vote: Passes Unanimously (voice)

AIRPORT COMMISSION MEETING MINUTES: **Thursday, February 20, 2025**

1. Roll Call

- a. Commission Members: Lloyd Orensten, John Coffey, Carol Ortman, Blake Ellefson, Richard Huber
The Thursday, February 20, 2025 Airport Commission Meeting was called to order by Commission Chairman Lloyd Orensten at 4:30 p.m.

PRESENT: Lloyd Orensten, John Coffey, Carol Ortman, Blake Ellefson, Richard Huber

ABSENT: None

ALSO PRESENT: Airport Manager Derek Hall, Ashland County Commissioner Dan Grady.

2. Approval of Minutes

- a. Approve January 23, 2025 Airport Commission Meeting Minutes
Motion to approve minutes: Ellefson
Second: Huber
Vote (Voice): Passes Unanimously

3. Citizen Participation Period

No members of the public present.

4. Commission Items

- a. Update of Airport Improvement Program Petition Status
The plan was brought before the City of Ashland Plan Commission, they expressed approval with a few items crossed off. Ellefson asked about the item that was crossed off regarding the purchasing of the Bretting Hangar. Hall explained that we likely wouldn't be able to use federal funding for the hangar so it could be removed from the *petition*. This item is expected to go to the City's Committee of the Whole meeting on Tuesday, February 25th, and would go to City Council after that. Pending Council approval, it would go to the County Board following the City Council approval.
- b. Update of Airport Tenant Complaint Action

Hall explained the discussions he has had with the City Attorney's Office. Hall is hoping to have action moving forward in the next week.

- c. Continued Discussion of Personal Property Tax for Airport Lot Leases
Ellefson reported that the County Zoning meeting discussed the lot lines. Jennifer Solberg at the County suggested an aeronautical survey, as she was uncomfortable with GPS coordinates being used to create parcels.

5. Airport Manager's Report

Master lease was approved by the County Board on the 18th. Going to Committee of the Whole on the 25th, Council the meeting after.

Received 6,000 gallons of Jet A, expected to get through the start of the runway construction. Ordered 4,00 gallons of 100LL fuel, but was delayed.

Enbridge is going to be doing erosion work on the meander and basing out of the JFK Airport for 2-3 weeks, purchasing 2-3k gallons of Jet A while they are working.

Hall is seeking approval for a new volunteer to help with mowing or plowing, name is Andrew, a recent Northland College grad who is a pilot and is storing a plane at the airport. No issues from the commission, approval expressed.

6. Approval of Bills

- a. Approve Bills as of February 20, 2025
Motion to accept the bills: Ellefson
Second: Ortman
Vote (Voice): Passes unanimously

7. Set Next Meeting Date

Next meeting set for March 20th at 4:30 PM at the JFK Memorial Airport Terminal.

8. Adjournment

Motion to Adjourn: Huber
Second: Ortman
Vote (Voice): Passes unanimously

Ref: 2025-070

COUNCIL AGENDA: 8.B.
(3/25/2025)

SUBJECT: Approve a Memorandum of Understanding (MOU) with the US Forest Service to Participate with the Northwoods Cooperative Weed Management Area (NCWMA) (*Parks*)

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: Parks & Recreation

CLEARANCES: Parks Director

EXHIBITS: 1. Memorandum of Understanding - NCWMA

EXPENDITURES REQUIRED: NA

AMOUNT BUDGETED:

APPROPRIATION REQUIRED: NA

TREASURER'S CERTIFICATE: NA

COMPLIANCE WITH CHAPTER 51: The Council as Committee of the Whole previously discussed and approved for this item to move forward to the Council for formal approval.

STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN:

SUMMARY STATEMENT:

The Northwoods Cooperative Weed Management Area (NCWMA) is in the process of renewing our Memorandum of Understanding (MOU). The U.S. Forest Service has reviewed the previous document and made a few updates. These updates are noted below. The DNR added a clause also after everyone else had signed the document last time. That was added to the current document and is noted below. Besides those updates, the document is the same as when it was

signed in 2019 except for some clerical error corrections.

Updates made by the U.S. Forest Service:

Updated our Agency and Forest name, added updated agreement number to page 1
USDA Forest Service, Chequamegon-Nicolet National Forest (25-MU-11091300-045)

Added provision i. Members of U.S. Congress to page 6
Members of U.S. Congress: Pursuant to 41 U.S.C. 22, no U.S. member of, or U.S. delegate to, Congress shall be admitted to any share or part of this agreement, or benefits that may arise therefrom, either directly or indirectly.

Added provision j. Freedom of Information Act (FOIA) to page 6
Freedom of Information Act (FOIA): Public access to MOU or agreement records must not be limited, except when such records must be kept confidential and would have been exempted from disclosure pursuant to Freedom of Information regulations (5 U.S.C. 522).

Update by DNR page 2: For the Wisconsin Department of Natural Resources, the legal authority for entering into this agreement is Wis. Stats. ss. 23.09(2)(h), 23.22(2)(b)3. and 28.07.

Below is the list of "Interested Parties" from the last MOU. During the last update, the group had decided to have larger land managing organizations sign the document. The exception to this is the University of Wisconsin Extension.

Ashland County Land and Water Conservation Department
Bad River Band of Lake Superior Chippewa
Bayfield County Land and Water Conservation Department
Douglas County Land and Water Conservation Department
Great Lakes Indian Fish & Wildlife Commission
Iron County Land and Water Conservation Department
National Park Service, Apostle Islands National Lakeshore (G2148060046)
National Park Service, St. Croix National Scenic Riverway (G2148060046)
Red Cliff Band of Lake Superior Chippewa
USDA Forest Service, Chequamegon-Nicolet National Forest (25-MU-11091300-045)
U.S. Fish and Wildlife Service, Whittlesey Creek NWR
University of Wisconsin Extension
Wisconsin Department of Natural Resources

MEMORANDUM OF UNDERSTANDING (#0004)

Between

Ashland County Land and Water Conservation Department
Bad River Band of Lake Superior Chippewa
Bayfield County Land and Water Conservation Department
Douglas County Land and Water Conservation Department
Great Lakes Indian Fish & Wildlife Commission
Iron County Land and Water Conservation Department
National Park Service, Apostle Islands National Lakeshore (G2148060046)
National Park Service, St. Croix National Scenic Riverway (G2148060046)
Red Cliff Band of Lake Superior Chippewa
USDA Forest Service, Chequamegon-Nicolet National Forest (25-MU-11091300-045)
U.S. Fish and Wildlife Service, Whittlesey Creek NWR
University of Wisconsin Extension
Wisconsin Department of Natural Resources

(hereinafter referred to as “Interested Parties”)

ARTICLE 1 -BACKGROUND AND OBJECTIVES

The purpose of this Memorandum of Understanding (MOU) is to encourage and formalize the cooperative relationship necessary for effective management, coordination and implementation of invasive terrestrial and aquatic species (“Weed”) programs among the above mentioned “Interested Parties.”

Various organizations or individuals may, at any time, choose to participate informally with the Northwoods Cooperative Weed Management Area (NCWMA). These cooperators or “Informal Participants” will be required to sign a signatory page stating that they will voluntarily participate under the applicable guidelines (or applicable articles) in this MOU. See Appendix A for a list of cooperators.

Definitions of terms in this agreement are as follows:

- a. “Introduction” means the intentional or unintentional escape, release, dissemination, or placement of a species into an ecosystem as a result of human activity.
- b. “Ecosystem” means the complex of a community of organisms and its environment.
- c. “Native species” means with respect to a particular ecosystem a plant species that, other than as a result of an introduction, historically occurred or currently occurs in that ecosystem.

- d. “Non-native species” means with respect to a particular ecosystem, any plant species, including its seeds, spores, or other biological material capable of propagating that species, that has been introduced to that ecosystem by means other than natural processes (e.g., human introduction, concurrent introduction with other native or non-native species).
- e. “Invasive species” means a species, typically non-native, that has a competitive advantage over native species because of:
 - i. The absence of natural diseases, insects, or other organisms that normally maintain the invasive’s population in its place of origin.
 - ii. The ability to grow and leaf-out earlier than native plants.
 - iii. The ability to reproduce both rapidly and in great numbers.
 - iv. The ability to thrive in a wide variety of habitats and soil conditions.

As a result of these competitive advantages, invasive species are able to out-compete and ultimately replace native vegetation and organisms, and they can also cause economic or environmental harm to human health.

- f. The Northwoods Cooperative Weed Management Area is geographically defined as the lands and waters within the geopolitical boundaries of Ashland, Bayfield, Douglas, and Iron counties which includes the reservations of the Bad River Band of the Lake Superior Chippewa, the Red Cliff Band of Lake Superior Chippewa, and a portion of the reservation of the Lac De Flambeau Band of Lake Superior Chippewa that is situated within Iron County.
- g. The Northwoods Cooperative Weed Management Board (NCWMB) is made up of both the Interested Parties and Informal Participants.

Invasive, non-native species are recognized as a widespread and increasing problem in northern Wisconsin, with serious and detrimental effects occurring on public and private lands and waters. Invasive, non-native species are displacing native communities throughout Ashland, Bayfield, Douglas, and Iron counties.

ARTICLE 2 - LEGISLATIVE AUTHORITY

For the National Park Service, the legal authority for entering into this agreement is the National Park Service Organic Act (16 U.S.C. §§1-3). This is a general management authority for entering into a memorandum of understanding to document mutually agreed upon policies, procedures, objectives, and/or assistance relationships that do not involve funding.

For the Bad River Band of the Lake Superior Tribe of the Chippewa Indians, the legal authority for entering into this agreement is Article VI, Section 1(a) of the Bad River Constitution.

For the Wisconsin Department of Natural Resources, the legal authority for entering into this

agreement is Wis. Stats. ss. 23.09(2)(h), 23.22(2)(b)3. and 28.07.

This MOU is neither a fiscal nor a funds obligation document. Any endeavor involving reimbursement or contribution of funds between the Interested Parties will be handled in accordance with applicable laws, regulations, and procedures including those for government procurement and printing. Such endeavors will be outlined in separate agreements that shall be made in writing by representatives of the Interested Parties and shall be independently authorized by the appropriate statutory authority. This MOU does not provide such authority. Specifically, this MOU does not establish authority for noncompetitive award to the cooperator of any contract or other agreement. Any contract or agreement for training or other services must fully comply with all applicable requirements for competition.

ARTICLE 3 -STATEMENT OF WORK

It is the intent of this MOU to enhance the success of a weed management program by performing these efforts on all lands and waters, so as to limit the spread of invasive species. The intent of this MOU is also to enhance the potential for success of a weed management program in the region by encouraging sharing of resources, information, expertise, and effort on a willing and cooperative basis on both public and private lands and waters. This MOU is not intended to establish legal authorities or mandates where they do not currently exist.

The undersigned Interested Parties mutually agree to the following:

- a. Participate and/or cooperate in the implementation of the management plan which has been created for the Northwoods Cooperative Weed Management Area (NCWMA).
- b. Share information among the Interested Parties and provide assistance and expertise regarding invasive species management (e.g. control methods, introduction prevention measures, restoration tools, standardized data collection, etc.) activities on their lands and waters.
- c. Provide opportunities to outside interest groups, private landowners, and the public for involvement in carrying out weed management planning on lands and waters within the Northwoods Cooperative Weed Management Area (NCWMA).
- d. Utilize the Bayfield County Land and Water Conservation Department as the fiscal administrator for any grants or financial support received by the Northwoods Cooperative Weed Management Board. Projects conducted on reservations must enter into a separate memorandum of agreement for the fiscal administration of any grants or financial support received by the Northwoods Cooperative Weed Management Board.
- e. Review this MOU and make revisions and updates as necessary to meet the purpose of this agreement. Amendments shall become effective upon approval by all Interested Parties.

This MOU in no way restricts any of the Interested Parties from participating in similar activities with other public or private agencies, organizations, or individuals.

ARTICLE 4 - TERM OF AGREEMENT

This MOU will become effective upon signature of each of the Interested Parties and fully effective upon the last date shown. It expires five years from the effective date at which time it will be subject to review, renewal, or expiration. If the Interested Parties mutually agree to continue cooperation, a new agreement shall be executed.

ARTICLE 5 - MODIFICATION AND TERMINATION

Modifications within the scope of this MOU shall be made by the issuance of an unanimously approved modification prior to any changes being performed. Any Interested Party may withdraw from this agreement at any time before the date of expiration by providing 30 days written notice to all signatories.

ARTICLE 6 - ADDITIONAL PARTIES TO THE MOU

Additional parties may, and are encouraged to, be added to the MOU at any time. All signatories will be notified of any additional party and will be given 30 days after the notification to determine if there is a conflict of interest. If a conflict of interest is identified, the signatory may choose to withdraw from the MOU. If the signatory does not choose to withdraw, then the additional party with the conflict of interest may not be added to the MOU.

ARTICLE 7 - REPORTS AND/OR OTHER DELIVERABLES

There are no reports and/or other deliverables associated with this MOU.

ARTICLE 8 - PROPERTY UTILIZATION

There is no property utilized in association with this MOU.

ARTICLE 9 - STANDARD CLAUSES

- a. Civil Rights: During the performance of this MOU, the Interested Parties agree to abide by the terms of USDI-Civil Rights Assurance Certification, nondiscrimination and will not discriminate against any person because of race, color, religion, sex, or national origin. The parties will take affirmative action to ensure that applicants are employed without regard to their race, color, sexual orientation, national origin, disabilities, religion, age, or sex.
- b. Nondiscrimination: The recipient/cooperator shall comply with all federal statutes relating to nondiscrimination and all applicable requirements of all other federal laws, executive orders, regulations, and policies. These include but are not limited to: (a) Title

VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d, 2000e-16), which prohibits discrimination on the basis of race, color, disability, or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. 1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; and Section 504 of the Rehabilitation Act of 1973 as amended (29 USC 794) which prohibits discrimination on the basis of disabilities. The nondiscrimination statement which follows shall be posted in primary and secondary recipient/cooperator offices, at the public service delivery contact point and included, in full, on all materials regarding such recipients'/cooperators' programs that are produced by the recipients/cooperators for public information, public education, or public distribution:

"In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age, or disability. (Not all prohibited bases apply to all programs.) To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice and TDD). USDA is an equal opportunity provider and employer."

If the material is too small to permit the full statement to be included, the material will at minimum, in print size no smaller than the text, include the following statement: ***"This institution is an equal opportunity provider."***

- c. Indian Preference: Notwithstanding sections a & b above, tribal government parties to this MOU, including inter-tribal agencies, will apply Indian preference consistent with each agency's policies and the federal Indian Self Determination & Education Assistance Act.
- d. Promotions: None of the Interested Parties will publicize or otherwise circulate promotional material that states or implies an endorsement of a product, service, or position which the other Interested Parties represent.
- e. Publications of Results and Studies: None of the Interested Parties will unilaterally publish a joint publication without consulting the other Interested Parties. This restriction does not apply to popular publication of previously published technical matters. Publication pursuant to this MOU may be produced independently or in collaboration with others. However, in all cases, proper credit will be given to the efforts of those parties contributing to the publication. In the event no agreement is reached concerning the manner of publication or interpretation of results, either Interested Party may publish data after due notice and submission of the proposed manuscripts to the other Interested Parties. In such instances, the Interested Party publishing the data will give due credit to the cooperation but assume full responsibility for any statements on which there is a difference of opinion.
- f. Communication: Any communications affecting the operations covered by this MOU

given by the Forest Service or the NCWMA is sufficient only if in writing and delivered in person, mailed, or transmitted electronically by e-mail or fax, as follows:

1. To the Forest Service Program Manager, at the address specified in the grant/agreement.
2. To NCWMA, at the address shown in the grant/agreement or such other address designated within the grant/agreement.

Notices are effective when delivered in accordance with this provision, or on the effective date of the notice, whichever is later.

- g. Text Messaging While Driving: In accordance with Executive Order (EO) 13513, “Federal Leadership on Reducing Text Messaging While Driving,” any and all text messaging by Federal employees is banned: a) while driving a Government owned vehicle (GOV) or driving a privately owned vehicle (POV) while on official Government business; or b) using any electronic equipment supplied by the Government when driving any vehicle at any time. All Cooperatives, their Employees, Volunteers, and Contractors are encouraged to adopt and enforce policies that ban text messaging when driving company owned, leased or rented vehicles, POVs or GOVs when driving while on official Government business or when performing any work for or on behalf of the Government.
- h. Indemnification: Each party shall be responsible for its own acts and the results thereof and shall not be responsible for the acts of the other party and the results thereof. Each party, therefore, agrees that, with respect to the other parties, it will assume all risk and liability to itself, its agents or employees, for any injury to persons or property resulting in any manner from the conduct of its own operations, and the operation of its agents or employees under this MOU, for any loss, cost, damage, or expense resulting at any time from any and all causes due to any act or acts, negligence, or by the failure to exercise proper precautions, of or by itself or its own agents or its own employees, while occupying or visiting the premises under and pursuant to this contract. Nothing in this agreement shall be interpreted to authorize or obligate any party or any employee of such party to operate outside the scope of employment of such employee, and no party shall be required to indemnify another party.
- i. Members of U.S. Congress: Pursuant to 41 U.S.C. 22, no U.S. member of, or U.S. delegate to, Congress shall be admitted to any share or part of this agreement, or benefits that may arise therefrom, either directly or indirectly.
- j. Freedom of Information Act (FOIA): Public access to MOU or agreement records must not be limited, except when such records must be kept confidential and would have been exempted from disclosure pursuant to Freedom of Information regulations (5 U.S.C. 522).
- k. This MOU is not a legally binding agreement and creates no legally binding obligations

NCWMA

for any party. However, it does express the intent of the parties regarding the work they will undertake for this collaboration and their representative roles in the collaboration.

ARTICLE 10 - KEY OFFICIALS AND SIGNATURES

A separate sheet will be included for each of the Interested Parties designating the key official to this MOU and the signature of the person authorized to enter into this agreement.

Ref: 2025-071

COUNCIL AGENDA: 8.C.
(3/25/2025)

SUBJECT: Approve the State Municipal Agreement (SMA) for the US 2 East Reconstruction Project (*Public Works*)

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: Public Works

CLEARANCES: Public Works Director

EXHIBITS: 1. WI DOT SMA - US 2 from Stuntz to 36th Ave E

EXPENDITURES REQUIRED: TBD - Project slated for 2031

AMOUNT BUDGETED:

APPROPRIATION REQUIRED: NA

TREASURER'S CERTIFICATE: NA

COMPLIANCE WITH CHAPTER 51: The Council as Committee of the Whole previously discussed and approved for this item to move forward to the Council for formal approval.

STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN:

SUMMARY STATEMENT:

The Public Works Department has been in discussions with the Wisconsin Department of Transportation (WI DOT) on a future project to reconstruct US Highway 2 from Stuntz Avenue to 36th Avenue East. Tentatively, the project is scheduled for construction in 2031 but the WI DOT process requires that the design process be started now.

A portion of the project is "connecting highway" which the City receives state funding for

maintenance. As a result, the City is responsible for a portion of the design costs, totaling \$117,600. These costs will be spread over an approximate five-year period and will be included in future Capital Improvement Plans for streets.

The City will also have the opportunity to incorporate a variety of pedestrian infrastructure (sidewalk, crossing devices) and enhancements (decorative concrete/brick, pavement markings). Staff will investigate these options with the WI DOT over the summer and present them for Council's consideration in Fall 2025. Council approval of these items will be needed to inform WI DOT of design efforts.

This project represents the City's ideal opportunity to incorporate safer crossings of the highway to reach the lakeside and shoreline along this stretch of US 2, as described in the current Strategic Plan, and work with WI DOT traffic engineers to address safety concerns with the crossing near 24th Avenue East near Walmart.

At their March 11, 2025 meeting, Council approved unanimously to advance the required State Municipal Agreement (SMA) to the March 25, 2025 meeting for Council approval.



**STATE/MUNICIPAL FINANCIAL
AGREEMENT FOR A STATE- LET
HIGHWAY PROJECT**

Date: **March 4th, 2025**
I.D.: **1180-01-04 (design)**
1180-01-74 (construction)
Road Name: **USH 2**
Limits: **Stuntz Ave to 36th Ave E**
County: **Ashland**
Roadway Length: **2.31 Miles**

The signatory, **City of Ashland**, hereinafter called the Municipality, through its undersigned duly authorized officers or officials, hereby requests the State of Wisconsin Department of Transportation, hereinafter called the State, to initiate and affect the highway or street improvement hereinafter described.

The authority for the Municipality to enter into this agreement with the State is provided by Section 86.25(1), (2), and (3) of the Statutes.

NEEDS AND ESTIMATE SUMMARY:

Existing Facility - Describe and give reason for request: The existing facility is a connecting highway within the City of Ashland. USH 2 is an oversize-overweight, high clearance, federal and state long truck route. The existing pavement has reached the end of its useful life.

Proposed Improvement - Nature of work: The proposed improvement will be a pavement replacement. Major items of work will include city utilities, storm drainage, sidewalk, curb ramp updates, and other items to be determined during the project scoping and design process.

Describe non-participating work included in the project and other work necessary to finish the project completely which will be undertaken independently by the municipality: Construction elements to potentially be undertaken by the Municipality have not yet been fully identified.

TABLE 1: SUMMARY OF COSTS

PHASE	Total Est. Project Cost	Federal / State Funds	%	Municipal Funds	%
ID 1180-01-04 Preliminary Engineering:					
Plan Development & State Review	\$ 1,960,000.00	\$ 1,842,400.00	94%	\$ 117,600.00	6% ¹
ID 1180-01-74² Construction:					
Participating Construction	\$11,000,000.00	\$11,000,000.00	100%	\$ -	0% ³
Total Est. Cost Distribution	\$12,960,000.00	\$12,842,400.00		\$ 117,600.00	

Costs are estimated in current year dollars. Inflation may occur between the time of this agreement and project letting.

1. In accordance with Department policy for Connecting Highways, the Municipality will contribute 25% of the design costs for the connecting highway section of the project. The total project length is 2.31 miles, and the connecting highway section of the project is .55 Miles. The Municipality's design cost share is based on the following calculation: $(.55\text{MI} / 2.31 \text{ MI}) \times 0.25 = 6\%$
2. Estimates include construction engineering.
3. Local cost share items for construction have not yet been fully identified. This agreement is an active agreement that may need to be amended as the project is designed.

This request is subject to the terms and conditions that follow (pages 2 – 4); is made by the undersigned under proper authority to make such request for the designated Municipality, and upon signature by the State and delivery to the Municipality shall constitute agreement between the Municipality and the State. A review of the existing State Municipal Maintenance Agreement (SMMA) or creation of a new SMMA signed by the Municipality and the State shall be completed in conjunction with this agreement. The initiation and accomplishment of the improvement will be subject to the applicable federal and state regulations. No term or provision of neither the State/Municipal Financial Agreement nor any of its attachments may be changed, waived or terminated orally but only by an instrument in writing executed by both parties to the State/Municipal Financial Agreement.

Signed for and on behalf of the City of Ashland	
Name	Title
Signature	Date
Signed for and on behalf of the State	
Name	Title
Signature	Date

TERMS AND CONDITIONS:

1. The Municipality shall pay to the State all costs incurred by the State in connection with the improvement which exceeds federal/state financing commitments or are ineligible for federal/state financing. Local participation shall be limited to the items and percentages set forth in the Summary of Costs table, which shows Municipal funding participation. In order to guarantee the Municipality's foregoing agreements to pay the State, the Municipality, through its above duly authorized officers or officials, agrees and authorizes the State to set off and withhold the required reimbursement amount as determined by the State from General Transportation Aids or any moneys otherwise due and payable by the State to the Municipality.
2. Funding of each project phase is subject to inclusion in an approved program and per the State's Facility Development Manual (FDM) standards. Federal aid and/or state transportation fund financing will be limited to participation in the costs of the following items as specified in the Summary of Costs:
 - (a) Design engineering and state review services.
 - (b) Real Estate necessitated for the improvement.
 - (c) Compensable utility adjustment and railroad force work necessitated for the project.
 - (d) The grading, base, pavement, curb and gutter, and structure costs to State standards, excluding the cost of parking areas.
 - (e) Storm sewer mains, culverts, laterals, manholes, inlets, catch basins, and connections for surface water drainage of the improvement; including replacement and/or adjustments of existing storm sewer manhole covers and inlet grates as needed.
 - (f) Construction engineering incidental to inspection and supervision of actual construction work, except for inspection, staking, and testing of sanitary sewer and water main.
 - (g) Signing and pavement marking necessitated for the safe and efficient flow of traffic, including detour routes.
 - (h) Replacement of existing sidewalks necessitated by construction and construction of new sidewalk at the

time of construction. Sidewalk is considered to be new if it's constructed in a location where it has not existed before.

- (i) Replacement of existing driveways, in kind, necessitated by the project.
 - (j) New installations or alteration resulting from roadway construction of standard State street lighting and traffic signals or devices. Alteration may include salvaging and replacement of existing components.
3. Work necessary to complete the improvement to be financed entirely by the Municipality or other utility or facility owner includes the following items:
 - (a) New installations of or alteration of sanitary sewers and connections, water, gas, electric, telephone, telegraph, fire or police alarm facilities, parking meters, and similar utilities.
 - (b) New installation or alteration of signs not necessary for the safe and efficient flow of traffic.
 - (c) Roadway and bridge width in excess of standards.
 - (d) Construction inspection, staking, and material testing and acceptance for construction of sanitary sewer and water main.
 - (e) Provide complete plans, specifications, and estimates for sanitary sewer and water main work. The Municipality assumes full responsibility for the design, installation, inspection, testing, and operation of the sanitary sewer and water system. This relieves the State and all of its employees from the liability for all suits, actions, or claims resulting from the sanitary sewer and water system construction.
 - (f) Parking lane costs.
 - (g) Coordinate, clean up, and fund any hazardous materials encountered during construction. All hazardous material cleanup work shall be performed in accordance to state and federal regulations.
 - (h) Damages to abutting property due to change in street or sidewalk widths, grades, or drainage.
 - (i) Conditioning, if required, and maintenance of detour routes.
 - (j) Repair of damages to roads or streets caused by reason of their use in hauling materials incidental to the improvement.
4. As the work progresses, the Municipality will be billed for work completed which is not chargeable to federal/state funds. Upon completion of the project, a final audit will be made to determine the final division of costs.
5. If the Municipality should withdraw the project, it shall reimburse the State for any costs incurred by the State on behalf of the project.
6. The work will be administered by the State and may include items not eligible for federal/state participation.
7. The Municipality shall, in cooperation with the State, assist with public relations for the project and announcements to the press and such outlets as would generally alert the affected property owners and the community of the nature, extent, and timing of the project and arrangements for handling traffic within and around the project.
8. Basis for local participation:
 - (a) ID 1180-01-04 Design: In accordance with Department policy for Connecting Highways, design costs are 75% funded with federal/state funds when the Municipality provides the remaining 25% for the connecting highway section of the project. The total project length is 2.31 miles, and the connecting highway section of the project is .55 Miles. Based on a total estimate of design costs of \$1,960,000, the Municipality will contribute 6% of design costs based on the following calculation: $(.55\text{MI} / 2.31 \text{ MI}) \times 0.25 = 6\%$.

(b) ID 1180-01-74 Construction: There is no local cost share for general roadway construction.

Comments and Clarification: This agreement is an active agreement that may need to be amended as the project is designed. It is understood that these amendments may be needed as some issues have not been fully evaluated or resolved. The purpose of this agreement is to specify the local and state involvement in funding the project. A signed agreement is required before the State will prepare or participate in the preparation of detailed designs, acquire right-of-way, or participate in construction of a project that merits local involvement.

SUBJECT: Approve to Accept Wisconsin Department of Natural Resources Forest Fire Protection (WDNR FFP) Grant Award (*Fire Department*) Roll

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: Fire & EMS Department

CLEARANCES: Fire Chief

EXHIBITS:

1. Notice of Award
2. Agenda Item 2024-222 - October 8, 2024
3. WDNR FFPG FY 25 Reimbursement Request

EXPENDITURES REQUIRED:

\$ 5,504.50
<u>2,752.25</u> - Grant Award
\$ 2,752.25 - AFD Match

AMOUNT BUDGETED: \$ 2,752.25

APPROPRIATION REQUIRED: \$ 0.00

TREASURER'S CERTIFICATE: NA

COMPLIANCE WITH CHAPTER 51: The Council as Committee of the Whole previously discussed and approved for this item to move forward to the Council for formal approval.

STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN: A goal of the Utilities and Community Facilities chapter (Chapter 5) of the City's Comprehensive Plan of Record is "to provide a well maintained infrastructure that provides health, education, telecommunication and safety and security services for all residents and visitors." Objective 1.3 of the chapter notes that the community needs to "ensure that City fire, police, and emergency services equipment adequately provides for the personal safety of all persons and for preservation of property."

SUMMARY STATEMENT:

The Committee of the Whole approved the Wisconsin Department of Natural Resources Forest Fire Protection (WDNR FFP) Grant application on October 8, 2024. AFD submitted the grant to purchase six sets of dual-purpose firefighting gear and firefighting foam. AFD was awarded the grant which requires a 50% match which was budgeted for.

The firefighting gear and PFAS-free Class A foam concentrate were purchased and have been delivered. The reimbursement paperwork has been submitted to the WDNR to complete the grant and the WDNR will be sending a check to the City of Ashland.

The Fire Chief is requesting that the Ashland City Council accept the grant payment from the WDNR in the amount of \$2,727.55.

NOTICE: Collection of this information is authorized under s. 26.145, Wis. Stats., and chapter NR 47, subchapters I and VIII, Wis. Admin. Code. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records Law (ss. 19.31-19.39, Wis. Stats.).

Grantee Ashland Fire Department	Grant Number FFP-25S-011
Period of Grant Agreement October 1, 2024 – April 15, 2025	Program Name Forest Fire Protection Grant Program
Funding Source(s) WI State Forestry SEG State ID# 370.563	

GRANT PROJECT DETAIL BY CATEGORY	
Personal Protective Equipment (PPE):	\$4,428.60
Training:	\$0.00
Prevention:	\$0.00
Tools/Equipment:	\$1,075.90
Communication Equipment (Partially Funded):	\$0.00
Dry Hydrant Installation (Not Funded):	\$0.00
Mapping (Not Funded):	\$0.00
Off-Road Vehicles (Not Funded):	\$0.00
Project Total	\$5,504.50
x Grant Share	x 50%
TOTAL FFP GRANT FUNDING Not to exceed \$10,000 for fire departments or \$25,000 for county/area associations of fire departments	\$2,752.25
Ineligible Items: \$	
Miscategorizations:	
Other Application Changes: LAKELAND DUAL CERT PANTS 3XL COST LIMITED TO \$350. EA, (\$175 GRANT FUNDS)	

Grantee: Ashland Fire Department
Grant #: FFP-25S-011
Grant Amount: \$ 2,752.25

The following documents are hereby incorporated into and made part of this agreement:

1. Chapter NR 47, subchapters I and VIII, Wis. Adm. Code
2. s. 26.145, Wisconsin Statutes
3. DNR Forest Fire Protection Grant Application (Form 4300-119)
4. DNR Forest Fire Protection Grant Terms and Conditions (Form 4300-119B) and attachments

STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES
For the Secretary
By

Sandy Flesher

FOR

Jim Ritchie, Director
Bureau of Community Financial Assistance

Date: September 30, 2024

ACCEPTANCE

The person(s) signing for the Grantee has read and understands the FFP Terms and Conditions (Form 4300-119B), and represents both personally and as an agent of her/his principal that s/he is authorized to execute this agreement and bind her/his principal, either by a duly adopted resolution or otherwise.

Grantee: **Ashland Fire Department**

Date: 10-12-24

Signature: *Stuart Mathias*

Printed Name: STUART MATHIAS

Title: FIRE CHIEF

Please submit to the FFP Grant Manager:

Mail: Department of Natural Resources
Attn: Sandy Flesher
3911 Fish Hatchery Road
Fitchburg, WI 53711

Email: DNRFFPGrantProgram@wisconsin.gov

PAYEE VERIFICATION FORM – Check recipient, Address, and UEI#

Grantee: Ashland Fire Department

Grant #: FFP-25S-011

The State of Wisconsin currently has the following information on file for your organization. Please carefully review this information and follow the directions.

PAYEE (who the check will be made out to): Ashland Fire Dept



CORRECT – Proceed to the **ADDRESS** section.



INCORRECT – Disregard the remainder of this form. Instead, fill out a W-9 form. The W-9 form and instructions are available under the 'Awards' tab at: <http://dnr.wi.gov/aid/forestfireprotection.html>

ADDRESS (where the check will be mailed):

215 6th Street East

Ashland, WI 54806



CORRECT – Return this form to the DNR.



INCORRECT – Enter the correct address below. Do **not** use a home address.

NEW ADDRESS: _____

Unique Entity ID (UEI): MVDJUBL9XNH8



CORRECT – Return this form to the DNR.



INCORRECT – Enter the correct 12-digit alpha numeric UEI below:

UEI#: _ _ _ _ _ _ _ _ _ _ _ _

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
3911 Fish Hatchery Road
Fitchburg, WI 53711-5397

Tony Evers, Governor

Telephone 608-266-2621
Toll Free 888-936-7463
TTY Access via relay - 711



September 30, 2024

Stuart Matthias, Chief
Ashland Fire Department
215 6th St East
Ashland, WI 54806

► REQUIRES IMMEDIATE ATTENTION ◀

FY2025 Forest Fire Protection (FFP) Award

Grant# FFP-25S-011

Grant Amount: **\$ 2,752.25**

Grant Period: October 1, 2024 – April 15, 2025

By October 15th – Sign & Return

- DNR COPY of Grant Agreement
- Payee Verification Form
- W-9 (only if necessary)

Dear FFP Grant Award Recipient:

Congratulations! On behalf of the Governor, we are pleased to award your organization financial assistance from the Forest Fire Protection (FFP) Grant Program. We look forward to this opportunity to engage in partnerships throughout the state with organizations such as yours that help keep our citizens and Wisconsin's forest resources safe.

GRANT AWARD ACCEPTANCE

Enclosed is your FFP grant award package. The following is required by your organization in order to accept the grant award:

- ✓ **REVIEW the Categories and Amounts Awarded on the enclosed Grant Agreement**
Your project may not have received full funding for all categories requested on your submitted application. Review the Grant Agreement in detail to confirm the funding level of your FFP grant.
- ✓ **RETURN to the FFP Grant Manager no later than October 15th:**
 - 1. DNR COPY of the Grant Agreement signed by your organization**
Your authorized official must sign and date both copies of the Grant Agreement. Return the DNR COPY to the DNR; the GRANTEE COPY is for your file.
 - 2. Payee Verification Form – Check recipient, Address, and Unique Entity ID (UEI) #**
Use the Payee Verification Form to verify the entity to which your reimbursement check will be made out, the address to which the check will be mailed, and to verify or provide your UEI#.
 - If the State of Wisconsin has information on file for your organization, it will be provided on the Payee Verification Form for your review along with instructions on how to change it if necessary.
 - If one or more pieces of information are missing from your file, the Payee Verification Form has instructions for how to submit your UEI # and/or use a W-9 to submit your check recipient and check address.
 - 3. W-9 Taxpayer Identification Number (TIN) Verification Form (if necessary)**
This form is included in your award package **only if** the DNR does **not** have payment information for your organization on file. Follow the instructions for completion.

GRANT AGREEMENT KEY ELEMENTS

You are responsible for reading the entire Grant Agreement before accepting this award. Several key elements of the Grant Agreement are listed below. The FFP Grant Award Checklist is enclosed to assist with grant requirements and deadlines.

- **FFP Grant Period: October 1, 2024 – April 15, 2025**
As soon as you return your signed Grant Agreement to the DNR, you may begin your project. All grant items must be purchased, received, and paid for during the grant period; all services must be rendered within the grant period. Activity outside of the grant period will NOT be eligible for reimbursement.
- **The reimbursement request deadline of April 15, 2025, will be strictly enforced. There will be NO EXTENSIONS. All reimbursement request forms and invoices must be submitted or have postmark date of April 15, 2025.**
- **FFP Grant Program information on the DNR website:**
<http://dnr.wi.gov/aid/forestfireprotection.html>

All FFP grant program guidance, forms, and reimbursement information can be found on this webpage. FFP Grant Procedures are posted under the tab titled: Awards/Payments.

As with all publicly funded projects, you may be contacted by the Office of the Governor or your state Legislator regarding the issuance of a press release to publicize the grant award.

If you have any questions or need assistance accessing grant materials, please contact:
Sandy Flesher, FFP Grant Manager, (608) 720-0122.

Sincerely,

Sandy Flesher

FOR
Jim Ritchie, Director
Bureau of Community Financial Assistance



NOTEWORTHY NEWS FOR OVERALL FUNDING OF WISCONSIN FFP GRANTS

Based on this grant cycle's funding priorities and the amount of grant funds available, it was possible to fund all eligible applicant requests for:

- Personal Protective Equipment
- Training
- Prevention
- Suppression Tools/Equipment

NOTE, the Communication Equipment Category was only partially funded. Be sure to review your award to confirm whether your department received funding in this category.

NO funding was available for:

- Dry Hydrant Installation costs
- Mapping
- Off-Road Vehicle Category

Ref: 2024-222

COUNCIL AGENDA: 7.B.
(10/8/2024)

SUBJECT: Approve to Accept a Wisconsin Department of Natural Resources (WI DNR) Forest Fire Protection Grant (*Fire Department*) Voice

RECOMMENDATION: Fire Chief recommends approval

DEPARTMENT OF ORIGIN: Fire & EMS Department

CLEARANCES: Approved unanimously by Committee of the Whole, June 11, 2024

EXHIBITS:

1. 2025 WDNR FFP Grant Award Letter
2. June 11, 2024 COW Minutes

EXPENDITURES REQUIRED: \$5,504.50

AMOUNT BUDGETED: \$2,752.25 - Fund 461 - Fire Department Capital

APPROPRIATION REQUIRED: \$ 0

TREASURER'S CERTIFICATE: NA

COMPLIANCE WITH CHAPTER 51: NA

STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN: A goal of the Utilities and Community Facilities chapter (Chapter 5) of the City's Comprehensive Plan of Record is "to provide a well maintained infrastructure that provides health, education, telecommunication and safety and security services for all residents and visitors." Objective 1.3 of the chapter notes that the community needs to "ensure that City fire, police, and emergency services equipment adequately provides for the personal safety of all persons and for preservation of property."

SUMMARY STATEMENT:

The Wisconsin Department of Natural Resources (WI DNR) Fire Fighters Protection Grant (FFPD) is a grant that Aashland Fire Department (AFD) applies for every year. Due to our partnership with the WI DNR where AFD maintains a wildland strike team, AFD receives additional points on our application and we have always received funding. We will use this grant to purchase six sets of dual-purpose wildland firefighting gear that can also be used for automotive extrication in place of hot, heavy structural firefighting gear. Class A foam concentrate will also be purchased from the WI DNR station in Brule, Wisconsin. The fire department will use budgeted funds to match the WI DNR Grant funds.

Please submit to FFP Grant Manager
 Email: DNRFFPGrantProgram@wisconsin.gov
 Mail: Wisconsin Department of Natural Resources
 3911 Fish Hatchery Road
 Fitchburg, WI 53711
dnr.wi.gov

Forest Fire Protection (FFP) Grant Program Reimbursement Request

Form 4300-120 (R 01/21)

Notice: This form is required under ss. 26.145, 23.11, 28.07 and 227.11(2)(a), Wis. Stats.; Chapter NR 47, subch. VIII, Wis. Adm. Code; and the Cooperative Forestry Assistance Act as amended by the Forest Stewardship Act of 1990. Failure to provide this information may result in denial of benefits. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records Law [ss. 19.31-19.39, Wis. Stats.].

Grantee/Project Sponsor (Fire Organization) Name		FOR DNR USE ONLY	
Ashland Fire Department		☐ Final	CF Grant Mgr Initial Date:
Grant Number	Actual Expenditures	Adjustments	Grant Eligible Expenditures
FFP- 25S-011			
1. Category			
a. Personal Protective Equipment	\$4,379.20		
b. Forest Fire Training			
c. Forest Fire Prevention			
d. Forest Fire Suppression Tools and Equipment	\$1,075.90		
e. Forest Fire Suppression Communication Equipment			
f. Dry Hydrant Installation			
g. Mapping			
h. Off-Road Vehicles			
2. Total Actual Grant Expenditures	\$5,455.10		
Grant Share (50%) X	.50		X 50%
3. TOTAL GRANT FUNDING*			Amount approved this claim
*This amount cannot exceed the maximum FFP grant award amount and is subject to final review of cost eligibility and calculation of payment.	\$2,727.55		

Reimbursement Request Worksheet

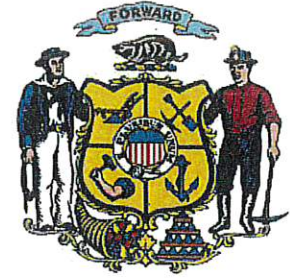
Date of Check	Check No.	Invoice No.	Payee	Expenditure Description	Amount
11/15/24	107358	37956	State of Wisconsin - Dept of Natural Resource	Foam; 5 Gal; Class A - Qty. 10	1,075.90
03/13/25	108178	0418319	Conway Shield	Lakeland Dual Cert PPE	4,379.20
Total Expenditures					\$5,455.10

Certification

Certification – I certify, to the best of my knowledge and belief, that the billed costs of expenditures are based on actual payments of record and are in accordance with the terms of the FFP grant contract and that the reimbursement represents the grant share due that has not been previously requested. I also certify that the items purchased have been received and all bills have been paid.

Signature of Authorized Representative 		Date Signed X 03/14/2025
Printed or Typed Name of Authorized Representative John J. Baker	Title Lieutenant	E-Mail Address JBaker@Coawi.org
Daytime Telephone Number (715) 682-7052	Secondary Telephone Number (715) 682-7052	Fax Number (715) 682-7903

Please Remit To:
DNR ACCOUNTS RECEIVABLE
STATE OF WISCONSIN
PO BOX 78816
MILWAUKEE WI 53278-0816



INVOICE
State of Wisconsin
Dept of Natural Resources

Bill To:

000001
ASHLAND, CITY OF
ASHLAND FIRE DEPT.
601 MAIN STREET WEST
ASHLAND WI 54806-1537

Invoice No: 370-0000037956
Invoice Date: 10/30/24
Page: 1 of 1

Customer Number: MUNI000074
Payment Terms: NET30
Due Date: 11/29/24

AMOUNT DUE: 1,075.90 USD

Amount Remitted

For billing questions, please call 715-453-1257

Line	Identifier	Description	Project	Quantity	UOM	Unit Amt	Original Net Amount
1		FOAM; 5 GAL; CLASS A	3700000000000 004	10.00	EA	107.59	1,075.90
Subtotal:							1,075.90
Amount Due:							1,075.90

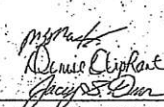
2024
461-52210-810 \$ 1,075.90
Jm

WDNR FFP GRANT PURCHASE
WE WILL GET REIMBURSED BY THE
WDNR AFTER ALL PURCHASES ARE
MADE



Transaction details

Check #107358

THE CITY OF ASHLAND WISCONSIN		CITY OF ASHLAND 601 MAIN STREET WEST ASHLAND, WISCONSIN 54806 (715) 682-7056		BMO Harris Bank 2-28/710	No. 107358
DATE		CHECK NO.	AMOUNT		
11/15/2024		107358	\$ 1,075.90		
PAY **One Thousand Seventy-five and 90/100 Dollars**					
TO THE ORDER OF		DNR ACCT RECV - STATE OF WI PO BOX 78816 MILWAUKEE WI 53278-0816			
					
VOID AFTER 90 DAYS					
⑆ 107358 ⑆ ⑆ 071000288 ⑆ 00248 ⑆ 14526 ⑆					

Front of Check

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE RESERVED FOR FUTURE NOTATION USE		ENDORSE HERE	
		PAY TO THE ORDER OF DNR ACCT RECV - STATE OF WI PO BOX 78816 MILWAUKEE WI 53278-0816	
20241118 US BANK NA ⑆09100023⑆		BT PAUL MR	

Back of Check

Description:	Regular Check
From account:	0024814526
Amount:	\$1075.90
Status:	Posted
Date:	2024-11-18

SO INVOICE

Conway Shield
14100 W Cleveland Ave
New Berlin, WI 53151
(800) 955-8489
conwayshield.com



Invoice No.: 0418319
Order Date: 12/23/2024
Entered By: Mike Sipin
Salesperson: Mike Sipin
Customer: BA0000186

Sold To:
Ashland Fire Department (WI)
213 6th St
Ashland WI 54806-3201
United States of America

Ship To:
Ashland Fire Department (WI)
213 6th St
Ashland WI 54806-3201
United States of America

Confirm To Mike Sipin

Customer P.O.	Ship Via	F.O.B.	Terms	Order Source				
Verbal	Best Way		Net 30					
Item Number	Unit	Whse	Ordered	Shipped	Back Order	Price	Amount	
DCCTD21: Lakeland Dual Cert Coat	EACH	000	6.00	0.00	6.00	298.90	1,793.40	
NOTE: Lakeland Dual Cert Quote #00001157								
Trim and lettering should be red/orange in color								
DCPTD21: Lakeland Dual Cert Pants	EACH	000	6.00	0.00	6.00	307.45	1,844.70	
NOTE: Lakeland Dual Cert Quote #00001157								
Trim should be red/orange in color								
KEVBLT: Lakeland Part # KEVBLT, Kevlar Belt for pants	EACH	000	6.00	0.00	6.00	27.20	163.20	
CO-NY: Lakeland- New York Trim-CO-NY	EACH	000	6.00	0.00	6.00	26.50	159.00	
CO-19UV: Lakeland Part # CO-19UV, Velcro Name Plaque 5x19 TAN	EACH	000	6.00	0.00	6.00	24.75	148.50	
CO-USAFLGL: Lakeland Part # CO-USAFLGL, American Flag LEFT sleeve	EACH	000	6.00	0.00	6.00	22.00	132.00	
OP-NOL: Lakeland Dual Cert Item: Name on Label for coat and pant-OP-NOL	EACH	000	6.00	0.00	6.00	1.40	8.40	

2025
461-52210-810 \$ 2,214.30
100-52210-810 \$ 2,164.90
SW

2025 WDNR FFP GRANT

Thank you for your order!
www.conwayshield.com

Freight Amount was Overridden

Sales Total: 4,249.20
Freight & 130.00
Tax Total: 0.00
Total (USD): 4,379.20

Page: 1 of 1

CITY OF ASHLAND, WISCONSIN, 54806
CONWAY SHIELDS INC

Check# 108178

03/13/2025

Invoice #	Description	PO #	Gross Amt	Discount	Net Amount
418319	FD - LAKELAND DUAL CERT COAT (6), LAKELAND DUAL CE		4,379.20		4,379.20

TOTAL AMOUNT \$4,379.20

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON



CITY OF ASHLAND
601 MAIN STREET WEST
ASHLAND, WI 54806
(715)682-7056

BMO HARRIS BANK, N.A.
100 MAIN ST E
ASHLAND, WI 54806
2-28/710

No. 108178

Security features included. Details on back.

DATE

CHECK NO.

AMOUNT

PAY

03/13/2025

108178

\$ 4,379.20

Four Thousand Three Hundred Seventy-nine and 20/100 Dollars

TO THE CONWAY SHIELDS INC
ORDER 14100 W CLEVELAND AVE
OF NEW BERLIN WI 53151



[Signature]
AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

⑈ 108178 ⑈ ⑆071000288⑆ 0024814526⑈

CONWAY SHIELDS INC

3776

Check# 108178

03/13/2025

Invoice #	Description	GL Account Number	Discount	Net Amount
418319	FD - LAKELAND DUAL CERT COAT (6), LAKELAND DUAL CE	461-52210-810		2,214.30
	FD - LAKELAND DUAL CERT COAT (6), LAKELAND DUAL CE	100-52210-810		2,164.90

TOTAL AMOUNT \$4,379.20

Ref: 2025-073

COUNCIL AGENDA: 9.B.
(3/25/2025)

SUBJECT: Approve an Ordinance to Amend Chapter 840 (2025-2008) Short-Term Rentals, Ashland City Ordinances (*Planning*) Roll

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: Planning & Development

CLEARANCES: Planning and Development Director
Ashland County Health Department

EXHIBITS: 1. Proposed Ordinance 2025-2014

EXPENDITURES REQUIRED: NA

AMOUNT BUDGETED:

APPROPRIATION REQUIRED:

TREASURER'S CERTIFICATE: NA

COMPLIANCE WITH CHAPTER 51: The Council as Committee of the Whole previously discussed and approved for this item to move forward to the Council for formal approval.

STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN: A short-term rental ordinance is not directly mentioned in the City's 2022-2026 Strategic Plan or 2017 Authentic Ashland Comprehensive Plan. However, the goals of the proposed short-term rental ordinance are consistent with the goals of the City's Strategic and Comprehensive Plans. This includes ensuring that short-term rentals are licensed and that potential negative impacts on neighborhoods are minimized. Many goals listed in the Strategic and Comprehensive Plans are aimed at fostering strong neighborhoods. The intent of the draft short-term rental ordinance is to allow short-term rentals to operate while protecting the health, safety, welfare, and morals of the community.

SUMMARY STATEMENT:

The Wisconsin Statutes define a short-term rental as a residential dwelling that is offered for rent for a fee and for fewer than 30 consecutive days. Over the past several years many Wisconsin communities have implemented short-term rental ordinances which require licensing of short-term rental properties according to a set of standards defined in the short-term rental ordinances. The intent of these ordinances is to allow for property owners to rent out their properties as short-term rentals while ensuring that life-safety measures required by building, fire, and health codes are in place. Additionally the ordinances seek to minimize potential detrimental impacts on the neighborhoods by requiring parking accommodations, determining the responsibilities of owners, operators, and property managers, and establishing the maximum number of transient guests that can stay at a given property.

Planning & Development staff worked with the Fire Department and City Attorney's office on a draft short-term rental ordinance for the City of Ashland. The COW reviewed and approved the ordinance at the December 10th, 2024 COW meeting and the Council reviewed and approved the ordinance at the January 14th, 2025 Council meeting. This ordinance regulates all properties whose owners operate or seek to operate them as short-term rentals as defined by state statutes. The ordinance requires a license to operate a property as a short-term rental within the City.

The ordinance includes the following sections:

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

Property owners would submit an application to the City's Planning and Development Department along with a fee and additional application materials. The application materials required include a Tourist Rooming House License from Ashland County. Owners of Short Term Rentals in the City require a Tourist Rooming House License from the County and Short Term Rental License from the City in order to operate legally.

After the current Short Term Rental ordinance was approved, the Ashland County Health Department reached out to Planning and Development staff on a few items in the current Short Term Rental Ordinance. Liz Kulbacki and Pam Feustal of the Health Department met with planning staff and identified a few areas of the ordinance that are inconsistent with the Tourist Rooming House regulations the Health Department enforces. These include the following:

- The calendar year (January 1st through December 31st) licensing period is different than the Tourist Rooming House licensing period that the Health Department uses which is July 1st through June 30th. After discussion planning staff recommends changing the licensing period to July 1st – June 30th.
- The Short-Term Rental Ordinance currently requires space per transient guest on a square footage rather than a cubic footage basis. Section 1.2 Definitions – Guest Bedroom: states that a bedroom shall contain at least 80 square feet of floor space for one occupant and shall contain at least 120 square feet of floor space for two occupants. Section 1.4(C)(1)(6) requires not less than 150 square feet of floor space for the first occupant (of a sleeping room) and at least an additional 100 square feet of floor space for every additional occupant. There is a lack of consistency between these two ordinance sections and between the City’s ordinance and the Wisconsin Administrative Code (ATCP 72.14(2)(b)) which regulates the size of sleeping rooms. The state code regulates sleeping rooms based on cubic rather than square footage. The state code requires sleeping rooms to allow at least 400 cubic feet of air space per occupant over 12 years of age and 200 cubic feet of air space per occupant 12 years of age or younger. Staff recommends changing the sleeping space requirement to the requirement for Tourist Rooming Houses set by the state code.
- The regulations enforced by the Ashland County Health Department do not prohibit the use of grills or other cooking or heating devices on decks as long as these devices are not within 10 feet of any structure or overhang. Currently the City’s ordinance prohibits the use of such devices on decks in all cases. In discussing with the Fire Department staff recommends changing the ordinance to allow the use of these devices on a deck as long as they are at least 10 feet away from any structure or overhang and are on a noncombustible surface.
- The Tourist Rooming House regulations require that each Tourist Rooming House has a guest disclosure posting in a visible location. The City ordinance requires this within two feet of the main entrance. Staff recommends revising this to require the guest disclosure posting in a visible location which would allow flexibility for owners in placing the disclosure.
- The Tourist Rooming House license requires that the owner/resident agent keep a guest register that includes the names and contact information of all guests that rented the tourist rooming house and maintain this information for at least a year. Currently the City ordinance does not include this requirement. Staff recommends requiring a guest register consistent with the Tourist Rooming House requirement.

When discussing the current Tourist Rooming House regulations and City’s Short Term Rental ordinance Planning and Health Department staff determined that there is currently the potential for confusion among applicants. The different licensing periods would require applicants to apply for the Tourist Rooming House and Short Term Rental licenses at different times of the year. The different regulations for sleeping area, use of grills and other heating and cooking devices, guest disclosure posting, and guest registers could also result in confusion. Staff

recommends making a few changes to the original ordinance and these are included in the marked up ordinance draft. This would streamline the approval process for owners while ensuring increased consistency between regulations where possible. Staff is requesting COW review and approval of the draft short-term rental ordinance and referral to the Common Council for approval. City Planning and Fire Department staff along with Ashland County Health Department staff would coordinate inspections and enforcement of the regulations.

At their March 11, 2025 Committee of the Whole meeting, Council unanimously approved to forward this item for formal approval.

Sequential Ordinance No. 2025-2014

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

An ordinance adopted by the Common Council for the City of Ashland at a regular meeting of March 25, 2025, for the purpose of amending Chapter 840 (2025-2008) Short-Term Rentals, Ashland City Ordinances as follows:

SECTION I

840.02 Definitions *shall be amended to read as follows:*

(c) GUEST BEDROOM. A room occupied exclusively for sleeping purposes by a transient guest. A bedroom shall contain at least four hundred (400) cubic feet of air space for every occupant over 12 years of age and not less than two hundred (200) cubic feet of space per occupant 12 years of age or younger. Bedrooms shall have a minimum of seven feet of ceiling height. There shall be a minimum of two code-compliant means of egress; one shall be a window, as long as the window meets the Wisconsin Uniform Dwelling Code [1] requirements for egress, natural light, and ventilation. A bedroom shall not be located in an RV, camper, tent or similar temporary lodging arrangements.

And,

(m) SHORT-TERM RENTAL. A residential dwelling unit that is offered for rent for a fee and for fewer than 30 consecutive days as defined in Wisconsin Stats. § 66.0615(1)(dk). This includes short-term home rental of any accessory dwelling units as defined in City of Ashland Unified Development Ordinance § Part 12, the second unit of an owner-occupied duplex, mother-in-law apartments, and bed-and-breakfast establishments.

SECTION II

840.04 Performance Standards for Short-Term Rentals *shall be amended to read as follows:*

(l) Health and Safety.

(1) Functional UL-certified smoke detector and carbon monoxide detectors in accordance with the requirements of Chapter SPS 362 of the Wisconsin Administrative Code on each floor level and sleeping area.

And,

(6) Not less than four hundred (400) cubic feet of air space per sleeping room for every occupant over 12 years of age and not less than two hundred (200) cubic feet of space per sleeping room per occupant 12 years of age or younger; the floor space shall be calculated on the basis of total habitable sleeping room area. Floor space is determined using interior measurements of each sleeping room. Floor space does not include kitchens, bathrooms, closets, garages, or rooms not meeting Uniform Dwelling Code requirements for occupancy. The maximum occupancy for any premises without a separate enclosed bedroom/sleeping room is two (2) people. Every sleeping room shall have a minimum ceiling height of 7 feet (2.13 m). Properties with under four hundred (400) cubic feet of space shall not be licensed.

And,

(n) Properties operating as short-term rentals shall not have a hibachi, gas-fired grill, charcoal grill, or other similar devices used for cooking, heating, or any other purpose on any balcony, combustible surface, or under any overhanging structure or within ten (10) feet of any structure. The listed devices may be used on a deck as long as they are ten (10) feet away from any structure or overhang and are on a non-combustible surface.

And,

(p) Guest disclosure posting. Each short-term home rental shall have posted inside in a visible location, in writing, the following rules and regulations and must submit a copy of the disclosure to the City with the license application and renewal applications.

And,

Section **840.04(x)** *shall be added to read as follows:*

(x) Guest Register. The Owner/Resident Agent shall keep a guest register that includes the names and contact information including phone numbers and emails of guests that rented the short-term rental. The Owner/Resident Agent shall keep such register for at least one year and provide it to an authorized agent of the City if requested.

SECTION III

8405 License Application and Procedure *shall be amended to read as follows:*

(c) Terms and Filing Date. Each permit and license shall run from July 1st through June 30th. Licenses are nontransferable and shall automatically expire upon change of ownership of the property. A license constitutes a limited license granted to the applicant by the City and in no way creates a vested zoning right or property right to operate a short-term home rental. Licenses are valid for a period of one year. A renewal license may be applied for 90 days prior to expiration every calendar year. The filing fee shall be paid upon filing of the application. The Planning and Development Department may conditionally accept late applications, subject to payment of the late filing fee. Any application which does not include all of the information and documentation shall not be considered as complete.

SECTION V

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

PASSED: March 25, 2025
PUBLISHED: April 3, 2025

ATTEST:

Councilperson

Denise Oliphant, City Clerk

Matthew Mac Kenzie, Mayor

APPROVED AS TO FORM:

Katie Posewitz, City Attorney

Ref: 2025-076

COUNCIL AGENDA: 9.C.
(3/25/2025)

SUBJECT: Approve to Accept Bid from Jake's Excavating & Landscaping, LLC and Award a Contract for the 2025 Chapple Ave Reconstruction Project (*Public Works*) Roll

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: Public Works

CLEARANCES: Public Works Director

EXHIBITS: 1. Chapple Ave Bid Tabulation

**EXPENDITURES
REQUIRED:**

	Construction Total	Construction Contingency (15%)	Construction Total Expense
Street Improvements (Fund 470)	\$829,089.50	\$124,363.43	\$953,452.93
Sewer Utility (Fund 690)	\$6,435.00	\$965.25	\$7,400.25
Water Utility (Fund 680)	\$423,753.55	\$63,563.03	\$487,316.58
TOTAL PROJECT	\$1,259,278.05	\$188,891.71	\$1,448,169.76

AMOUNT BUDGETED: \$ 469,115.00 - Fund 470 Street Improvements (Fund Balance)
\$ 510,885.00 - WI DOT Local Road Improvement Fund
\$ 980,000.00 - Fund 470 Total

**APPROPRIATION
REQUIRED:** \$ 487,316.58 - Fund 680 Water Utility (WI DNR Safe Drinking
Water Loan FY 2026)
\$ 7,400.25 - Fund 690 Wastewater Utility (Fund Balance)

**TREASURER'S
CERTIFICATE:**

The Treasurer's Office has certified that Jake's Excavating & Landscaping is in compliance with the provisions of Ordinance 923.10 Ashland City Ordinances.

COMPLIANCE WITH CHAPTER 51: The Council as Committee of the Whole previously discussed and approved for this item to move forward to the Council for formal approval.

STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN: The proposed development conforms to the goals and community values identified in the City of Ashland's Comprehensive Plan.

SUMMARY STATEMENT:

City staff from the Public Works Department, with support from Northern Wisconsin Based Engineers (NWBE) received and opened five bids on March 18, 2025 for the 2025 Chapple Ave Reconstruction Project.

The project consists of street reconstruction, storm sewer replacement, watermain replacement and partial sidewalk replacement between 6th Street West and 11th Street West. The project is partially funded by a \$511,000 grant from the State of Wisconsin Department of Transportation (WI DOT) Local Road Improvement Program (LRIP), a \$600,000 loan with anticipated principal forgiveness of \$300,000 from the Wisconsin Department of Natural Resources (WI DNR), and also includes replacement of approximately 20 private lead service laterals (LSL). The City received notice from the Wisconsin Department of Natural Resources (WI DNR) that grant funding will be provided for 100% of the private LSL replacement costs. The lowest responsible bidder was Jake's Excavating & Landscaping, LLC. The Public Works Department, along with NWBE, recommends awarding the contract to Jake's Excavating & Landscaping, LLC. Jake's Excavating & Landscaping, LLC has successfully the 2023 MacArthur Ave Reconstruction Project, the 2023 Sanitary Sewer Replacement Project and the 2022 4th Avenue W Reconstruction project for the City.

Section Title	Line Item	Item Code	Item Description	UoM	Engineer Estimate		Jake's Excavating & Landscaping LLC		Ritola Inc		M. Jolma, Inc.		A-1 Excavating LLC		Northern Interstate Construction, Inc.		
					Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
Base Bid Items																	
	1	201.022	Grubbing	ID	444	\$5,772.00	\$13.00	\$5,772.25	\$15.00	\$858,402.75	\$14.88	\$6,606.72	\$14.67	\$6,513.48	\$20.00	\$6,850.92	
	2	204.0155	Removing Concrete Sidewalk	SY	1056	\$8.00	\$8,448.00	\$5.00	\$5,280.00	\$7.18	\$7,582.08	\$6.17	\$6,515.52	\$9.00	\$9,504.00	\$6.49	\$6,853.44
	3	204.021	Removing Manholes	EACH	2	\$400.00	\$800.00	\$300.00	\$600.00	\$413.00	\$826.00	\$978.09	\$1,956.18	\$600.00	\$1,200.00	\$539.40	\$1,078.80
	4	204.0215	Removing Catch Basins	EACH	15	\$300.00	\$4,500.00	\$275.00	\$4,125.00	\$257.67	\$3,865.05	\$271.39	\$4,070.85	\$450.00	\$6,750.00	\$427.60	\$6,414.00
	5	204.0245	Removing Storm Sewer (size) 01. 8-Inch	LF	55	\$10.00	\$550.00	\$5.00	\$275.00	\$9.81	\$539.55	\$8.44	\$464.20	\$14.00	\$770.00	\$5.00	\$275.00
	6	204.0245	Removing Storm Sewer (size) 02. 12-Inch	LF	465	\$10.00	\$4,650.00	\$5.00	\$2,325.00	\$11.71	\$5,445.15	\$9.98	\$4,640.70	\$16.00	\$7,440.00	\$5.00	\$2,325.00
	7	204.0245	Removing Storm Sewer (size) 03. 15-Inch	LF	690	\$10.00	\$6,900.00	\$5.00	\$3,450.00	\$11.71	\$8,079.90	\$12.11	\$8,355.90	\$18.00	\$12,420.00	\$5.00	\$3,450.00
	8	204.0245	Removing Storm Sewer (size) 04. 24-Inch	LF	22	\$10.00	\$220.00	\$10.00	\$220.00	\$12.25	\$269.50	\$5.87	\$129.14	\$25.00	\$550.00	\$5.00	\$110.00
	9	204.0291.S	Abandoning Sewer	CY	28.1	\$276.50	\$7,769.65	\$10.00	\$281.00	\$224.05	\$6,295.81	\$257.80	\$7,244.18	\$300.00	\$8,430.00	\$515.87	\$14,495.95
	10	205.01	Excavation Common	CY	5425	\$16.00	\$86,800.00	\$13.75	\$74,593.75	\$16.89	\$91,628.25	\$18.01	\$97,704.25	\$17.00	\$92,225.00	\$14.56	\$78,988.00
	11	209.15	Backfill Granular Grade 1	TON	4238	\$14.50	\$61,451.00	\$13.10	\$55,517.80	\$14.56	\$61,705.28	\$17.69	\$74,970.22	\$15.00	\$63,570.00	\$10.80	\$45,770.40
	12	213.01	Finishing Roadway (project) 01. 39508802312	EACH	1	\$500.00	\$500.00	\$5,000.00	\$5,000.00	\$2,452.71	\$2,452.71	\$3,021.11	\$3,021.11	\$1,000.00	\$1,000.00	\$5,000.00	\$5,000.00
	13	305.011	Base Aggregate Dense 3/4-Inch	TON	500	\$30.00	\$15,000.00	\$23.00	\$11,500.00	\$28.41	\$14,205.00	\$26.17	\$13,085.00	\$27.00	\$13,500.00	\$34.10	\$17,050.00
	14	305.012	Base Aggregate Dense 1 1/4-Inch	TON	3993	\$24.00	\$95,832.00	\$17.25	\$68,879.25	\$24.81	\$99,066.33	\$26.39	\$105,375.27	\$23.00	\$91,839.00	\$28.20	\$112,602.60
	15	450.4	HMA Cold Weather Paving	TON	268	\$4.00	\$1,072.00	\$1.00	\$268.00	\$2.63	\$704.84	\$4.54	\$1,216.72	\$3.00	\$804.00	\$2.59	\$694.12
	16	455.0605	Tack Coat	GAL	467	\$5.00	\$2,335.00	\$3.75	\$1,751.25	\$3.76	\$1,755.92	\$4.54	\$2,120.18	\$4.00	\$1,868.00	\$3.70	\$1,727.90
	17	460.5224	HMA Pavement 4 LT 58-28 S	TON	1002	\$124.00	\$124,248.00	\$95.70	\$95,891.40	\$92.42	\$92,604.84	\$97.10	\$97,294.20	\$95.00	\$95,190.00	\$91.05	\$91,232.10
	18	460.5244	HMA Pavement 4 LT 58-34 S	TON	780	\$123.00	\$95,940.00	\$96.18	\$75,020.40	\$97.59	\$76,120.20	\$110.42	\$86,127.60	\$100.00	\$78,000.00	\$96.15	\$74,997.00
	19	520.8	Concrete Collars for Pipe	EACH	2	\$1,200.00	\$2,400.00	\$500.00	\$1,000.00	\$790.93	\$1,581.86	\$1,282.56	\$2,565.12	\$1,300.00	\$2,600.00	\$1,891.20	\$3,782.40
	20	602.0405	Concrete Sidewalk 4-Inch	SF	8676	\$9.10	\$78,951.60	\$8.75	\$75,915.00	\$8.22	\$71,316.72	\$9.20	\$79,819.20	\$8.50	\$73,746.00	\$8.10	\$70,275.60
	21	602.0515	Curb Ramp Detectable Warning Field Natural Patina Natural Patina	SF	280	\$57.00	\$15,960.00	\$50.00	\$14,000.00	\$50.75	\$14,210.00	\$56.80	\$15,904.00	\$53.00	\$14,840.00	\$50.00	\$14,000.00
	22	602.081	Concrete Driveway 6-Inch	SY	265	\$75.00	\$19,875.00	\$89.00	\$23,585.00	\$84.24	\$22,323.60	\$109.30	\$28,964.50	\$87.00	\$23,055.00	\$83.00	\$21,995.00
	23	608.0412	Storm Sewer Pipe Reinforced Concrete Class IV 12-Inch	LF	126	\$72.00	\$9,072.00	\$48.00	\$6,048.00	\$73.82	\$9,301.32	\$76.58	\$9,649.08	\$76.00	\$9,576.00	\$72.00	\$9,072.00
	24	608.0421	Storm Sewer Pipe Reinforced Concrete Class IV 21-Inch	LF	586	\$125.00	\$73,250.00	\$58.25	\$34,134.50	\$90.04	\$52,763.44	\$80.57	\$47,214.02	\$93.00	\$54,498.00	\$76.00	\$44,536.00
	25	608.0424	Storm Sewer Pipe Reinforced Concrete Class IV 24-Inch	LF	163	\$150.00	\$24,450.00	\$73.00	\$11,899.00	\$104.33	\$17,005.79	\$108.16	\$17,630.08	\$110.00	\$17,930.00	\$95.00	\$15,485.00
	26	608.3012	Storm Sewer Pipe Class III-A 12-Inch	LF	1042	\$51.00	\$53,142.00	\$31.00	\$32,302.00	\$55.80	\$58,143.60	\$56.02	\$58,372.84	\$54.00	\$56,268.00	\$78.22	\$81,505.24
	27	608.3015	Storm Sewer Pipe Class III-A 15-Inch	LF	375	\$50.00	\$18,750.00	\$34.00	\$12,750.00	\$59.32	\$22,245.00	\$55.80	\$20,925.00	\$59.00	\$22,125.00	\$54.00	\$20,250.00
	28	608.3021	Storm Sewer Pipe Class III-A 21-Inch	LF	364	\$86.00	\$31,304.00	\$39.50	\$14,378.00	\$79.49	\$28,934.36	\$32.18	\$11,713.52	\$73.00	\$26,572.00	\$66.36	\$24,155.04
	29	611.041	Reconstructing Catch Basins	EACH	1	\$3,000.00	\$3,000.00	\$650.00	\$650.00	\$277.10	\$277.10	\$1,041.55	\$1,041.55	\$2,200.00	\$2,200.00	\$1,154.40	\$1,154.40
	30	611.053	Manhole Covers Type J	EACH	9	\$9,000.00	\$9,000.00	\$700.00	\$6,300.00	\$826.34	\$7,437.06	\$614.02	\$5,526.18	\$950.00	\$8,550.00	\$938.53	\$8,446.77
	31	611.0624	Inlet Covers Type H	EACH	17	\$1,245.00	\$21,165.00	\$900.00	\$15,300.00	\$1,038.50	\$17,654.50	\$835.28	\$14,199.76	\$1,200.00	\$20,400.00	\$853.41	\$14,507.97
	32	611.0639	Inlet Covers Type H-S	EACH	10	\$1,245.00	\$12,450.00	\$900.00	\$9,000.00	\$1,048.39	\$10,483.90	\$876.45	\$8,764.50	\$1,200.00	\$12,000.00	\$843.84	\$8,438.40
	33	611.1004	Catch Basins 4-FT Diameter	EACH	1	\$3,355.00	\$3,355.00	\$3,285.00	\$3,285.00	\$3,257.99	\$3,257.99	\$3,732.58	\$3,732.58	\$3,800.00	\$3,800.00	\$4,042.80	\$4,042.80
	34	611.1005	Catch Basins 5-FT Diameter	EACH	1	\$5,900.00	\$5,900.00	\$5,100.00	\$5,100.00	\$4,988.09	\$4,988.09	\$5,227.74	\$5,227.74	\$6,500.00	\$6,500.00	\$5,894.40	\$5,894.40
	35	611.123	Catch Basins 2x3-FT	EACH	26	\$2,655.00	\$69,030.00	\$2,450.00	\$63,700.00	\$2,606.97	\$67,781.22	\$2,420.11	\$62,922.86	\$2,350.00	\$55,100.00	\$3,503.26	\$91,084.76
	36	611.2004	Manholes 4-FT Diameter	EACH	8	\$2,875.00	\$23,000.00	\$3,000.00	\$24,000.00	\$3,190.93	\$25,527.44	\$2,978.21	\$23,825.68	\$3,200.00	\$26,600.00	\$3,821.70	\$30,573.60
	37	611.2005	Manholes 5-FT Diameter	EACH	1	\$6,000.00	\$6,000.00	\$4,400.00	\$4,400.00	\$5,414.48	\$5,414.48	\$4,995.61	\$4,995.61	\$5,500.00	\$5,500.00	\$4,932.00	\$4,932.00
	38	611.811	Adjusting Manhole Covers	EACH	1	\$835.00	\$835.00	\$300.00	\$300.00	\$359.47	\$359.47	\$165.27	\$165.27	\$600.00	\$600.00	\$604.80	\$604.80
	39	611.8120.S	Cover Plates Temporary	EACH	37	\$50.00	\$1,835.00	\$25.00	\$925.00	\$44.31	\$1,639.47	\$187.92	\$6,953.04	\$1.00	\$37.00	\$157.23	\$5,817.51
	40	612.0404	Pipe Underdrain Wrapped 4-Inch	LF	4214	\$5.00	\$21,070.00	\$6.00	\$25,284.00	\$4.88	\$20,564.32	\$7.33	\$30,888.62	\$6.00	\$25,284.00	\$9.50	\$40,033.00
	41	612.0902.S	Insulation Board Polystyrene (inch) 01. 2-Inch	SY	108	\$24.00	\$2,592.00	\$18.75	\$2,025.00	\$24.05	\$2,597.40	\$29.64	\$3,201.12	\$40.00	\$4,320.00	\$45.00	\$4,860.00
	42	618.01	Maintenance and Repair of Haul Roads (project) 01. 39508802312	EACH	1	\$1,000.00	\$1,000.00	\$250.00	\$250.00	\$586.15	\$586.15	\$2,566.68	\$2,566.68	\$100.00	\$100.00	\$1.00	\$1.00
	43	619.1	Mobilization	EACH	1	\$50,000.00	\$50,000.00	\$5,000.00	\$5,000.00	\$89,279.22	\$89,279.22	\$84,773.85	\$84,773.85	\$146,000.00	\$146,000.00	\$134,418.98	\$134,418.98
	44	624.01	Water	MGAL	60	\$40.00	\$2,400.00	\$10.00	\$600.00	\$28.05	\$1,683.00	\$69.29	\$4,157.40	\$35.00	\$2,100.00	\$40.00	\$2,400.00
	45	625.01	Topsoil	SY	3297	\$3.00	\$9,891.00	\$3.50	\$11,539.50	\$5.67	\$18,693.99	\$3.99	\$13,155.03	\$1.00	\$3,297.00	\$5.78	\$19,056.66
	46	627.02	Mulching	SY	552	\$1.00	\$552.00	\$1.70	\$938.40	\$0.94	\$518.88	\$1.82	\$1,004.64	\$2.00	\$1,104.00	\$4.18	\$2,307.36
	47	628.1504	Silt Fence	LF	100	\$3.00	\$300.0										

Ref: 2025-077

COUNCIL AGENDA: 9.D.
(3/25/2025)

SUBJECT: Consider to Accept a Bid Proposal from Ritola, Inc and Award a Contract for the 2025/2026 Private Lead Service Lateral Replacement Project (*Public Works*) Roll

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: Public Works

CLEARANCES: Public Works Director

EXHIBITS: 1. Bid Tabulation - 2025/2026 LSL Project

EXPENDITURES REQUIRED: \$ 363,746.67 - Base Bid Items
\$ 129,370.65 - Supplementary Bid Items
\$ 493,117.32 Total Project

AMOUNT BUDGETED: \$493,117.32- WI DNR Private Lead Service Lateral Replacement Program (FY 2025)

APPROPRIATION REQUIRED: N/A

TREASURER'S CERTIFICATE: The Treasurer's Office has certified that Ritola, Inc is in compliance with the provisions of Ordinance 923.10 Ashland City Ordinances.

COMPLIANCE WITH CHAPTER 51: The Mayor and/or Clerk consented to placement of this agenda item on the Council agenda as timely action is needed.

STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN: The proposed constructio conforms to the goals and community values identified in the City of Ashland's Comprehensive Plan.

SUMMARY STATEMENT:

The 2025/2026 Private Lead Service Lateral (LSLs) Replacement project is a continuation of the City's participation in the WI Department of Natural Resources' (WI DNR) program for replacement of private lead water service laterals. Since 2016, the City's participation in this program has resulted in the replacement of 392 private lead service laterals (LSLs) throughout the City. Staff is currently completing a thorough inventory of private LSLs but the best available estimate is that there are 403 remaining throughout the City.

In recent years the City has reduced the number of LSL replacement due to engineering staff shortages. With the hiring of Madison Krzciok as Civil Engineer-Utilities in May 2024, this project proposes to replace 92 private LSLs for a revised total of 448 private LSLs replaced. Since 2021, the City has delivered private LSL replacement using a municipal contract.

Public Works staff developed a contract package for the 2025/2026 Private LSL Replacement project. Public Works staff received and opened three bids on March 19, 2025. Bids were received from Ritola, Inc., Jake's Excavating & Landscaping, LLC, and Veit & Company. After reviewing the bids, Public Works staff recommended entering into an agreement with Ritola, Inc.

Funding for this project will be provided by the WI DNR Safe Drinking Water Loan Program, with certain administrative provisions being applied to allow for the funds to function as a grant. Public Works staff has coordinated in advance of construction with the WI DNR to confirm that funding will be made available for 100% of the replacement cost.

	2017	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
Properties Served	65	103	51	34	45	34	18	6	92	448
Total Cost per Property (with Admin expense)	\$2,831.79	\$2,242.46	\$2,075.67	\$2,217.82	\$5,850.93	\$3,358.09	\$6,283.50	\$3,537.67	\$5,359.97*	

*estimated cost

2025-2026 Lead Service Line Replacement Project (#9559901)

Owner: Ashland WI, City of

Solicitor: Ashland WI, City of

03/19/2025 11:00 AM CDT

Section Title	Line Item	Item Code	Item Description	UoFM	Quantity	Engineer Estimate		Ritola Inc		Jake's Excavating & Landscaping LLC		Veit & Company, Inc.	
						Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
Base Bid Items							\$312,483.25		\$363,746.67		\$495,413.00		\$2,018,020.00
	1	1.01	Private water service - 1-inch open cut (lengths 20 ft or less)	LF	94	\$98.00	\$9,212.00	\$74.77	\$7,028.38	\$110.00	\$10,340.00	\$365.00	\$34,310.00
	2	1.02	Private water service - 1-inch open cut (lengths greater than 20 ft and less than 40 ft)	LF	173	\$63.75	\$11,028.75	\$72.35	\$12,516.55	\$100.00	\$17,300.00	\$365.00	\$63,145.00
	3	1.03	Private water service -1-inch open cut (lengths greater than or equal to 40 ft)	LF	1231	\$58.50	\$72,013.50	\$67.89	\$83,572.59	\$75.00	\$92,325.00	\$365.00	\$449,315.00
	4	1.04	Private water service - 1-inch pulled (lengths 20 ft or less)	LF	27	\$98.00	\$2,646.00	\$70.11	\$1,892.97	\$65.00	\$1,755.00	\$360.00	\$9,720.00
	5	1.05	Private water service - 1-inch pulled (lengths greater than 20 ft and less than 40 ft)	LF	451	\$63.00	\$28,413.00	\$61.96	\$27,943.96	\$68.00	\$30,668.00	\$305.00	\$137,555.00
	6	1.06	Private water service -1-inch pulled (lengths greater than or equal to 40 ft)	LF	2155	\$48.00	\$103,440.00	\$60.22	\$129,774.10	\$75.00	\$161,625.00	\$285.00	\$614,175.00
	7	1.07	Private water service building penetration (1-inch diameter)	EA	92	\$165.00	\$15,180.00	\$275.00	\$25,300.00	\$250.00	\$23,000.00	\$1,100.00	\$101,200.00
	8	1.08	Reconnect water service line inside building	EA	92	\$200.00	\$18,400.00	\$275.00	\$25,300.00	\$700.00	\$64,400.00	\$4,000.00	\$368,000.00
	9	1.09	Restoration (Topsoil, turf, and grasses)	EA	92	\$350.00	\$32,200.00	\$352.86	\$32,463.12	\$650.00	\$59,800.00	\$1,500.00	\$138,000.00
	10	1.1	Installation of electrical grounding system	EA	57	\$350.00	\$19,950.00	\$315.00	\$17,955.00	\$600.00	\$34,200.00	\$1,800.00	\$102,600.00
Variable Bid Items							\$73,258.00		\$129,370.65		\$107,792.50		\$122,375.00
	11	2.01	Remove and replace unsuitable backfill	CY	45	\$66.00	\$2,970.00	\$66.50	\$2,992.50	\$40.00	\$1,800.00	\$50.00	\$2,250.00
	12	2.02	Concrete sidewalk (public), 4-inch	SF	4575	\$9.10	\$41,632.50	\$17.99	\$82,304.25	\$13.20	\$60,390.00	\$17.00	\$77,775.00
	13	2.03	Concrete sidewalk (public), 4-inch, non-LSL work	SF	1950	\$9.10	\$17,745.00	\$18.00	\$35,100.00	\$12.95	\$25,252.50	\$17.00	\$33,150.00
	14	2.04	Concrete sidewalk and driveway (public), 6-inch	SF	140	\$33.50	\$4,690.00	\$19.57	\$2,739.80	\$45.00	\$6,300.00	\$18.00	\$2,520.00
	15	2.05	Sidewalk restoration (private)	SF	205	\$9.10	\$1,865.50	\$18.00	\$3,690.00	\$40.00	\$8,200.00	\$18.00	\$3,690.00
	16	2.06	Driveway restoration (private)	SF	130	\$33.50	\$4,355.00	\$19.57	\$2,544.10	\$45.00	\$5,850.00	\$23.00	\$2,990.00
Base Bid Total:							\$385,741.25		\$493,117.32		\$603,205.50		\$2,140,395.00

Ref: 2025-078

COUNCIL AGENDA: 9.E.
(3/25/2025)

SUBJECT: Approve a Resolution Contemplating Special Assessments under Municipal Police Power Pursuant to Sec. 66.0703, WI State Statute for the 2025 Chapple Avenue Reconstruction Project by the Common Council of the City of Ashland, Ashland County, WI (*Public Works*) Roll

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: Public Works

CLEARANCES: City Administrator
Public Works Director

EXHIBITS:

1. Proposed Resolution No. 17822
2. Notice: 2025 Street Construction - Chapple Avenue (6th to 11th St W)

EXPENDITURES REQUIRED: N/A

AMOUNT BUDGETED: N/A

APPROPRIATION REQUIRED: N/A

TREASURER'S CERTIFICATE: N/A

COMPLIANCE WITH CHAPTER 51: NA

STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN: NA

SUMMARY STATEMENT:

The Chapple Avenue Reconstruction project consists of street reconstruction, storm sewer replacement, watermain replacement and partial sidewalk replacement between 6th Street West

and 11th Street West. The project is partially funded by a \$511,000 grant from the State of Wisconsin Department of Transportation (WI DOT) Local Road Improvement Program (LRIP), a \$600,000 loan with anticipated principal forgiveness of \$300,000 from the Wisconsin Department of Natural Resources (WI DNR) and also includes replacement of approximately 20 private lead service laterals (LSL). The City received notice from the Wisconsin Department of Natural Resources (WI DNR) that grant funding will be provided for 100% of the private LSL replacement costs.

Staff has recommended revisions to the City's policies for special assessments, beginning in 2025. With that work and associated discussions ongoing, staff is requesting Council approval of the attached resolution. Construction on the project is anticipated to start in May 2025 and there is insufficient time to develop policy and levy any special assessments prior to the commencement of construction. Thus, the City Attorney's office has recommended that Council approve the attached resolution to allow special assessments to be levied during or after construction.

Residents of Chapple Ave have been provided the attached notice regarding special assessments.

RESOLUTION No. 17822

RESOLUTION CONTEMPLATING SPECIAL ASSESSMENTS FOR CHAPPLE AVENUE RECONSTRUCTION PROJECT BY COMMON COUNCIL OF THE CITY OF ASHLAND, ASHLAND COUNTY, WISCONSIN

WHEREAS, the City of Ashland is authorized by Wis. Stat. §66.0703 and City Ordinance §612.30 to levy special assessments upon property benefitted by City public works projects, and

WHEREAS, the City of Ashland is undertaking a public works project to construct the following improvements:

- Asphalt pavement, base, subbase and subgrade installation and replacement
- Curb and gutter installation and replacement
- Concrete sidewalk installation and replacement
- Concrete carriage walk and driveway installation and replacement

on Chapple Avenue from 6th St W to 11th St W and 9th St W from Chapple Ave to MacArthur Ave, City of Ashland, Ashland County, Wisconsin otherwise known as the Chapple Avenue Reconstruction Project.

WHEREAS, the Chapple Avenue Reconstruction Project will benefit certain property owners in the City of Ashland.

Therefore, Be It Resolved, that the City of Ashland is contemplating levying and collecting special assessments upon properties benefitted by the Chapple Avenue Reconstruction Project.

PASSED: March 25, 2025

Alderperson

ATTEST:

Denise Oliphant, City Clerk

Matthew MacKenzie, Mayor

APPROVED AS TO FORM:

Tyler W. Wickman, City Attorney



RE: 2025 STREET RECONSTRUCTION – CHAPPLE AVENUE (6TH TO 11TH ST W)

December 11, 2024

We are pleased to inform you that we have secured funding to reconstruct your street in 2025. This reconstruction will consist of replacing the water main, service laterals, removing any lead/galvanized service lines, new curb and gutters, sidewalks, and paving the street.

With funding secure, we will move to the next step of the process which will be getting a full scope of work together so plans can be drafted before the project goes out to bids in the Spring. Construction season typically runs from June to October, so while we understand that this will cause disruption during the summer months, the completed project will ensure the safety and integrity of our City's infrastructure.

After the project is bid and the contract awarded to a Contractor, we will contact you again in the event there will be any assessments to your property in conjunction with this project. These assessments may be assessed for a small portion of the overall project cost. Additionally, if we have identified your water service line as being lead or galvanized, our Water Utility will contact you regarding the required replacement of these lines.

If you have any other questions, please feel free to give me a call.

Thank you,

John Butler, PE
Director of Public Works
jbutler@coawi.org
(715) 685-1648

Ref: 2025-079

COUNCIL AGENDA: 9.F.
(3/25/2025)

SUBJECT: Approve a Resolution Contemplating Special Assessments under Municipal Police Power Pursuant to Sec. 66.0703, WI State Statute for the 2025 Ellis Ave Pavement Replacement Project by Common Council of the City of Ashland, Ashland County, Wisconsin (*Public Works*) Roll

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: Public Works

CLEARANCES: City Administrator
Public Works Director

EXHIBITS: 1. Proposed Resolution No. 17823

EXPENDITURES REQUIRED: N/A

AMOUNT BUDGETED: N/A

APPROPRIATION REQUIRED: N/A

TREASURER'S CERTIFICATE: N/A

COMPLIANCE WITH CHAPTER 51: NA

STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN: NA

SUMMARY STATEMENT:

The 2025 Ellis Avenue Pavement Replacement project consists of street reconstruction, storm sewer replacement, watermain replacement and partial sidewalk replacement between US2 and Old Airport Road. The project is funded and managed by the State of Wisconsin Department of Transportation (WI DOT) with the City contributing approximately \$337,000 for the cost of

parking lanes and lighting. Watermain replacement is occurring as a parallel project with \$1,100,000 loan with anticipated principal forgiveness of \$600,000 from the Wisconsin Department of Natural Resources (WI DNR) and also includes replacement of approximately 25 private lead service laterals (LSL). The City received notice from the Wisconsin Department of Natural Resources (WI DNR) that grant funding will be provided for 100% of the private LSL replacement costs.

Staff has recommended revisions to the City's policies for special assessments, beginning in 2025. With that work and associated discussions ongoing, staff is requesting Council approval of the attached resolution. Construction on the project is anticipated to start in April 2025 and there is insufficient time to develop policy and levy any special assessments prior to the commencement of construction. Thus, the City Attorney's office has recommended that Council approve the attached resolution to allow special assessments to be levied during or after construction.

Residents of the project have not been provided a specific notice about special assessments because staff recommends that properties on this project only be assessed for sidewalk construction due to Ellis Avenue being a state highway that provides City wide and regional benefits. The project has also been in the design process for several years and the WI DOT has held public information meetings, with another meeting being scheduled for March 26th.

RESOLUTION No. 17823

RESOLUTION CONTEMPLATING SPECIAL ASSESSMENTS FOR ELLIS AVENUE PAVEMENT REPLACEMENT PROJECT BY COMMON COUNCIL OF THE CITY OF ASHLAND, ASHLAND COUNTY, WISCONSIN

WHEREAS, the City of Ashland is authorized by Wis. Stat. §66.0703 and City Ordinance §612.30 to levy special assessments upon property benefitted by City public works projects, and

WHEREAS, the City of Ashland is undertaking a public works project to construct the following improvements:

Asphalt pavement, base, subbase and subgrade installation and replacement
Curb and gutter installation and replacement
Concrete sidewalk installation and replacement
Concrete carriage walk and driveway installation and replacement

on Ellis Avenue (State Highway 13) from Lakeshore Drive (US 2 Highway 2) to Old Airport Road, City of Ashland, Ashland County, Wisconsin otherwise known as the Ellis Avenue Pavement Replacement Project, and

WHEREAS, the Ellis Avenue Pavement Replacement Project will benefit certain property owners in the City of Ashland.

Therefore, Be It Resolved, that the City of Ashland is contemplating levying and collecting special assessments upon properties benefitted by the Ellis Avenue Pavement Replacement Project.

PASSED: March 25, 2025

Aldersperson

ATTEST:

Denise Oliphant, City Clerk

Matthew MacKenzie, Mayor

APPROVED AS TO FORM:

Tyler W. Wickman, City Attorney

Ref: 2025-080

**COUNCIL AGENDA:
9.G. (3/25/2025)**

SUBJECT: Approve a Resolution Contemplating Special Assessments under Municipal Police Power Pursuant to Sec. 66.0703, WI State Statute for the 2025 Lower Willis Avenue Reconstruction Project by Common Council of the City of Ashland, Ashland County, Wisconsin (*Public Works*) Roll

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: Public Works

CLEARANCES: City Administrator
Public Works Director

EXHIBITS: 1. Proposed Resolution No. 17824

EXPENDITURES REQUIRED: N/A

AMOUNT BUDGETED: N/A

APPROPRIATION REQUIRED: N/A

TREASURER'S CERTIFICATE: N/A

COMPLIANCE WITH CHAPTER 51: NA

STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN: NA

SUMMARY STATEMENT:

The Lower Willis Reconstruction project consists of street reconstruction, storm sewer replacement, watermain replacement and partial sidewalk replacement 11th Street East to the end of the road. The project was selected due to the presence of a lead watermain, in addition to lead service laterals (LSLs). The project is partially funded by a \$15,000 grant from the State of

Wisconsin Department of Transportation (WI DOT) Local Road Improvement Program (LRIP) and the majority of the work will be completed by City staff from the Water Utility (watermain installation) and Streets Division (street, curb and gutter). The project also includes replacement of approximately 4 private lead service laterals (LSL). The City received notice from the Wisconsin Department of Natural Resources (WI DNR) that grant funding will be provided for 100% of the private LSL replacement costs.

Staff has recommended revisions to the City's policies for special assessments, beginning in 2025. With that work and associated discussions ongoing, staff is requesting Council approval of the attached resolution. Construction on the project is anticipated to start in July 2025 and there is insufficient time to develop policy and levy any special assessments prior to the commencement of construction. Thus, the City Attorney's office has recommended that Council approve the attached resolution to allow special assessments to be levied during or after construction.

Residents of the project have not been provided a specific notice about special assessments due to the later anticipated construction start date and uncertainty about whether or not the City will levy assessments for street construction or not.

RESOLUTION No. 17824

RESOLUTION CONTEMPLATING SPECIAL ASSESSMENTS FOR 2025 LOWER WILLIS AVENUE RECONSTRUCTION PROJECT BY COMMON COUNCIL OF THE CITY OF ASHLAND, ASHLAND COUNTY, WISCONSIN

WHEREAS, the City of Ashland is authorized by Wis. Stat. §66.0703 and City Ordinance §612.30 to levy special assessments upon property benefitted by City public works projects, and

WHEREAS, the City of Ashland is undertaking a public works project to construct the following improvements:

Asphalt pavement, base, subbase and subgrade installation and replacement
Curb and gutter installation and replacement
Concrete sidewalk installation and replacement
Concrete carriage walk and driveway installation and replacement

on Willis Avenue from 11th St E to End of Road, City of Ashland, Ashland County, Wisconsin, City of Ashland, Ashland County, Wisconsin otherwise known as the Lower Willis Avenue Reconstruction Project, and

WHEREAS, the Lower Willis Reconstruction Project will benefit certain property owners in the City of Ashland.

Therefore, Be It Resolved, that the City of Ashland is contemplating levying and collecting special assessments upon properties benefitted by the Chapple Avenue Reconstruction Project.

PASSED: March 25, 2025

Aldersperson

ATTEST:

Denise Oliphant, City Clerk

Matthew MacKenzie, Mayor

APPROVED AS TO FORM:

Tyler W. Wickman, City Attorney

Ref: 2025-075

**COUNCIL AGENDA:
10.A. (3/25/2025)**

SUBJECT: Consider a Resolution to Issue a Conditional Use Permit (CUP) to Allow a Two-Family Residential (Duplex) Land Use at 709 17th Avenue West, Ashland, Parcel # 201-00592-0000, Zoned Single-Family Residential (R-1), Applicant: Debra Eichman (*Planning*) Roll

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: Planning & Development

CLEARANCES: Plan Commission

EXHIBITS:

1. Proposed Resolution No. 17821
2. STAFF REPORT - D Eichman CUP - March 19, 2025

EXPENDITURES REQUIRED: N/A

AMOUNT BUDGETED: N/A

APPROPRIATION REQUIRED: N/A

TREASURER'S CERTIFICATE: N/A

COMPLIANCE WITH CHAPTER 51: Plan Commission reviewed and recommended approval at their March 18, 2025 Plan Commission meeting.

STATEMENT OF CONFORMANCE 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.

SUMMARY STATEMENT:

Applicant Debra Eichman seeks Conditional Use approval to allow a two-family (duplex) land use at 709 17th Avenue West. The applicant applied for and received Conditional Use approval in 2023. However, she did not begin construction on the duplex within a year so her CUP from 2023 expired. She has since indicated that she would like to proceed with the construction of the duplex on her property. She applied for a new CUP and the Plan Commission held a public hearing and reviewed her CUP request at their March 18, 2025 Plan Commission meeting.

The Commission voted unanimously to recommend approval of the CUP subject to the conditions recommended by staff on March 18, 2025. The CUP request is now before the City Council for review. Please see the included Plan Commission staff report for more information.

RESOLUTION No. 17821

RESOLUTION TO ISSUE A CONDITIONAL USE PERMIT (CUP) TO ALLOW A TWO-FAMILY RESIDENTIAL (DUPLEX) LAND USE AT 709 17TH AVENUE WEST, ASHLAND (PARCEL # 201-00592-0000) ZONED SINGLE-FAMILY RESIDENTIAL (R-1), APPLICANT: DEBRA EICHMAN.

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

WHEREAS, the applicant has requested a Conditional Use Permit per Chapter 781, Ashland City Ordinances, to allow a two-family residential (duplex) land use at 709 17th Avenue West (parcel 201-00592-0000), zoned Single-Family Residential (R-1) District; and

WHEREAS, the Plan Commission held a Public Hearing on March 18th, 2025 and has recommended approval of the Conditional Use Permit with the following conditions:

1. 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.
2. 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.
3. The applicant shall record the rental property with the City of Ashland Rental Registration.
4. 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.
5. 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.
6. If construction has not begun within one year of the Conditional Use Permit approval the permit is null and void.
7. 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.

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

PASSED: March 25, 2025

Charlie Ortman, Council President

ATTEST:

Denise Oliphant, City Clerk

Matt Mac Kenzie, Mayor

APPROVED AS TO FORM:

Tyler W. Wickman, City Attorney

FOR APPLICANT:

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

Applicant (Print and signature)

Date



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)

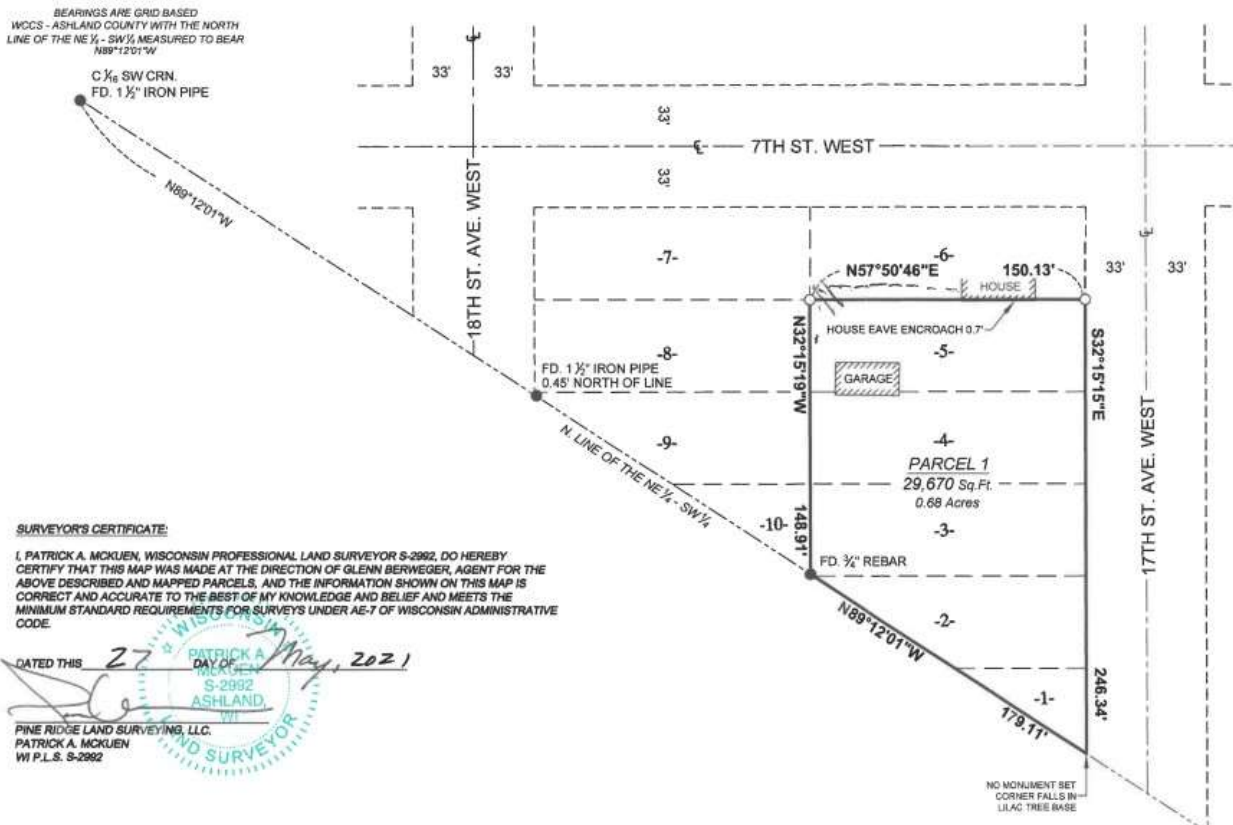
Land Use Recommendation	Land Use
Future Land Use Map Recommendation	Traditional Neighborhood & Mixed Use



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.

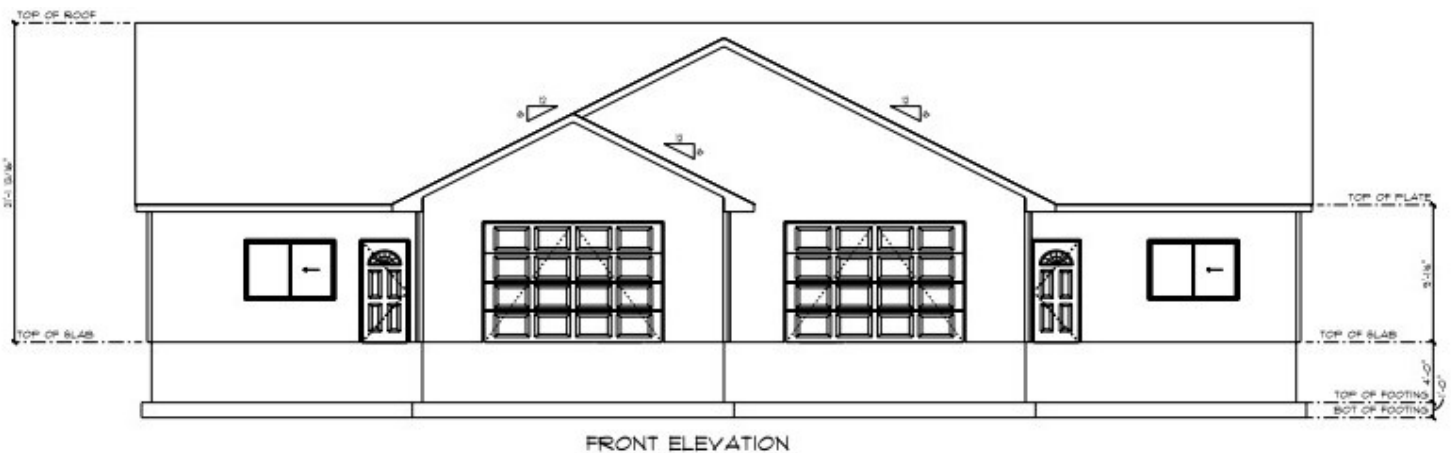
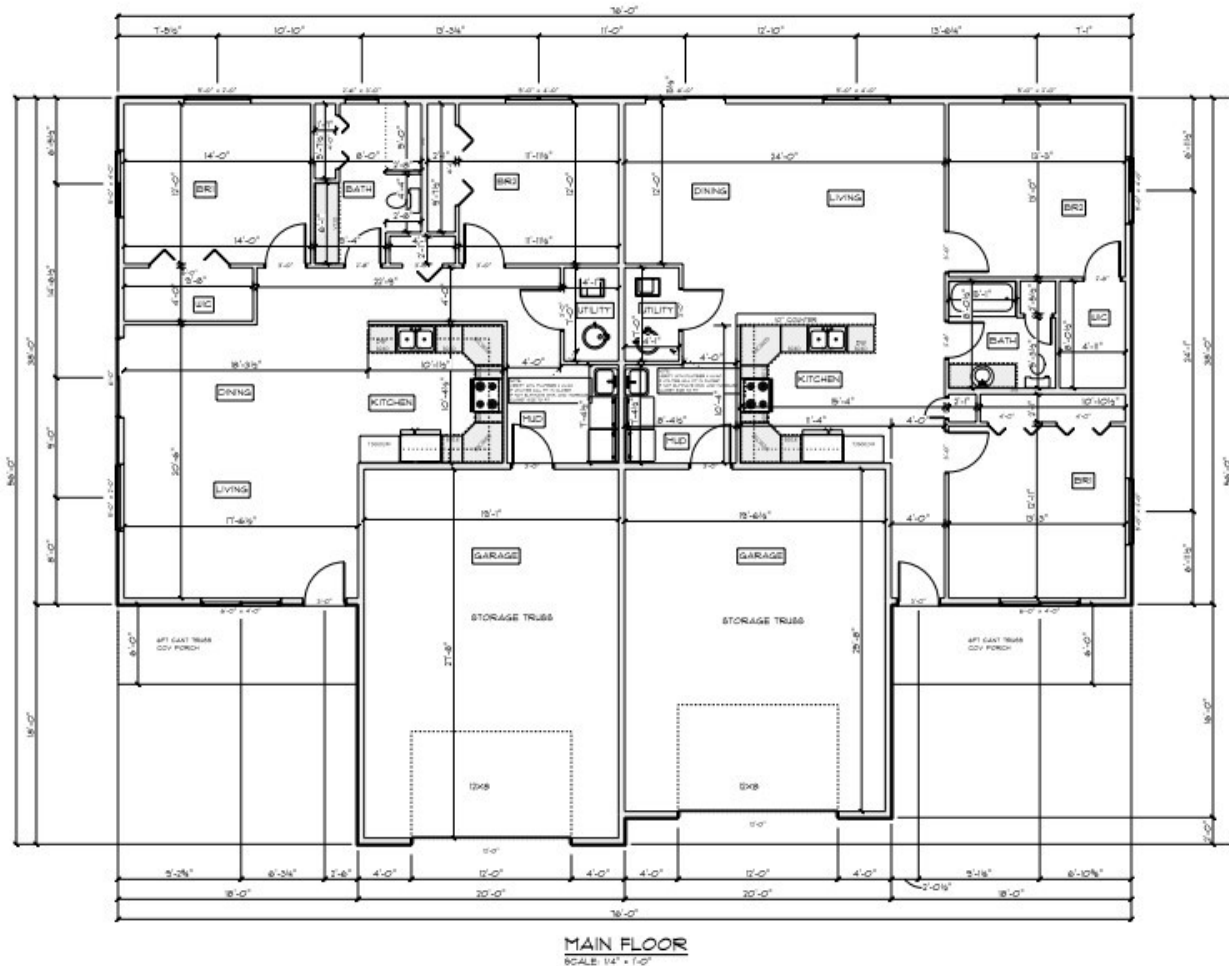
The applicant will have to conform to setback requirements for principal structures in the Single-Family Residential zoning district which are 25 feet from the front property line, 8 feet from the interior parcel lines, 8 feet from the interior parcel lines, and 35 feet from the rear parcel lines. The 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

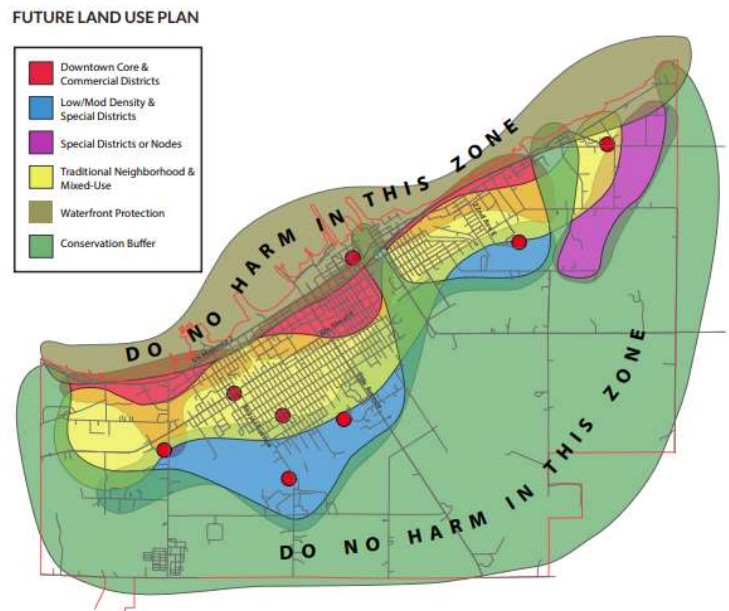
The City of Ashland's Unified Development Ordinance Section 3.9 (C) Conditional Use Permit – Approval Criteria (and all subsections thereof), create the legal framework to regulate, administer, and enforce the conditional use standards for the City of Ashland. The following decision criteria were used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

Ref: 2025-074

**COUNCIL AGENDA:
10.B. (3/25/2025)**

SUBJECT: Discussion and Action on Property Owner's Appeal of Raze Order for 118 10th Avenue East, Ashland (*Planning & Property Maintenance*) Roll

RECOMMENDATION: Denial of the Appeal Request and allow Raze Order to proceed.

DEPARTMENT OF ORIGIN: Planning & Development

CLEARANCES: City Attorney
City Administrator
Planning and Development Director

EXHIBITS: 1. Case Notes - 118 10th Avenue East
2. Appeal submitted by M Koenamann - March 7, 2025

EXPENDITURES REQUIRED: N/A

AMOUNT BUDGETED: N/A

APPROPRIATION REQUIRED: N/A

TREASURER'S CERTIFICATE: N/A

COMPLIANCE WITH CHAPTER 51: NA

STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN: Under Property Maintenance Ordinance Chapter 750 (1770) property owners have the ability to request an appeal of a decision made by an authorized agent of the City. Staff is of the opinion that Council should deny the appeal. Denial of the appeal would leave the Raze Order issued by the Building Inspector in place and require the dilapidated structure at 118 10th Avenue East to come down. Staff believes that code enforcement efforts including Raze Orders for properties unsafe for human habitation are consistent with the City's Comprehensive Plan. Raze Orders are only issued under a strict process laid out by local ordinance and Wis. Statutes. On pages 56 and 57

of Part 1 of the Comprehensive Plan, the plan mentions demolition and code enforcement as tools the City should use to preserve neighborhood order and safety of structures in neighborhoods. The plan recognizes that deteriorated buildings hold back property values. Additionally a structure such as this one is a safety hazard to the neighborhood due to the exposed basement and associated fall hazards. The Comprehensive Plan states: "Code enforcement can neutralize the worst effects of deteriorated buildings on their neighbors and help to build a floor for acceptable standards of maintenance." The exterior of the subject property has remained in violation for many years and prior to the issuance of the Raze Order, no work of substance has occurred to bring it back into compliance. Additionally, the owner has failed to pay some of the forfeitures for his prior property maintenance violations. Since the issuance of the Raze Order the property owner has blatantly disregarded the order and continued to do illegal siding work in open violation of City ordinances. The Building Inspector issued the Raze Order after multiple inspections of the subject property over a period of several months. Staff would argue that if the Council votes to rescind the Raze Order this will enable a deteriorated property condition to persist on the subject property. It would show the property owner and community that the City is not serious about code enforcement efforts on chronic problem properties which is not consistent with the Comprehensive Plan.

SUMMARY STATEMENT:

Property Owner Michael Koenamann has requested to appeal the Raze Order that was issued and served to him on January 16th, 2025. The Building Inspector determined that the house at 118 10th Avenue East is not fit for human habitation and that the repairs necessary to make it livable would not be reasonable under Property Maintenance Ordinance 750. Section 750(A)(11)(b) of the Property Maintenance Ordinance states: *"Except as provided in Section 66.0413 (3), Wisconsin Statutes, and in the City's Historic Preservation Ordinance (No. 826), for the razing of historic buildings, if the Common Council or Building Inspector or other authorized agent determines that the cost of repairs of a structure ordered by the City would exceed fifty percent (50%) of the assessed value of the structure divided by the ratio of the assessed value to the recommended value as last published by the City Assessor's Office, then the repairs are presumed unreasonable for the purposes of this Ordinance and the property will be ordered to be razed."* Under Property Maintenance Ordinance 750 property owners have the ability to request an appeal decisions made by an authorized agent of the City. Section 750(A)(13) of the Property Maintenance Ordinance States: *"In the event that an owner, an owner's agent, occupant, or other responsible person disagrees with a decision made by an authorized agent of the City in regard to the enforcement of this Ordinance, the responsible person may request in a letter to the City Administrator that the Common Council or other appropriate decision-making body review and address the situation in question."* Staff has put together the documentation the City has on the 118 10th Avenue East property. Please see the included materials for more information.

Case Notes

Property: 118 10th Ave East (Parcel ID 201-01416-0000)

Legal Description: LOTS 1 TO 6 INCLUDED, BLOCK 87, ELLIS DIVISION, VOLUME 744, PAGE 494, SW ¼, NE ¼, SECTION 33, T48N, R4W, CITY OF ASHLAND, ASHLAND COUNTY, WISCONSIN

Owner: Michael Koenamann

Ordinance Sections:

Violations  					
	Violation Date	Violation	Notes	Status	
	08/05/2024	Section 750, C., 1., & 3.a. & b. C. Exterior Structure - Exterior walls and exterior surfaces	exterior wall siding was removed in 2021 and 2022, it has not yet been replaced creating a situation that rain and dampness is entering the interior walls.	Open	
	05/22/2020	Section 750, C., 1., & 3.a. & b. C. Exterior Structure - Exterior walls and exterior surfaces	Exterior of house needs to be sided. Old treatment has been stripped off & replaced w/exterior insulation only. No permit yet.	Open	

Current Violations

- 1.) Clean, Safe, Sanitary, and Attractive: Exterior Structure: The primary structure (house) on the property is a violation of the Property Maintenance Ordinance and has been in violation for over 5 years. This is due to the lack of siding and partially demolished addition with the foundation remaining.
- 2.) Property Maintenance Ordinance Section 750, C., 1., & 3.a. & b. C. Exterior Structure – Exterior wall and exterior surfaces: The exterior of the house is not sided. The old treatment has been stripped off and replaced with exterior insulation only.
- 3.) Property Maintenance Ordinance Section 750(A)(11)(a)(1) The Building Inspector has determined that the structure (house) is deemed unreasonable to repair, as the cost to repair would exceed 50 percent of the assessed value of the building divided by the ratio of the assessed value to the recommended repair value.
- 4.) Property Maintenance Ordinance Section 750(A)(11)f: Removal of Placard. A placard posted in accordance with this Ordinance shall be removed by the Building Inspector or other authorized agent of the City only after the defects upon which the placard action were based are eliminated. No other person shall deface or remove a placard from any structure that the City has condemned or declared unlawful or unfit for human habitation, occupancy, or use. Unauthorized removal of said placard shall be considered a violation of this Ordinance and prosecuted pursuant to the provisions of this Ordinance. In two instances the primary structure was placarded in January 2025. In both instances someone other than the Building Inspector/City staff removed the placards.

- 5.) Unified Development Ordinance (UDO) Section 781 3.32 Building Permit: Siding work occurred on January 16th, 2025 without a valid building permit. Planning and Development staff have images of the owner doing the illegal siding work.

Inspections and Enforcement Action

May 29th, 2020 – Initial Note in Case System RE: 2019 Notes

The earliest note in the Iworq case system for the property is from May 29th, 2020. This was prior to Mr. Kallio's employment at the City so he was not involved this early. The note was entered into the system on May 29th, 2020 but references a number of events that occurred in 2019. Current staff is unsure of which staff completed the initial inspection and started the case in 2019. Note that letters generated in the Iworq system and included with this packet from 2020 include Ray Kallio's name and signature. This is because the system automatically populates the current Property Maintenance Specialist's signature rather than a previous staffperson's signature when these letters are accessed today. Mr. Kallio did not send letters prior to his employment with the City starting in 2021. The notes are as follows:

5+ Homes List: exterior of house needs to be sided. Old treatment has been stripped off & replaced w/exterior insulation only. No permit yet. Sent first letter giving until 7/1/19 to side the house; reminder to get a Bldg Permit before beginning the work.

5/15/19: I talked to Michael Koenamann on the phone (715-209-0964). He wants to do foundation work on the house this year. He says he is willing to do the protective treatment after that. I will send him an Agreement to sign.

8/6/19: Letter with 1 citation was given to Bill Hagstrom to issue to Michael Koenamann re protective treatment on house. Court date is set for 9/17/19 at 10:00 a.m.

9/12/19: Sent letter/offer with Property Maintenance Agreement to extend time for compliance to 6/1/2020. Will waive citation & cancel hearing set for 9/17/19 if Agreement is signed.

8/12/19: Sent letter/offer with Property Maintenance Agreement to extend time for compliance to

6/1/2020. Will waive citation & cancel hearing set for 9/17/19 if Agreement is signed. Michael signed the Agreement on 8/19/19.

July 10th, 2020 – Note in Case System

A City staff member (current staff is unsure of whom) noted that on 07/13/2020 that the staff member sent a letter/offer with Property Maintenance Agreement to extend time for compliance (due to COVID-19 pandemic events) to 07/01/2021.

October 6th, 2020 – Note in Case System

A City staff member (current staff is unsure of whom) noted on 10/06/2020 that the staff member re-sent a letter/offer with Property Maintenance Agreement to extend time for compliance (due to COVID-19 pandemic events) to 10/01/2021.

December 6th, 2020 – Note in Case System

A City staff member (current staff is unsure of whom) noted on 12/06/2020 that the staff member re-sent a letter/offer by US mail and emailed with a Property Maintenance Agreement to extend time for

compliance (due to COVID-19 pandemic events) to 10/01/2021. The agreement was to be returned to the City by 12/29/2020.

January 26th, 2021 – Note in Case System

A City staff member (current staff is unsure of whom) noted on 01/27/2021 that the staff member re-sent a letter/offer with Property Maintenance Agreement to extend time for compliance (due to COVID-19 pandemic events) to 10/01/2021. The agreement was to be returned to the City by 03/02/2021.

April 1st, 2021 – Note in Case System

A City staff member (current staff is unsure of whom) noted that on 03/31/2021 the staff member received the signed Agreement back, giving until 10/01/2021 to place protective treatment on the house.

September 29th, 2022 – Citation Issued (60804R6940)

On September 29th, 2022 a citation (Citation # 60804R940) was issued to property owner Michael David Koenamann. This citation was issued for the ongoing violation (regarding the exterior condition of the house) of Property Maintenance Ordinance 750 present at the house on the subject property at 118 10th Avenue East on Wednesday, June 22nd, 2022. The citation was served to the owner in person on 09/29/2022 and the court date was February 7th, 2023 at 10:00 am. The citation was filed with the court on February 13th, 2023. Intake occurred on March 7th, 2023 and Property Owner Michael Koenamann appeared and plead Not Guilty. A status conference was scheduled for April 18th, 2023. On April 18th, 2023 Property Owner Michael Koenamann was not in court. Prosecuting Attorney Tyler Wickman appeared by video and according to the WI CCAP notes had some correspondence with the Defendant. Another status conference was requested. On May 16th, 2023 a status conference was scheduled to occur at 10:30 am. Mr. Koenamann was not at the May 16th, 10:30 am status conference. City Attorney Wickman appeared by video for the City of Ashland. Attorney Wickman had spoken to the Defendant the morning of May 16th. It was requested that the status conference be rescheduled. The rescheduled status conference was scheduled for June 20th, 2023 at 10:30 am. On June 20th, 2023 at 10:28 am Defendant Michael Koenamann was not in court. Attorney Max Lindsey was in court for the City of Ashland. Attorney Lindsey had an agreement for a Deferred Entry of Judgement (DEJ). The defendant was not in court to sign the DEJ so the City requested a Default Judgement. The Court ordered a Default Judgement to be entered. The forfeiture of \$213.10 was to be paid within 60 days. According to the WI CCAP records this forfeiture was paid.

Monday, March 6th, 2023 – Email Correspondence

On Monday, March 6th, 2023 Michael Koenamann emailed Property Maintenance Specialist Ray Kallio: *I have made the decision to raze the house on the property. I will be working with Jarome Excavation of Drummond to perform the work and handle logistics. He will be meeting me on site in the next week. I would like him to start at the end of april. This will give me enough time to salvage whatever my be worth keeping (windows, lumber, etc.) Attached is a start of the permit. as soon as I meet with Chuck Jarome the rest of the application will be filled out and submitted. I am doing this to end the citations. I will keep going with this process if you agree to drop the current citation . Call or Email me to discuss.*

Michael Koenamann
Koenamann Electric
Ashland, WI
715-209-0964

mkoenamann@yahoo.com

Note that this mail correspondence occurred the day prior to the scheduled court intake of March 7th, 2023 where the owner appeared and pled Not Guilty (see September 29th, 2022 Citation Issued note above).

Tuesday, April 18th, 2023 – Email Correspondence

On Tuesday, April 18th, 2023 Michael Koenamann emailed Property Maintenance Specialist Ray Kallio:

Attached is the Demolition permit application with mine and Jarome Excavating information. Once the permit has been granted and issued, we will move forward and come up with as schedule.

*Michael Koenamann
Koenamann Electric
Ashland, WI
715-209-0964
mkoenamann@yahoo.com*

Note that this email correspondence occurred the same day that the court Status Conference was scheduled for Citation # 60804R6940 (April 18th) in which the defendant Mr. Koenamann was not in court (see September 29th, 2022 Citation Issued note above).

May 30th, 2023 – Demolition Permit

On May 30th, 2023 a demolition permit (Permit # 20230052) was issued to Mr. Koenamann as owner of the subject property. This permit was valid for one year and was for the demolition of the approximately 1,200 square foot home on-site. The contractor was Jerome Excavating Contractors LLC. Demolition of the home has not occurred as of March 17th, 2025, other than a partial demolition of the one-story addition that was present on the home. This permit was valid until May 30th, 2024 so has since expired.

May 30th, 2023 Note in Case System

Mr. Kallio noted in the Iworq case system that on May 30th, 2023 a demo permit was issued and that work was to be completed by August 31st, 2023.

August 22nd, 2023 – Citations Issued (60804R6949, 60804R694B, and 60804R694C)

On August 22nd, 2023 three citations (Citation #s 60804R6949, 60804R694B, and 60804R694C) were issued to property owner Michael David Koenamann. These citations were issued for the ongoing violation (regarding the exterior condition of the house) of Property Maintenance Ordinance 750 present at the house on the subject property at 118 10th Avenue East as of 08/10/2022, 08/11/2022, and 08/14/2022. The citations were served to the owner by mail on August 22nd, 2023. The citations were filed with the Ashland County Circuit Court on September 12th, 2023. On September 19th, 2023 Defendant Michael Koenamann was not in court and the defendant filed a written Not Guilty plea letter. A status conference was scheduled for November 7th, 2023 at 10:30 am. Defendant Michael Koenamann was not in court for the November 7th status conference. Prosecuting attorney Tyler Wickman appeared by video. Attorney Wickman commented that he had spoken with City officials and they stated as of yesterday that the Defendant was going to work on it. The Attorney asked for another status conference. A status conference was scheduled for January 16th, 2024 at 10:30 am. Defendant Michael Koenamann did not appear in court for the January 16th, 2024 status conference. Attorney Tyler Wickman appeared by video for the City of Ashland. Attorney Wickman stated that the Defendant

stopped at his office today and was not in court today, was asking for a trial date. The Court would not schedule a trial without the Defendant. Attorney Wickman asked for a Default judgement. The Court found the Defendant in Default due to non-appearance. The Court directed Default judgement entry on all three cases: 23FO306, 23FO307, and 23FO308. Each of the three cases had a forfeiture of \$213.10. All citations were to be paid within 60 days. The notice of Default judgement was entered on January 18th, 2024. According to the WI CCAP the forfeiture of \$213.10 for Citation # 60804R6949 (Case # 2023FO000308) was paid to the court.

The forfeitures of \$213.10 for Citation # 60804R694B (Case # 2023FO000307) and \$213.10 for Citation # 60804R694C (Case # 2023FO000306) remained unpaid as of March 14th, 2025 so the Court issued a Notice of intent to Certify Debt to the Wisconsin Department of Revenue.

Monday, November 6th, 2023 – Email Correspondence

On Monday, November 6th, 2023 Steven Wiley emailed Contracted Building Inspector Steve Schraufnagel and stated that he had a permit application (Permit # 20230312) for work at 118 10th Avenue East and asked Schraufnagel to take a look and let Wiley know if he needed more information. Wiley was not sure which part of the structure was an addition that the applicant would be removing so if needed Wiley was fine requiring a site plan or aerial from the applicant indicating what would be removed.

Contracted Building Inspector Steve Schraufnagel emailed Steven Wiley the same day in reply to Wiley's email from the same day regarding a demolition permit application and Permit # 20230312) for work to occur at the property. Schraufnagel stated that the addition being removed was the one-story portion on the north side. The two-story portion had new shingles along with a 2.5 car garage. Schraufnagel included photographs with his email reply and stated that he approved the issuance of the building permit.

Wednesday, November 8th, 2023 – Building Permit

On November 8th, 2023 a building permit (Permit # 20230312) was issued to Mr. Koenamann as owner of the subject property. This permit was valid for one year and was for the removal of the 1st floor addition of the house. It also included work to secure the foundation and close up opening for the 2-story portion of the house, siding on the 2-story portion, and noted that an add-on was to be completed in the future. The property owner would do the work. This permit was valid until November 5th, 2024 so has since expired.

Tuesday, January 23, 2024 – Email Correspondence

Michael Koenamann emailed Property Maintenance Specialist Ray Kallio:

Ray,

When I stopped to talk to you Tuesday I had asked where we stood on the citations since I had been working on it. You stated that I was in good standing. I asked if I needed to go to court. You said no. We had agreed that I will be continuing progress in the spring. I ended up with a default judgement anyway. I also talked to Tyler the same morning and we had the same conversation. Was I mislead . I am not paying these citations, Please figure out how to get these taken care of. I will be in your office Thursday morning to discuss.

*Michael Koenamann
Ashland, WI*

715-209-0964

mkoenamann@yahoo.com

Note that this correspondence was after the January 16th Status Conference in which Mr. Koenamann was not in court and a default judgement was issued for Citation #s 60804R6949, 60804R694B, and 60804R694C. The Court was unwilling to schedule a trial without the Defendant (Mr. Koenamann) appearing. As of March 14th, 2025 the forfeitures for citations 608004R694B and 60804R694C remained unpaid. See notes above under August 22nd, 2023 – Citations Issued.

Thursday, April 18th, 2024 – Email Correspondence

On Thursday, April 18th, 2024 Property Maintenance Specialist Ray Kallio emailed Michael Koenamann and asked Mr. Koenamann when he would be doing more work on the house. He stated that he would like to not have to issue more citations.

Mr. Koenamann replied the same day:

I am working on it.

As far as the other citations, you either lied to me or deceived me when I last spoke to you about being in compliance. You had the ability to have it settled with Tyler, but apparently you didn't discuss it with him. I fully understand that Tyler does not care for me. Doesn't give him the right to be rude to me. I tried to work with you and now I am stuck paying for it. I have a building permit and I will continue to pick away at it as a personal project..

Michael Koenamann

Koenamann Electric

Ashland, WI

715-209-0964

mkoenamann@yahoo.com

Tuesday, April 30th, 2024 – Email Correspondence

On Tuesday, April 30th, 2024 Assistant Planner Terri Erickson emailed Steven Wiley regarding permit # 20240101 for an accessory structure at 118 10th Avenue East.

Monday, May 6th, 2024 – Email Correspondence

On May 6th, 2024 Contracted Building Inspector Steve Schraufnagel emailed Steven Wiley with Michael Koenamann included. Mr. Schraufnagel asked Mr. Wiley about the status of the Accessory Structure Permit, that Mr. Koenamann had said he submitted online twice. Schraufnagel included Mr. Koenamann on the email. He included some photographs of the accessory structure on-site to be permitted.

Steven Wiley replied the same day and told Mr. Schraufnagel and Mr. Koenamann that he would discuss with Ray Kallio and follow up hopefully the next day.

A detached garage had been moved onto the subject property prior to the owner obtaining an accessory structure permit.

Tuesday, May 7th, 2024 – Email Correspondence

On Tuesday, May 7th, 2024 Steven Wiley emailed Steve Schraufnagel and Michael Koenamann regarding the permit application (Permit # 20240101). He stated that he saw the permit in the system. He asked

Mr. Koenamann if Mr. Koenamann could add a dimension to the site plan showing the distance between the garage and the alley/rear lot line. There would need to be at least 3 feet from the garage to the alley. Also the driveway would need to be paved. Wiley asked if the driveway would be concrete or asphalt and if it would be a 24' x 24' garage.

On May 7th Mr. Koenamann replied to Mr. Wiley's email. He answered that the garage would be roughly 8 feet off the alley and more than 15 feet from the north property line, and even with the existing garage and a concrete apron.

Wednesday, May 8th, 2024 – Email Correspondence

Steven Wiley replied to Mr. Koenamann's email from May 7th regarding the garage placement. Wiley asked Mr. Koenamann to add the setbacks he mentioned to the site plan and label the driveway material (concrete) on there. He told Mr. Koenamann that Mr. Koenamann could scan and email the revised site plan to him. From there staff could complete the building permit review.

Monday, May 13th, 2024 – Email Correspondence

On Monday, May 13th, 2024 Steven Wiley emailed Mr. Koenamann with Steve Schraufnagel included and followed up since he had not heard anything back from Mr. Koenamann since May 8th. Wiley stated that staff would need dimensions added to Mr. Koenamann's site plan and the driveway material (concrete if that was what Mr. Koenamann was going with) added to the plan. Mr. Koenamann could scan and email the revised site plan. Wiley informed Mr. Koenamann that staff would need the revised site plan to move forward with the permit application for the garage in order to issue the permit and have the garage onsite legally. Staff would need to have the revised site plan and a permit on file by Monday, May 20th at 4:00 pm in order to avoid enforcement action/issuing citations for no permit for the garage. Wiley stated that if there was any confusion regarding what was needed on the site plan Mr. Koenamann could arrange to stop in or staff could answer any questions he might have by email or over the phone. Wiley asked Mr. Koenamann to add the required dimensions and driveway material to the site plan and send it back or bring it in so staff could continue with the permitting process.

Mr. Koenamann replied the same day with images of stakes on the property and his tape measure. One image had a label "13 feet off center of alley" and the other image had a label "8 feet from edge of alley." Mr. Koenamann said in his email that the measurements were on pictures. He further stated that the site was staked out with the proposed garage location and feel free to make a site visit.

Wednesday, May 15th, 2024 – Email Correspondence

On Wednesday, May 15th, 2024 Steven Wiley emailed Michael Koenamann and attached a revised site plan as a jpeg file and asked Mr. Koenamann to review the plan and confirm that it was correct. Wiley informed Mr. Koenamann that based on the scope of work the permit fee was \$50.00. The next step was to pay the permit fee. Wiley provided instructions on how to do so. He asked Mr. Koenamann if using the online payment portal to send a receipt so staff could confirm Mr. Koenamann paid the fee.

May 28th, 2024 – Accessory Structure Permit

On May 28th, 2024 an accessory structure permit (Permit # 20240101) was issued to Mr. Koenamann as owner of the subject property. This permit was to be valid for one year and expire on 05/28/2025. The permit was for the installation of a pre-built garage on a new concrete foundation on the property. This permit was issued by staff in error. Given the existing violations at the property, the City should have withheld permits until the violations were corrected.

Wednesday, May 29th, 2024 – Email Correspondence

On Wednesday, May 29th, 2024 Mr. Koenamann emailed Steven Wiley stating that the permit fee was paid in full online and provided confirmation #16555701. He stated that the revised site plan was in a format that he could not open. He asked Wiley to mail the permit and site plan to him.

June 7th 2024 – Site Visit/Inspection

On June 7th, 2024 Mr. Kallio and Mr. Hamm performed a site visit. Mr. Kallio noted that he and Mr. Hamm stopped and talked to Mike [Koenamann] about progress that needs to be done on his house located at 118 10th Ave W [should have said E]. Mr. Koenamann said that he would have footings poured on Friday 06/14/2024. The miscellaneous storage of construction materials on the property also came up. Mr. Koenamann indicated that he would be moving a garage onto a foundation on Tuesday, 06/11/2024.

June 10th, 2024 – Inspector Visit/Inspection

On June 10th, 2024 at 2:00 pm, Contracted Building Inspector Steve Schraufnagel performed a site visit/inspection of the 118 10th Avenue East property. At the time Mr. Schraufnagel noted that the weather conditions were sunny, 73 degrees F, with wind at 11 mph out of the northeast. A neighbor was present during his inspection. Mr. Schraufnagel photographed the conditions at the property, and prepared his inspection report, which he emailed on July 12th, 2024 to Steven Wiley, with Ray Kallio, Stuart Matthias, and Terri Erickson included. Schraufnagel noted that the property had become a safety and health concern to all residents and individuals nearby the subject house. He ordered the repair or raze of the house. After receiving the inspection report and recommendation, Steven Wiley decided to consult with the City Attorney's office on the correct legal steps which is why a Repair or Raze order was not issued at this point.

Monday, August 5th, 2024 – Courtesy Notice Sent

Property Maintenance staff performed a site visit and photographed the property on Monday, August 5th, 2024. Staff observed that no work had occurred on the house at the property despite Mr. Koenamann stating to Mr. Kallio and Mr. Hamm on June 7th, 2024 during their site visit that Mr. Koenamann would have footings poured on Friday, June 14th, 2024. On August 5th, 2024, Mike Hamm and Ray Kallio uploaded the images from the 08/05/2024 site visit to the Iworq case system and sent Mr. Koenamann a notice stating that the exterior walls on the house at the 118 10th Avenue East property needed attention. The letter stated that the walls were not waterproofed, there were holes, exposed boards, and loose insulation that was allowing rain and dampness into the interior walls. This condition had been ongoing since prior to 2021. The letter gave the owner a heads up that his siding permit would expire on 11/05/2024 and that the City sought progress on this issue and full compliance by November 5th, 2024.

The notice further advised the owner that failure to take any meaningful action on this matter could force the City to issue citations ranging from \$60 to \$1,000 per day, or if deemed unfit for human habitation and unreasonable to repair could lead to a raze order.

This letter was sent to the owner after Steven Wiley and Mike Hamm discussed internally the lack of progress at the subject property and Mr. Hamm suggested that staff consider sending a courtesy letter to the owner informing him that his permit expiration date would be coming up in November and giving the owner a heads up that the City would need to see progress at the site. The courtesy letter indicated

the City's ongoing repeated efforts to work with Mr. Koenamann. Staff had discussed that the City would postpone most further enforcement action during the effective time of the building permit but would continue to monitor the site.

Tuesday, August 6th, 2024 – Inspector Visit/Inspection

Contracted Building Inspector Steve Schraufnagel performed a site inspection at 4:30 pm on August 6th, 2024. No one else was present during his visit. The weather conditions were sunny, 76 degrees F, with wind at 8 mph out of the northeast. Mr. Schraufnagel's follow-up inspection found the status of the open building permits as follows: Permit #20230052 (house demolition): the two-story house on the north side was still standing, with just the siding being removed. The Inspector noted at the time that this portion of the house should be properly repaired and resided if complete demolition was not going to occur. This determination was made prior to staff examining the estimated cost of necessary repairs against the ratio of the property's assessed value to recommended value and finding the necessary repairs to be unreasonable.

Permit #20230312 (removal of the one-story wood framed addition): The addition to the south has been partially removed. The floor framing system was still in place with a partial foundation on the southeast corner. Beyond the foundation, it was excavated down to the footing. The foundation system is classified as being beyond a reasonable repair. The entire south side addition and foundation should be removed in its entirety and a sand backfill be brought in and compacted in place to the existing grade level.

The excavated area needs to be barricaded off immediately, so that nobody falls into this open foundation area.

Friday, August 9th, 2024 – Email Correspondence

Contracted Building Inspector Steve Schraufnagel replied to Steven Wiley's email from earlier that day. He included Ray Kallio, Mike Hamm, and Terri Erickson. Mr. Schraufnagel stated that the repairs to the two-story house only would be approximately \$50,000 - \$75,000 to bring it into a livable condition. The repairs to the foundation and one-story addition (attached to the south side of the two-story house) would be approximately \$150,000 - \$175,000 to bring it into a livable condition.

Steven Wiley emailed Steve Schraufnagel and stated that the City has in the Property Maintenance Ordinance a section regarding reasonableness of repair to structures. Ordinance states that if it is determined that the cost of repairs of a structure ordered by the City would exceed fifty percent (50%) of the assessed value of the structure divided by the ratio of the assessed value to the recommended value as last published by the City Assessor's office, then the repairs are presumed unreasonable for purposes of the ordinance and the structure will be ordered to be razed. Wiley asked Schraufnagel to provide an estimate of what Schraufnagel thought the required repairs of the house at 118 10th Avenue East would cost. Wiley wanted to examine this so once Mr. Koenamann's permit expired the City could proceed accordingly if Mr. Koenamann had not done anything with the subject property.

Tuesday, November 12th, 2024

On Tuesday, November 12th, 2024 Contracted Building Inspector Steve Schraufnagel re-inspected the property at 118 10th Avenue East at 11:30 am. Mr. Schraufnagel photographed the property at the time of inspection. He prepared his inspection report which he emailed to Steven Wiley with Fire Chief Stuart Matthias, City Attorney Tyler Wickman, and Property Maintenance Specialist Ray Kallio included on 11/25/2024. At this point the building permit (Permit # 20230312 issued on November 8th, 2023 for

removal of the one-story addition, securing the foundation, and closing up the opening for the two-story part, and siding on the two-story part) had expired and no further work had occurred on the exterior of the property.

Monday, November 25th, 2024

Contracted Building Inspector Steve Schraufnagel emailed his report regarding his November 12th, 2024 re-inspection of the 118 10th Avenue East property. In his report he noted that the building permits issued for the property (Permits 20230052 & 20230312) had expired recently. The re-inspection was made on November 12th, 2024 at 11:30 am. The conditions at the time of inspection on 11/12/2024 were sunny, 42 degrees F, wind at 11 mph and coming out of the south. Mr. Schraufnagel noted that his initial site inspection was on June 10th, 2024 at which time he had issued a preliminary Raze or Repair Order based on the condition of the property at that time. To date, nothing had been done. On November 25th Mr. Schraufnagel determined that the property was beyond repair and that the house should be razed.

He stated the following:

According to the Wisconsin Statue 66.0413, I hereby deem this property to be “dilapidated and out of repair” and consequently “dangerous, unsafe, unsanitary, or otherwise unfit for human habitation “. At this point, it would be unreasonable to repair, as the cost would exceed 50 percent of the assessed value of the building divided by the ratio of the assessed value to the recommended repair value. I would estimate the repairs to the two-story wood framed house to be approximately \$50,000 - \$70,000 to bring it to a livable condition. The repairs to the foundation system and one-story addition (attached to the south side of the two-story house) would be approximately \$150,000 - \$175,000 to bring it into a livable condition. The value is calculated as if the project were jobbed out at a reasonable contractor’s rate. See the attached photographs of this property at the end of my email.

This property, in its present condition, is a safety issue to the neighborhood’s structures and to their occupants.

Based on my inspection findings, I believe the City of Ashland should issue a RAZE order to be completed within 30 days of the order’s issuance.

Monday, December 16th, 2024 – Letter Report Requested

On Monday, December 16th, 2024 Steven Wiley emailed Laurie Gregor at Choice Title to request a letter report/do a title search for the property at 118 10th Avenue East (Parcel # 201-01416-0000). The purpose for the letter report request was to determine what, if any, lienholders were listed on the property title. Wiley was advised by the City Attorney’s office that under the Wis. Statute the City was required to notify anyone with an interest in the property/any lienholders of the Raze Order.

Ms. Gregor confirmed that Choice Title could provide a letter report for the property and thanked Mr. Wiley for the order.

Thursday, December 19th, 2025 – Letter Report Received

On Thursday, December 19th, 2025 Amy Vander Grinten at Choice Title emailed Steven Wiley the requested letter report for the property at 9:41 am. Wiley reviewed the report which included the following liens, judgements, and/or mortgages:

118 10th Ave East – Koenamann Property

1. Mortgage from Michael Koenamann to Northern State Bank in the amount of \$22,500 dated 02/17/2015 and recorded on 03/02/2015.
2. Mortgage from Michael D. Koenamann to Northern State Bank in the amount of \$30,000 dated August 31st, 2015 and recorded on 09/01/2015.
3. Judgement, Case Number 2016SC000311 in favor of Belinda Miller, 2120 4th Street East, Ashland, WI; Attorney Craig Haukaas against Michael D. Koenamann and Amy Koenamann, 2119 4th Street East, Ashland, WI 54806 dated October 10, 2016 and docketed October 11, 2016 in Ashland County in the amount of \$77.31, exclusive of fees and interest.
4. Taxes, general and special for the year 2024 in the amount of \$814.16 were due, unless a tax receipt showing full payment was presented.
5. Delinquent charges for the year 2024 in the amount of \$69.37 were due, unless a tax receipt showing full payment was presented.

Sunday, December 22nd, 2024 – Email Correspondence

On Sunday, December 22nd, 2024 Katie Posewitz in the City Attorney's office emailed Steven Wiley and City Attorney Tyler Wickman and advised Mr. Wiley of steps that needed to occur during the process. She explained that the raze order needed to be personally served to the owner and that City Police could serve him. She also explained that there were two creditors (Northern State Bank and Belinda Miller) according to the title report. Both of the creditors needed to be sent a copy of the Raze Order via first class mail and a Class I notice needed to be published.

Friday, January 3rd, 2025 – Email Correspondence

On Friday, January 3rd, 2025 Steven Wiley emailed the ECPC Legal email address for the Ashland Daily Press and stated that the City was issuing a Raze Order for the structure at 118 10th Avenue East. He asked the paper to publish the included Raze Order on Thursday, January 9th. He asked the paper to confirm receipt of the Raze Order notice to be run as a public/legal notice in the 01/09 print edition of the Daily Press and send him an affidavit of publication. He asked the paper to let him know if there would be an issue running the notice on 01/09 or if there were any questions.

Monday, January 6th, 2025 – Email Correspondence

On Monday, January 6th, 2025 Kelly Quast emailed on behalf of the newspaper publisher and sent Wiley a proof stating that the earliest the paper could publish the notice was on Wednesday, January 15th and to please advise.

Mr. Wiley emailed Kelly Quast back the same day and stated that they were fine to publish on 01/16.

Tuesday, January 7th, 2025 – House Placarded

On January 7th, 2025 Mr. Kallio placed the Raze Order placards on the house. Mr. Kallio photographed the placards and uploaded the image into the Iworq system on January 8th.

Wednesday, January 8th, 2025 – Placards Removed

On January 8th, 2025 Mr. Kallio noted that the placards placed on January 7th, 2025 was removed by someone other than the City in violation of the Property Maintenance Ordinance. Mr. Kallio

photographed the house on January 8th with the placards no longer present and uploaded this image into the Iworq system that day.

Wednesday, January 8th, 2025 Raze Order Mailed

On Wednesday, January 8th, 2025 at 3:05 pm Steven Wiley mailed the Raze Order for the house at the 118 10th Avenue East property to the two lienholders listed on the title for the subject property as advised by Assistant City Attorney Katie Posewitz. These lienholders were Northern State Bank and Belinda Miller.

Thursday, January 9th, 2025

On Thursday, January 9th, 2025 law enforcement attempted to serve Mr. Koenamann the letter and notice of raze order for the house on the 118 10th Avenue East property. Officer Wilkins (# 160) attempted to serve Mr. Koenamann at 1536 hours (3:36 pm). The attempt to serve Mr. Koenamann was not successful and the officer reported “No contact” on the Certificate of Service. This was law enforcement’s first attempt to serve Mr. Koenamann.

Friday, January 10th, 2025

On Friday, January 10th, 2025 law enforcement attempted to serve Mr. Koenamann the letter and notice of raze order for the house on the 118 10th Avenue East property. Officer # 133 attempted to serve Mr. Koenamann at 9:07 am. The attempt to serve Mr. Koenamann was not successful and the officer noted this on the Certificate of Service. This was law enforcement’s second attempt to serve Mr. Koenamann.

Monday, January 13th, 2025 – Email Correspondence

On Monday, January 13th, 2025 Mike Yankee (Vice President at Northern State Bank) emailed Steven Wiley regarding Mike Koenamann. Mr. Yankee confirmed receipt of the City’s letter/raze order regarding the razing of the building at 118 10th Avenue East. Mr. Yankee asked Mr. Wiley if this order only applied to the house structure. He mentioned the garages on the subject property. He stated that he was not sure if anything was happening to them or if they would continue to be garages.

Monday, January 13th, 2025 – Raze Order Recorded

On Monday, January 13th, 2025 at 11:36 am the Ashland County Register of Deeds recorded the Raze Order. Assistant City Attorney Katie Posewitz had advised Steven Wiley that recording the Raze Order at the Register of Deeds was suggested in the event the owner attempted to sell the property after the Raze Order was issued.

Monday, January 13th, 2025

On Monday, January 13th, 2025 law enforcement attempted to serve Mr. Koenamann the letter and notice of raze order for the house on the 118 10th Avenue East property. Officer Wilkins (# 160) attempted to serve Mr. Koenamann at 1520 hours (3:20 pm). The attempt to serve Mr. Koenamann was not successful and the officer reported “No answer” on the Certificate of Service. This was law enforcement’s third attempt to serve Mr. Koenamann.

Tuesday, January 14th, 2025 – Email Correspondence

On Tuesday, January 14th, 2025 Steven Wiley replied to Mr. Yankee’s email from January 13th. Mr. Wiley explained to Mr. Yankee that the Raze Order is for the house specifically. If he [Mr. Koenamann] or the City does end up demolishing the house the garages would need to be removed or a new home constructed or the garages being up without a primary structure [house] would be a violation [of City zoning standards].

Mr. Yankee replied to Mr. Wiley and asked if Wiley had any idea if there would be a timeframe involved with the garage remove[al] or house rebuild. Yankee stated that he couldn't imagine he [Mr. Koenamann] would want to build another home there but who knows. Yankee asked Wiley if he had spoken to Mike [Koenamann] at all. Yankee stated that he was sure Mr. Koenamann was aware of everything that was going on, he was just curious as to how those conversations went as he would need to have a conversation with Mr. Koenamann as well.

Wiley replied to Mr. Yankee and stated that currently he did not have a timeframe for the house rebuild or the garage removal. Wiley stated he too doubted that Mr. Koenamann would want to build another house at the subject property. Staff would likely try to work with the property owner on timing and if the owner was making progress staff would continue to work with the owner. Wiley explained that staff had a number of conversations with Mr. Koenamann and the issues with the house have been ongoing for several years. Work had not occurred on the house. The Inspector had performed an inspection at the property and determined that the cost of repairs/making the house livable was unreasonable as laid out in the City's Property Maintenance Ordinance which is why the raze order was issued. The City placarded the building the previous week indicating this and someone removed the placards. Wiley stated that sometimes the Police have a difficult time serving Mr. Koenamann because he does not answer the door at times. Wiley informed Mr. Yankee that if the City was unable to serve Mr. Koenamann's raze order in person staff would look at alternative ways under the state statute to serve him. The City did record the Raze Order at the Ashland County Register of Deeds also.

Mr. Yankee replied to Wiley's email and stated that the information Wiley provided was what Mr. Yankee needed to know for what Yankee would need to do on his end. He stated that Mr. Koenamann was hard to pin down, he would see if he could touch base with him.

Tuesday, January 14th, 2025

On Tuesday, January 14th, 2025 law enforcement attempted to serve Mr. Koenamann the letter and notice of raze order for the house on the 118 10th Avenue East property. Officer Wilkins (# 160) attempted to serve Mr. Koenamann at 1640 hours (4:40 pm). The attempt to serve Mr. Koenamann was not successful and the officer reported "No answer Vehicle at residence" on the Certificate of Service. This was law enforcement's fourth attempt to serve Mr. Koenamann.

Thursday, January 16th, 2025

On Thursday, January 16th, 2025 Contracted Building Inspector Steve Schraufnagel visited the subject property and observed Mr. Koenamann as property owner working on siding the house for which the Raze Order was issued. Permit # 20230312 under which siding was included had expired in November, 2024 so there was no valid building permit on file. Mr. Koenamann was doing siding work with no valid permit. Mr. Schraufnagel emailed Steven Wiley with Ray Kallio and Terri Erickson included. Schraufnagel informed Planning and Development staff that he stopped by the 118 10th Avenue East property this morning and talked with the owner, Michael Koenamann. Schraufnagel informed Mr. Koenamann of the Raze Order on the house and the building permit that had expired. He informed Koenamann to stop work on the siding project. Currently Mr. Koenamann was siding the north façade of the house. Mr. Schraufnagel included photographs with the email. Mr. Koenamann told Mr. Schraufnagel that the weather was nice now and he was going to continue siding up the house. Mr. Schraufnagel did mention the appeal process for the raze order. Mr. Schraufnagel noted that Mr. Koenamann was very civil to him and adamant about completing his work.

Thursday, January 16th, 2025 House Re-placarded

On Thursday, January 16th, 2025 Contracted Building Inspector Steve Schraufnagel emailed Steven Wiley with Bill Hagstrom, Tyler Wickman, and Katie Posewitz included and noted that he had re-placarded the house and instructed the owner to cease work on the property. Mr. Schraufnagel photographed the placards.

Thursday, January 16th, 2025 – Raze Order Served

On January 16th, 2025 Law enforcement (City of Ashland Police Department) served Michael Koenamann at 12:30 pm. This was law enforcement's fifth attempt serving Mr. Koenamann. Officer Wilkins (# 160) served the letter and notice of raze order to Mr. Koenamann at the 118 10th Avenue East address.

Thursday, January 16th, 2025 – Email Correspondence

On Thursday, January 16th, 2025 Kelly Garro (Administrative Assistant at the City of Ashland Police Department) emailed Steven Wiley and Ray Kallio, with Police Chief Bill Hagstrom and Emily Hanson included and provided the Certificate of Service showing that the Police Department served Michael Koenamann the documents (Letter & Notice of Raze Order) that Planning and Development staff requested.

Thursday, January 16th, 2025 – Raze Order Published

On Thursday, January 16th, 2025 the Raze Order was published in the Ashland Daily Press newspaper. City Attorney Tyler Wickman emailed Katie Posewitz, Steven Wiley, and Bill Hagstrom and noted this.

Thursday, January 16th, 2025: 1:35 – 1:45 pm – Conversation with Mr. Koenamann, 2nd Floor Counter, City Hall

Mr. Koenamann came to City Hall shortly after law enforcement served him the Raze Order. Wiley told Mr. Koenamann that he was not to be doing any more work other than razing the existing house on the property. No siding or construction were to occur. Wiley printed and gave Mr. Koenamann a copy of the Raze Order and placard as well when Mr. Koenamann was at the counter. Wiley stated that the City's position was that either Mr. Koenamann was going to demolish the house or that the City would pursue court action and obtain a court order to demolish the home but one way or another it was coming down. Mr. Koenamann would need to file an appeal and have a successful appeal to stop the Raze Order. Mr. Koenamann indicated that he wanted to appeal this Raze Order and keep moving with work. Wiley informed Koenamann that per City Ordinance (Property Maintenance Ordinance) Mr. Koenamann would need to write a letter to the City Administrator indicating his desire to have the Council review his appeal. Wiley told Koenamann of the 60-day period between serving the Raze Order and when the building would need to come down and that he cannot do any more siding work or remove the placards. The only work Koenamann could do was to demolish the building. The conversation concluded and Koenamann left.

Friday, January 17th, 2025 – Placards Removed

On Friday, January 17th, 2025 Contracted Building Inspector Steve Schraufnagel re-inspected the site and noted that the Raze Order placards posted on January 16th had been taken down. Mr. Schraufnagel emailed Steven Wiley with Ray Kallio included and included in his email photographs of the property taken on January 17th, 2025. There was a "No Trespassing" sign posted on a sawhorse at the driveway entrance.

Friday, January 17th, 2025 – Voicemail

On Friday, January 17th, 2025 Belinda Miller (one of the creditors listed on the letter report and sent a copy of the Raze Order via mail) left Steven Wiley a voicemail at 12:45 pm asking about the Raze Order.

Steven Wiley called Ms. Miller back and left a voicemail later that day, at 4:30 pm stating that she could call him back and he would be happy to provide answers to any questions she had on the Raze Order.

Thursday, January 23rd, 2025 – Phone Call

On Thursday, January 23rd, 2025 Belinda Miller called Steven Wiley at 12:25 pm. She asked Wiley how the Raze Order affected her position as a lienholder on the title and whether the City putting a lien on the property would cause her to fall behind. Wiley answered that he or Ms. Miller could confirm with the City Attorney but that he did not believe the Raze Order process would affect Ms. Miller's position at all. Ms. Miller stated that she would follow up with the City Attorney to double check.

Monday, March 10th, 2025

On Monday, March 10th, 2025 Mr. Koenamann stopped in to City Hall and submitted his appeal letter along with a copy of the Raze Order to the City Administrator.

Monday, March 17th, 2025 – Permit Application Submitted

On Monday, March 17th, 2025 Mr. Koenamann applied online for a building permit (Permit # 20250026) through the contractor portal on the City website. The permit application was for a Residential Remodel/Repair/Additions (over 5,000) at the 118 10th Avenue East property. The description of work was siding, replacing foundation, replacing portion of house razed. Steven Wiley informed Assistant Planner Terri Erickson on the morning of March 17th that no permits were to be issued for the property pending the outcome of the Raze Order appeal process. Mr. Wiley and Ms. Erickson discussed that Mr. Wiley would handle the situation.



118 10TH AVE E - JULY 1ST, 2020





Notice of Extension

City of Ashland

601 Main Street

Ashland, WI 54806

715-685-1609

Find yourself next to the water.



07/13/2020

MICHAEL KOENAMANN
2119 4TH ST E
ASHLAND, WI 54806

Re: Property Maintenance Ordinance Violation - FOURTH NOTICE
Subject Property: 118 10TH AVE E, ASHLAND, WI
Property ID Number: 201014160000
Case Number: 20200033

Hello, we hope you and your family are safe at this time. You were previously informed by the City of Ashland of a violation at the property listed above. The exterior of the house was to be brought into compliance by June 1, 2020.

Due to the COVID-19 public health crisis, we are willing to extend the time necessary for you to bring your property into compliance if you sign the enclosed Property Maintenance Agreement. You will then be given until next year, July 1, 2021, to bring the exterior of the house into full compliance, if the signed Agreement is returned to us by August 15, 2020.

This is the fourth letter sent to you regarding the protective treatment on the house/building. The first letter was sent to you on January 9, 2019. The second letter was sent to you on August 6, 2019 with a citation. The third letter was sent to you on August 12, 2019 with a Property Maintenance Agreement.

A Building Permit is required if the protective coating you choose to use on the house is siding (if material cost is over \$1,000.00 within a 12 months period) - before beginning the work on the exterior of the house. Please fill out the enclosed Building Permit Application and return it to City of Ashland, 601 Main Street West, Ashland, Wisconsin 54806 – with a check or money order - before beginning any work. The Building Permit Application can also be filled out on-line, under City of Ashland WI, Planning & Development, and by clicking on “Building Permits can now be submitted and paid for online”.

Please feel free to contact me if you have any questions or concerns. My telephone number is 715-685-1609 and my email is property@coawi.org.

Thank you for your time.

Raymond Kallio
Property Maintenance Specialist
Planning & Development Department
cc/emailed: Council Person Ward 11-Jackie Moore
Enclosure(s): Property Maintenance Agreement, Letter dated August 12, 2019, Building Permit Application



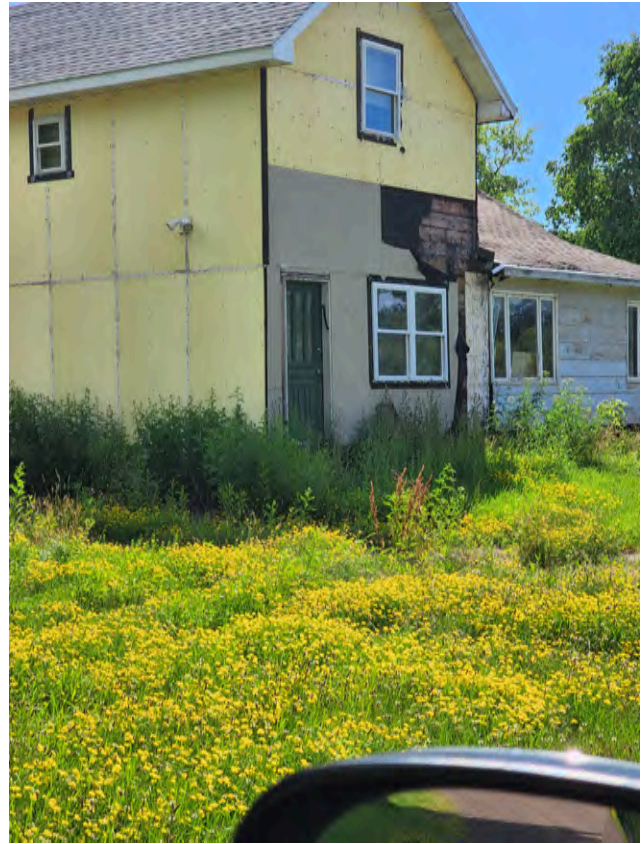
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Total Postage and Fees	\$	
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Ashland, WI 54806

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☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$6.18	

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Notice of Extension

City of Ashland

601 Main Street

Ashland, WI 54806

715-685-1609

Find yourself next to the water.



10/06/2020

MICHAEL KOENAMANN
2119 4TH ST E
ASHLAND, WI 54806

Re: Property Maintenance Ordinance Violation - FIFTH NOTICE
Subject Property: 118 10TH AVE E, ASHLAND, WI
Property ID Number: 201014160000
Case Number: 20200033

Hello, we hope you and your family are safe at this time. You were previously informed by the City of Ashland of a violation at the property listed above. The exterior of the house was to be brought into compliance by June 1, 2020.

Due to the COVID-19 public health crisis, we are willing to extend the time necessary for you to bring your property into compliance if you sign the enclosed Property Maintenance Agreement. You will then be given until next year, October 1, 2021, to bring the exterior of the house into full compliance, if the signed Agreement is returned to us by November 10, 2020.

This is the fifth letter sent to you regarding the protective treatment on the house/building. The first letter was sent to you on January 9, 2019. The second letter was sent to you on August 6, 2019 with a citation. The third letter was sent to you on August 12, 2019 with a Property Maintenance Agreement. The fourth letter was sent to you on July 13, 2020 with an Extended Property Maintenance Agreement.

A Building Permit is required if the protective coating you choose to use on the house is siding (if material cost is over \$1,000.00 within a 12 months period) - before beginning the work on the exterior of the house. Please fill out the enclosed Building or Demolish Permit Application and return it to City of Ashland, 601 Main Street West, Ashland, Wisconsin 54806 – with a check or money order - before beginning any work. The Building or Demolish Permit Application can also be filled out on-line, under City of Ashland WI, Planning & Development, and by clicking on “Building Permits can now be submitted and paid for online”, or by clicking on the City’s online payment portal, or payment can be dropped in the utility drop box in front of City Hall on Main Street.

Please feel free to contact me if you have any questions or concerns. My telephone number is 715-685-1609 and my email is property@coawi.org.

Thank you for your time.

Raymond Kallio
Property Maintenance Specialist
Planning & Development Department
cc/emailed: Council Person Ward 11-Jackie Moore
Enclosure(s): Property Maintenance Agreement, Building Permit Application



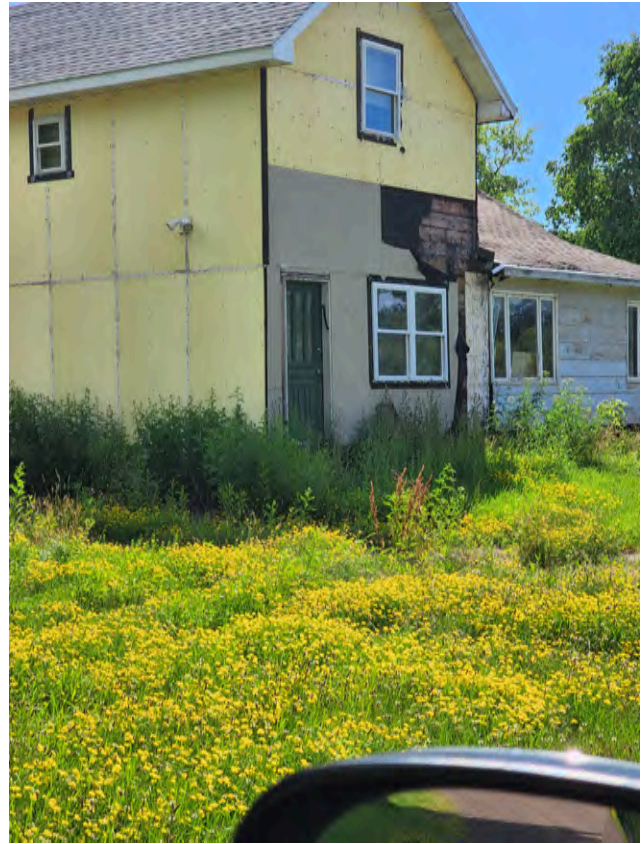
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☐ Adult Signature Required	\$	
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Total Postage and Fees	\$	
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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
Total Postage and Fees	\$6.18

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City of Ashland

601 Main Street

Ashland, WI 54806

715-685-1609

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12/06/2020

MICHAEL KOENAMANN
2119 4TH ST E
ASHLAND, WI 54806

Re: Property Maintenance Ordinance Violation - SIXTH NOTICE
Subject Property: 118 10TH AVE E, ASHLAND, WI
Property ID Number: 201014160000
Case Number: 20200033

Hello, we hope you and your family are safe at this time. You were previously informed by the City of Ashland of a violation at the property listed above. The exterior of the house was to be brought into compliance by June 1, 2020.

Due to the COVID-19 public health crisis, we are willing to extend the time necessary for you to bring your property into compliance if you sign the enclosed Property Maintenance Agreement. You will then be given until next year, October 1, 2021, to bring the exterior of the house into full compliance, if the signed Agreement is return to us BEFORE December 29, 2020.

This is the sixth letter sent to you regarding the protective treatment on the house/building. The first letter was sent to you on January 9, 2019. The second letter was sent to you on August 6, 2019 with a citation. The third letter was sent to you on August 12, 2019 with a Property Maintenance Agreement. The fourth letter was sent to you on July 13, 2020 with an Extended Property Maintenance Agreement. The fifth letter was sent to you on October 6, 2020 with an Extended Property Maintenance Agreement.

A Building Permit is required if the protective coating you choose to use on the house is siding (if material cost is over \$1,000.00 within a 12 months period) - before beginning the work on the exterior of the house. Please fill out the Building or Demolish Permit Application (that was previously sent to you) and return it to City of Ashland, 601 Main Street West, Ashland, Wisconsin 54806 – with a check or money order - before beginning any work. The Building or Demolish Permit Application can also be filled out on-line, under City of Ashland WI, Planning & Development, and by clicking on “Building Permits can now be submitted and paid for online”, or by clicking on the City’s online payment portal, or payment can be dropped in the utility drop box in front of City Hall on Main Street.

Please feel free to contact me if you have any questions or concerns. My telephone number is 715-685-1609 and my email is property@coawi.org.

Thank you for your time.

Raymond Kallio
Property Maintenance Specialist
Planning & Development Department
cc/emailed: Council Person Ward 11-Jackie Moore
Enclosure(s): Property Maintenance Agreement,



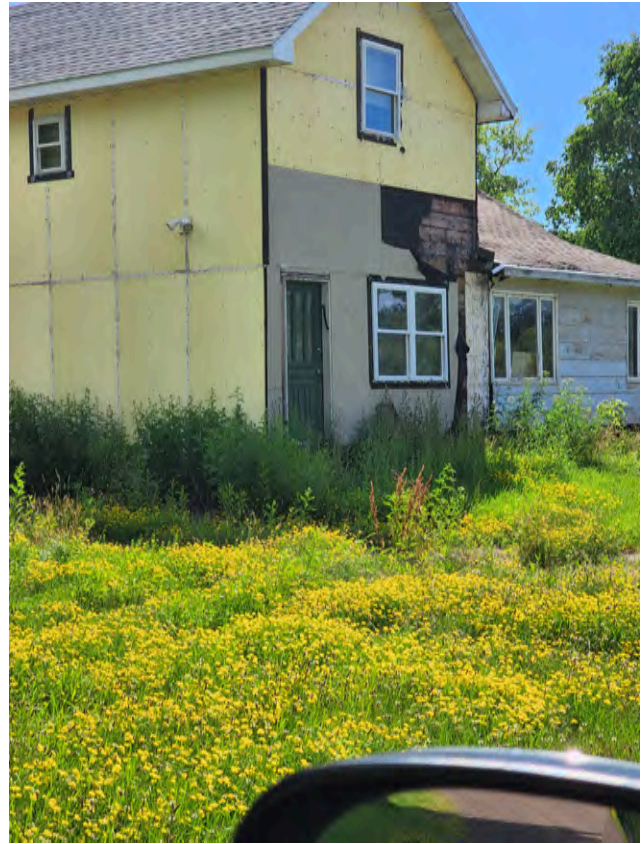
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Total Postage and Fees \$	
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Postage	\$0.58
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Information Letter

City of Ashland

601 Main Street West

Ashland, WI 54806

715-685-1609

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01/27/2021

MICHAEL KOENAMANN
2119 4TH ST E
ASHLAND, WI 54806

Re: Property Violation
Subject Property: 118 10TH AVE E, ASHLAND, WI
Property ID Number: 201014160000
Case Number: 20200033

Hello. On December 6, 2020 I sent you a Property Maintenance Agreement that would give you until October 1, 2021 to bring your property at 118 10th Avenue E, Ashland, Wisconsin, into compliance. This Agreement was to be signed and dated by you, and returned to me by December 29, 2020. At this time, I have not received the signed Agreement back. It is important that we receive this document. This is the seventh letter sent to you regarding the house.

Enclosed is a copy of the Agreement previously sent to you. We are requesting that you sign and date the document, and return it to me by March 2, 2021. We appreciate your willingness to work with us and thank you.

A Building Permit is required if the protective coating you choose to use on the house is siding (if material cost is over \$1,000.00 within a 12 months period) - before beginning the work on the exterior of the house. If needed, please fill out the enclosed Building Permit Application and return it to City of Ashland, 601 Main Street West, Ashland, Wisconsin 54806 – with a check or money order - before beginning any work. The Building Permit Application can also be filled out on-line, under City of Ashland WI, Planning & Development, and by clicking on “Building Permits can now be submitted and paid for online”, or by clicking on the City’s online payment portal, or payment can be dropped in the utility drop box in front of City Hall on Main Street.

Please feel free to contact me if you have any questions or concerns. My telephone number is 715-685-1609 and my email is property@coawi.org.

Thank you for your time.

Raymond Kallio
Property Maintenance Specialist
Planning & Development Department
cc/emailed: Council Person Ward 11-Jackie Moore
Enclosure(s): Property Maintenance Agreement, Building Permit Application





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Certified Mail Fee \$ 4.57

Extra Services & Fees (check box, add fee as appropriate)

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☐ Adult Signature Required	\$	
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Postage \$ 4.57

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Sent To: Michael Koenemann
219 4th St E
Ashland, WI 54806

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☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage \$0.58

Total Postage and Fees \$6.18

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ASHLAND

City of Ashland, Wisconsin

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

118 10th ave e Ashland, WI 54806

MICHAEL KOENAMANN
2119 4TH ST E
ASHLAND, WI 54806

Re: Property Maintenance Ordinance Violation - 1st NOTICE
Subject Property: 118 10TH AVE E, ASHLAND, WI
Property ID Number: 201014160000
Case Number: 20200033

This letter is to notify you that the house at the property listed above needs to be resided and/or painted.. The City would appreciate your help in keeping Ashland clean, safe, and attractive.

The following actions must be taken to correct the above stated violation(s):

Please have house resided and painted. You signed an agreement to have the issue taken care of by 10/1/21. We are well past this date and the house has become an eyesore and I have received several complaints. Please call my office to discuss. My number is 715-685-1609. I would like to speak to you about a plan and a time frame to have the issue corrected before I have to move forward with issuing a citation.

The City of Ashland has inspected the property listed above and has found the following Ordinance Violations:

Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds

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

4. Noxious Weeds, Nuisance Weeds and Invasive Species.

c. Noxious Weeds. Pursuant to Section 66.0407, Wisconsin Statutes, a person owning, occupying, or controlling land shall destroy all noxious weeds on said land. If an owner or occupant neglects to destroy any weeds as required, the Weed Commissioner of the City as appointed per Section 66.0517 Wisconsin Statutes, shall destroy such weeds or cause them to be destroyed per the provisions of Sections 66.0407 and 66.0517, Wisconsin Statutes. Noxious weeds include the following:

- 1) Canada thistle (*Cirsium arvense*) and all other thistle varieties;
- 2) Field bindweed also known as creeping Jenny (*Convolvulus arvensis*);
- 3) Leafy spurge (*Euphorbia esula*);
- 4) Any additional noxious weeds that may be enumerated in Section 66.0407, Wisconsin Statutes; and
- 5) Grass lawns that exceed eight (8) inches in height.

Section 750, C., 1., & 3.a. & b. C. Exterior Structure - Exterior walls and exterior surfaces

1. General maintenance of exterior structure. Every foundation, exterior wall, roof, and other exterior surface of any principal or accessory structure in the City of Ashland shall be maintained and repaired in a workmanlike manner and shall be capable of excluding rodents.

3. Exterior walls and exterior surfaces.

- a. Every exterior wall shall be maintained structurally sound, weatherproofed, and free of holes, breaks,

loose or rotting boards or timbers, and any other conditions that might admit rain or dampness to the interior portions of the walls or to the occupied spaces of the building. All repairs shall be completed in a workmanlike manner and harmonious with the existing materials, architecture, and colors. All exterior materials shall be commonly accepted materials for final exterior treatment including wood, vinyl, or aluminum siding, stucco, and similar materials. Building wrap, sheathing, and similar materials shall not constitute a permitted final exterior treatment. All exterior materials shall be consistent with the provisions of all applicable building codes.

b. All exterior surfaces that require a protective coating to prevent deterioration shall be properly coated by paint, or other manufacturer approved protective coating, applied in accordance with the manufacturer's specifications. All front doors, front porches, and front porch skirts and railings shall be surface-coated with paint or other protective coating. Any exterior surface treated with paint or other preservative shall be maintained to prevent chipping, cracking, or other deterioration of the exterior surface or the surface treatment and to present an attractive appearance. Paint and other protective coatings shall be applied in a workmanlike manner.

The property will be re-inspected on 6/10/2022, with the intent to find this matter resolved. If there is another violation at this address within a 26 month period, an additional citation (based on a graduated fee schedule) will be issued. We will be re-inspecting your property weekly and any subsequent or similar violation of this code within a 26th month period shall be considered a continued offense and as such will cause the usual forfeiture to double for each subsequent offense.

The City of Ashland greatly appreciates your cooperation in these matters. Please feel free to contact me if you have any questions, concerns, or if you cannot meet the deadline due to extenuating circumstances. My telephone number is 715-685-1609 and my email is rkallio@coawi.org

Thank you for your time and compliance!

Planning & Development Department
cc/emailed: Council Person Ward #
Enclosure(s):



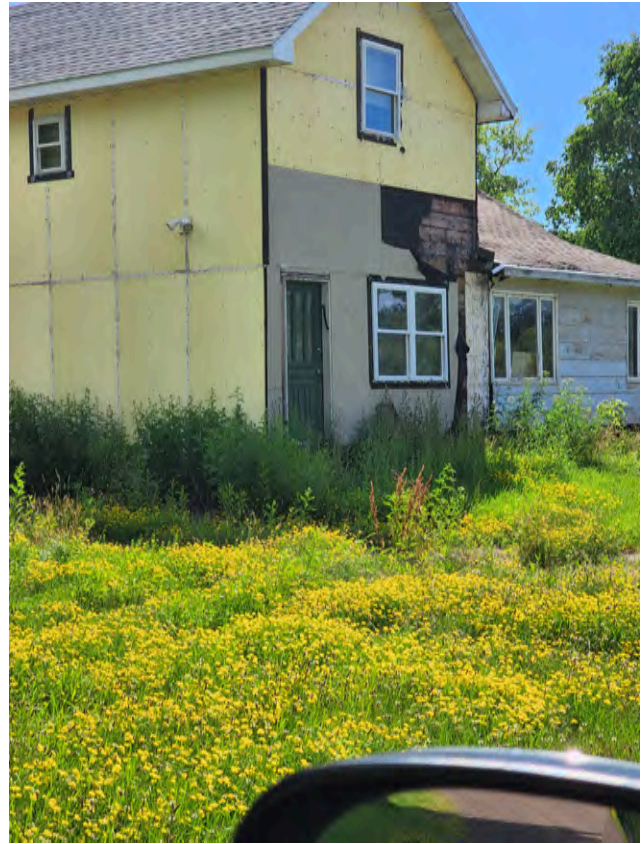
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☐ Adult Signature Restricted Delivery	\$	
Postage	\$ 4.57	
Total Postage and Fees	\$	
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ASHLAND, WI 54806 JUN - 8 2022 0073 05







6/8/2022

MICHAEL KOENAMANN
2119 4TH ST E
ASHLAND, WI 54806

Re: Property Maintenance Ordinance Violation - 2nd NOTICE
Subject Property: 118 10TH AVE E, ASHLAND, WI
Property ID Number: 201014160000
Case Number: 20200033

This letter is to notify you that the house at the property listed above needs to be painted or resided. The City would appreciate your help in keeping Ashland clean, safe, and attractive.

The following actions must be taken to correct the above stated violation(s):

Please have house resided and painted. You signed an agreement to have the issue taken care of by 10/1/21. We are well past this date and the house has become an eyesore and I have received several complaints. Please call my office to discuss. My number is 715-685-1609. I would like to speak to you about a plan and a time frame to have the issue corrected before I have to move forward with issuing a citation. I will be issuing a citation on 6/22/22 since I have received no response with a plan for the house.

The City of Ashland has inspected the property listed above and has found the following Ordinance Violations:

Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds

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

4. Noxious Weeds, Nuisance Weeds and Invasive Species.

c. Noxious Weeds. Pursuant to Section 66.0407, Wisconsin Statutes, a person owning, occupying, or controlling land shall destroy all noxious weeds on said land. If an owner or occupant neglects to destroy any weeds as required, the Weed Commissioner of the City as appointed per Section 66.0517 Wisconsin Statutes, shall destroy such weeds or cause them to be destroyed per the provisions of Sections 66.0407 and 66.0517, Wisconsin Statutes. Noxious weeds include the following:

- 1) Canada thistle (*Cirsium arvense*) and all other thistle varieties;
- 2) Field bindweed also known as creeping Jenny (*Convolvulus arvensis*);
- 3) Leafy spurge (*Euphorbia esula*);
- 4) Any additional noxious weeds that may be enumerated in Section 66.0407, Wisconsin Statutes; and
- 5) Grass lawns that exceed eight (8) inches in height.

Section 750, C., 1., & 3.a. & b. C. Exterior Structure - Exterior walls and exterior surfaces

1. General maintenance of exterior structure. Every foundation, exterior wall, roof, and other exterior surface of any principal or accessory structure in the City of Ashland shall be maintained and repaired in a workmanlike manner and shall be capable of excluding rodents.

3. Exterior walls and exterior surfaces.

a. Every exterior wall shall be maintained structurally sound, weatherproofed, and free of holes, breaks, loose or rotting boards or timbers, and any other conditions that might admit rain or dampness to the interior portions of the walls or to the occupied spaces of the building. All repairs shall be completed in a workmanlike manner and harmonious with the existing materials, architecture, and colors. All exterior materials shall be commonly accepted materials for final exterior treatment including wood, vinyl, or aluminum siding, stucco, and similar materials. Building wrap, sheathing, and similar materials shall not constitute a permitted final exterior treatment. All exterior materials shall be consistent with the provisions of all applicable building codes.

b. All exterior surfaces that require a protective coating to prevent deterioration shall be properly coated by paint, or other manufacturer approved protective coating, applied in accordance with the manufacturer's specifications. All front doors, front porches, and front porch skirts and railings shall be surface-coated with paint or other protective coating. Any exterior surface treated with paint or other preservative shall be maintained to prevent chipping, cracking, or other deterioration of the exterior surface or the surface treatment and to present an attractive appearance. Paint and other protective coatings shall be applied in a workmanlike manner.

The property will be re-inspected on 6/21/2022, with the intent to find this matter resolved. If there is another violation at this address within a 26 month period, an additional citation (based on a graduated fee schedule) will be issued. We will be re-inspecting your property weekly and any subsequent or similar violation of this code within a 26th month period shall be considered a continued offense and as such will cause the usual forfeiture to double for each subsequent offense.

The City of Ashland greatly appreciates your cooperation in these matters. Please feel free to contact me if you have any questions, concerns, or if you cannot meet the deadline due to extenuating circumstances. My telephone number is 715-685-1609 and my email is rkallio@coawi.org

Thank you for your time and compliance!

Planning & Development Department
cc/emailed: Council Person Ward #
Enclosure(s):



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☐ Certified Mail Restricted Delivery \$ _____	
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Total Postage and Fees \$ _____	
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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PSN 3800, April 2015 PSN 7830-02-000-8047

PS Form 3800, April 2015 PSN 7830-02-000-8047 See Reverse for Instructions

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Domestic Mail Only

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Ashland, WI 54806

OFFICIAL USE

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$1.55
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
Total Postage and Fees	\$6.18

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7830-02-000-8047 See Reverse for Instructions

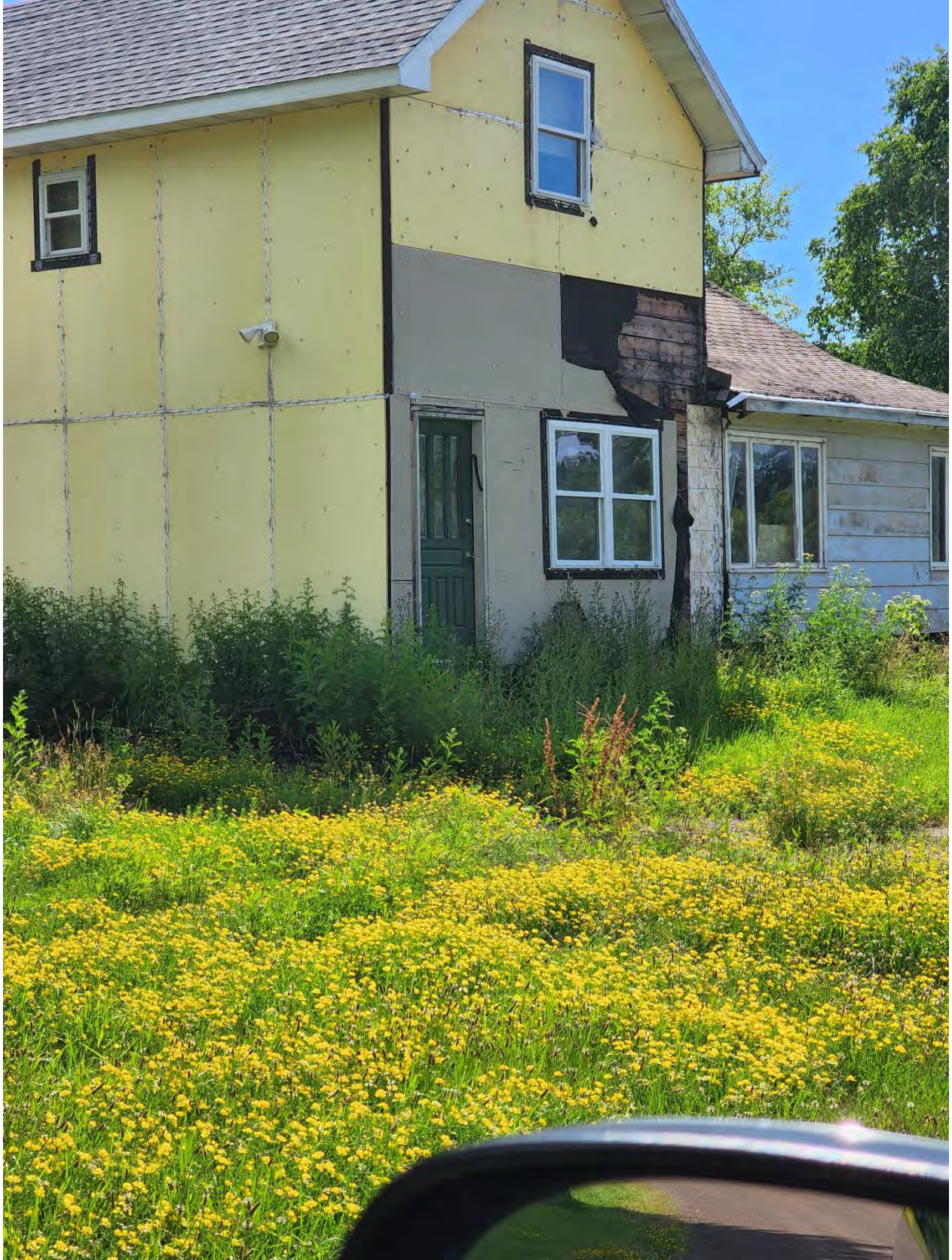
7020 3160 0000 0817 3442

0073 05
4806
JUN - 8 2022
ASHLAND
US POSTAL SERVICE
Postmark Here
06/08/2022











7/22/22

MICHAEL KOENAMANN
2119 4TH ST E
ASHLAND, WI 54806

Re: Property Maintenance Ordinance Violation - 3rd NOTICE
Subject Property: 118 10TH AVE E, ASHLAND, WI
Property ID Number: 201014160000
Case Number: 20200033

This letter is to notify you that the lawn at the property listed above needs to be mowed and kept maintained. The City would appreciate your help in keeping Ashland clean, safe, and attractive.

The following actions must be taken to correct the above stated violation(s):

Lawn must be mowed and kept maintained otherwise on 8/3/2022 I will be hiring somebody to mow the lawn and it will be billed against your house. Please contact my office as I have tried to reach out several times and you continue to ignore me.

The City of Ashland has inspected the property listed above and has found the following Ordinance Violations:

Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds

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

4. Noxious Weeds, Nuisance Weeds and Invasive Species.

c. Noxious Weeds. Pursuant to Section 66.0407, Wisconsin Statutes, a person owning, occupying, or controlling land shall destroy all noxious weeds on said land. If an owner or occupant neglects to destroy any weeds as required, the Weed Commissioner of the City as appointed per Section 66.0517 Wisconsin Statutes, shall destroy such weeds or cause them to be destroyed per the provisions of Sections 66.0407 and 66.0517, Wisconsin Statutes. Noxious weeds include the following:

- 1) Canada thistle (*Cirsium arvense*) and all other thistle varieties;
- 2) Field bindweed also known as creeping Jenny (*Convolvulus arvensis*);
- 3) Leafy spurge (*Euphorbia esula*);
- 4) Any additional noxious weeds that may be enumerated in Section 66.0407, Wisconsin Statutes; and
- 5) Grass lawns that exceed eight (8) inches in height.

Section 750, C., 1., & 3.a. & b. C. Exterior Structure - Exterior walls and exterior surfaces

1. General maintenance of exterior structure. Every foundation, exterior wall, roof, and other exterior surface of any principal or accessory structure in the City of Ashland shall be maintained and repaired in a workmanlike manner and shall be capable of excluding rodents.

3. Exterior walls and exterior surfaces.

a. Every exterior wall shall be maintained structurally sound, weatherproofed, and free of holes, breaks, loose or rotting boards or timbers, and any other conditions that might admit rain or dampness to the

interior portions of the walls or to the occupied spaces of the building. All repairs shall be completed in a workmanlike manner and harmonious with the existing materials, architecture, and colors. All exterior materials shall be commonly accepted materials for final exterior treatment including wood, vinyl, or aluminum siding, stucco, and similar materials. Building wrap, sheathing, and similar materials shall not constitute a permitted final exterior treatment. All exterior materials shall be consistent with the provisions of all applicable building codes.

b. All exterior surfaces that require a protective coating to prevent deterioration shall be properly coated by paint, or other manufacturer approved protective coating, applied in accordance with the manufacturer's specifications. All front doors, front porches, and front porch skirts and railings shall be surface-coated with paint or other protective coating. Any exterior surface treated with paint or other preservative shall be maintained to prevent chipping, cracking, or other deterioration of the exterior surface or the surface treatment and to present an attractive appearance. Paint and other protective coatings shall be applied in a workmanlike manner.

The property will be re-inspected on 8/3/2022, with the intent to find this matter resolved. If there is another violation at this address with a 26 month period, an additional citation (based on a graduated fee schedule) will be issued. We will be reinspecting your property weekly and any subsequent or similar violation of this code within a 26th month period shall be considered a continued offense and as such will cause the usual forfeiture to double for each subsequent offense.

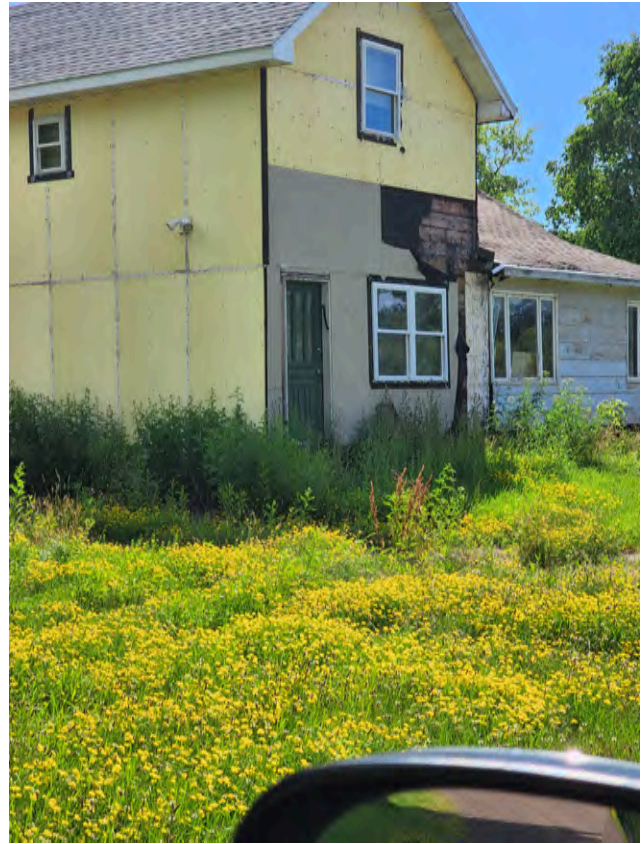
The City of Ashland greatly appreciates your cooperation in these matters. Please feel free to contact me if you have any questions, concerns, or if you cannot meet the deadline due to extenuating circumstances. My telephone number is 715-685-1609 and my email is rkallio@coawi.org

Thank you for your time and compliance!

Planning & Development Department
cc/emailed: Council Person Ward #
Enclosure(s):



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For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ 4.57	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 4.57	
Total Postage and Fees \$	
Sent To Michael Koenemann Street and Apt. No., or PO Box No. 219 4th St E City, State, ZIP+4® Ashland, WI 54806	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



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Ashland, WI 54806

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	
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Total Postage and Fees	\$6.18

Sent To
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0000 0817 3442

0073 05

ASHLAND, WI 54806 JUN - 8 2022







**DEPARTMENT OF
PLANNING &
DEVELOPMENT**

601 Main Street West
Ashland, WI 54806

8/22/2022

MICHAEL KOENAMANN
2119 4th st e
Ashland, WI 54806

RE: Property Maintenance Ordinance Violation Citation

Dear MICHAEL KOENAMANN

You have been issued 3 citations for the condition of the property at **118 10th ave e Ashland, WI 54806 Parcel # 201014160000**; for violation of the City of Ashland's Property Maintenance Ordinances in the following respect:

- 1. General maintenance of exterior structure. Every foundation, exterior wall, roof, and other exterior surface of any principal or accessory structure in the City of Ashland shall be maintained and repaired in a workmanlike manner and shall be capable of excluding rodents.
-
- 3. Exterior walls and exterior surfaces.
- a. Every exterior wall shall be maintained structurally sound, weatherproofed, and free of holes, breaks, loose or rotting boards or timbers, and any other conditions that might admit rain or dampness to the interior portions of the walls or to the occupied spaces of the building. All repairs shall be completed in a workmanlike manner and harmonious with the existing materials, architecture, and colors. All exterior materials shall be commonly accepted materials for final exterior treatment including wood, vinyl, or aluminum siding, stucco, and similar materials. Building wrap, sheathing, and similar materials shall not constitute a permitted final exterior treatment. All exterior materials shall be consistent with the provisions of all applicable building codes.
- b. All exterior surfaces that require a protective coating to prevent deterioration shall be properly coated by paint, or other manufacturer approved protective coating, applied in accordance with the manufacturer's specifications. All front doors, front porches, and front porch skirts and railings shall be surface-coated with paint or other protective coating. Any exterior surface treated with paint or other preservative shall be maintained to prevent chipping, cracking, or other deterioration of the exterior surface or the surface treatment and to present an

attractive appearance. Paint and other protective coatings shall be applied in a workmanlike manner. (750), c., 1., & 3. a. & b.

The citation has been issued for **\$60 x 3**, per the citation schedule set by the Ashland City Council, and a court date has been set for the Ashland County Circuit Court. The court time is Tuesday, **9/19/2023**, 10:00 a.m., at the Circuit Courtroom, Ashland County Courthouse, 201 Main Street West, Ashland, Wisconsin.

There are three options for resolving this citation:

1. A cash deposit (forfeiture) of **\$180 payable to the City Treasure's office on or before 4:00 p.m. Monday, 9/11/2023.** If such a deposit is made, it is not necessary to appear in court unless subsequently summoned; or
2. If you believe that you are not guilty of this violation, you have the option of appearing in Court to set up a hearing to dispute your case.
3. If you do not make a cash deposit and do not appear in Court, either you will be deemed to have tendered a plea of no contest and a judgment will be entered against you by default for the forfeiture and court costs, totaling **\$639.30**, or you will be summoned to Court if the court does not accept a plea of no contest.

3.

It is required that you comply with City ordinances and correct the violation NO LATER THAN **9/11/2023**. To correct the violation, Please have the house resided and painted or you can call my office to set up a plan and date to have the issues taken care of. This will result in the citation being dropped.

Failure to comply with the ordinance will result in further legal action. The City, in accordance with Ordinance (750), c., 1., & 3. a. & b. reserves the right to cause corrective actions to be taken. The cost of such actions will be placed as a lien upon the property and will be a personal liability of the owner of the property as a special assessment.

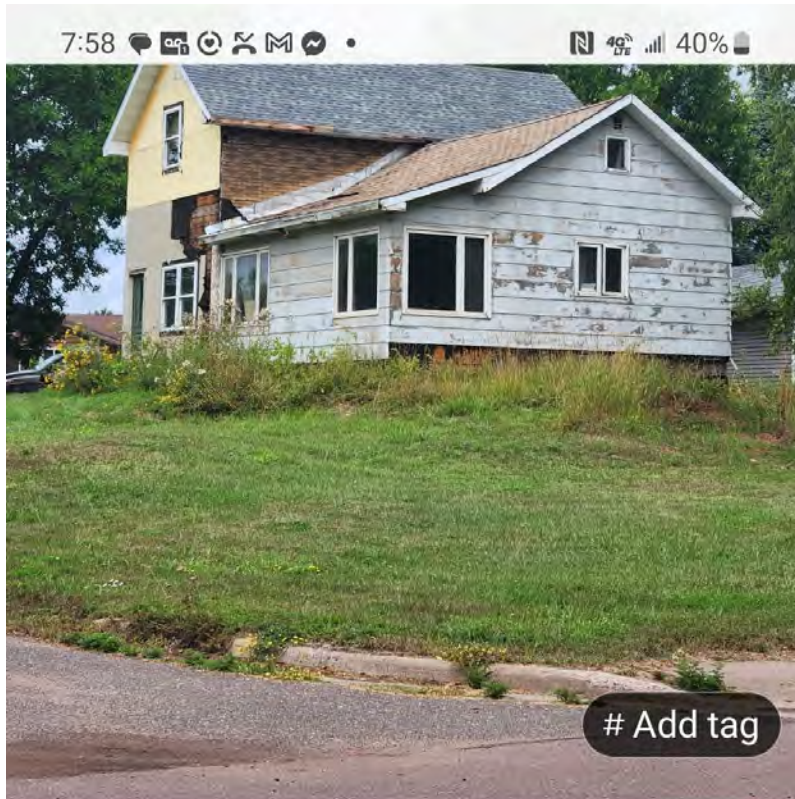
If there is another violation at this address within a 26 month period, an additional citation (based on a graduated fee schedule) will be issued. We will be re-inspecting your property weekly and any subsequent or similar violation of this Code within a 26 month period shall be considered a continued offense and as such will cause the usual forfeiture to **double** for each subsequent and offense.

Sincerely,

Raymond Kallio
Property Maintenance LTE
Planning & Development Department

Attachments: Citation

cc: City Administrator; Mayor; [Ward 8](#) Councilor; Police Captain; City Treasurer; City Attorney; Director of Planning & Development
[Pictures taken](#)



August 11, 2023 12:43 PM

[Edit](#)

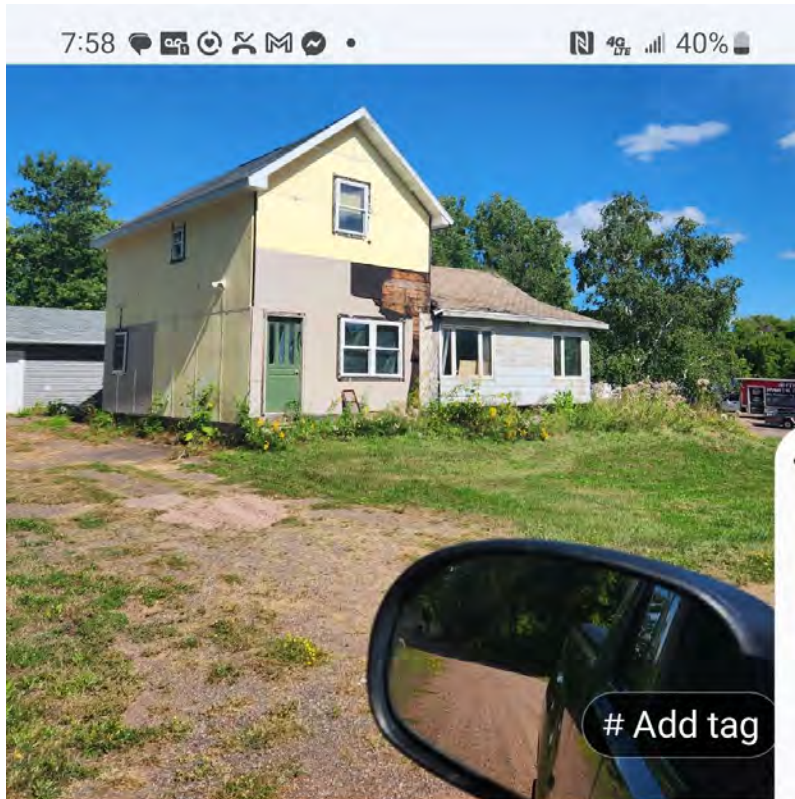
20230811_124312.jpg

/Internal storage/DCIM/Camera

Samsung SM-S901U

4.39 MB | 3000x4000 | 12MP

F2.4 | 0.0ev | 1/761 s | 69mm | ISO 25



August 10, 2023 3:55 PM

[Edit](#)

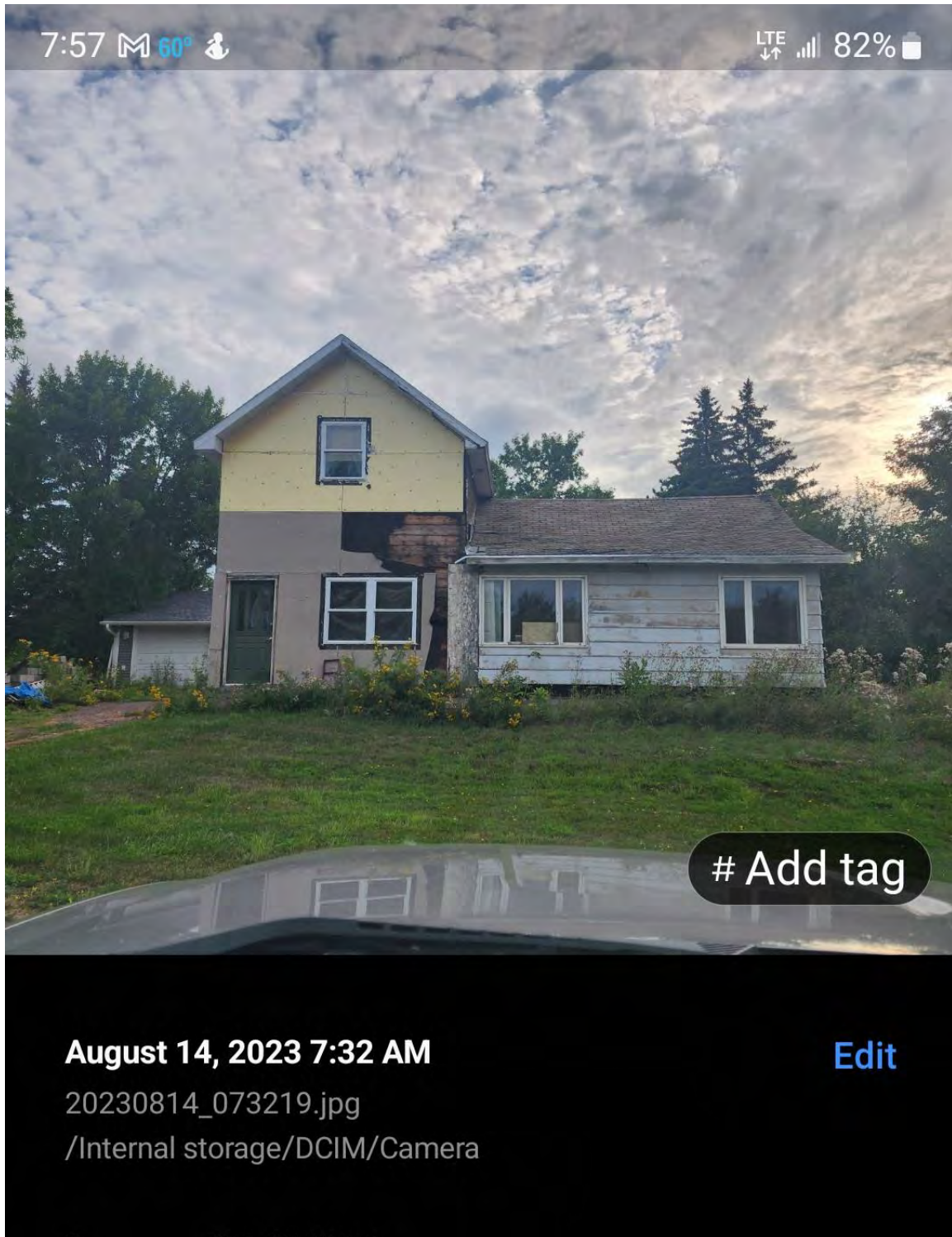
20230810_155512.jpg

/Internal storage/DCIM/Camera

Samsung SM-S901U

4.25 MB | 3000x4000 | 12MP

F1.8 | 0.0ev | 1/2234 s | 23mm | ISO 20



7:57 M 60°

LTE 82%

Add tag

August 14, 2023 7:32 AM

Edit

20230814_073219.jpg

/Internal storage/DCIM/Camera

Ashland County Case Number 2023FO000060 City of Ashland vs. Michael David Koenamann

Case summary

Filing date 02-13-2023	Case type Non-Traffic Ordinance Violation	Case status Closed - Electronic filing
Defendant date of birth 10-1977	Address 2119 4th St E, Ashland, WI 54806	DA case number

Charges

			Prosecuting agency		Printable version
Responsible official		Prosecuting agency		attorney	
McKnight, Kelly J		Ashland City Attorney		Wickman, Tyler William	
Defendant owes the court: \$0.00					
Count no.	Statute	Description	Severity	Disposition	
1	750(c)	Exterior Structure	Forf. U	Guilty Due to No Contest Plea	

Defendant

Defendant name Koenamann, Michael David	Date of birth 10-1977	Sex Male	Race
Address (last updated 02-13-2023) 2119 4th St E, Ashland, WI 54806	JUSTIS ID	Fingerprint ID	

Citations

Citation 60804R6940

Defendant name Koenamann, Michael David	Date of birth 10-1977	Sex Male	Address (last updated 02-13-2023) 2119 4th St E, Ashland, WI 54806
Bond amount \$213.10	Deposit type None	Appearance date and time 02-07-2023 10:00 am	Mandatory No
Plate number	State	Expiration	VIN

Issuing agency
City of Ashland Police
Dept.

Officer name

Violation date
06-22-2022

MPH over

Plaintff agency
City of Ashland

Ordinance or statute
Ordinance

Statute
750(c)

Charge description
Exterior Structure

Severity
Forf. U

Court record

Date	Event	Court official	Court reporter	Amount
06-22-2023	Notice of Default Judgment	McKnight, Kelly J		
06-20-2023	Dispositional order/judgment	McKnight, Kelly J		
06-20-2023	Status conference	McKnight, Kelly J	Lemmons, Robian	

Additional text:

10:28 AM Defendant Michael David Koenamann not in court. Attorney Max Lindsey in court for City of Ashland. Atty Lindsey -- agreement for DEJ -- Def isn't here to sign DEJ -- asking for Default Judgment. Court orders: Default Judgment enter -- FF \$213.10 to pay w/in 60 days.

05-16-2023 Notice of hearing

Additional text:

Status conference on June 20, 2023 at 10:30 am.

05-16-2023 Video conferencing

05-16-2023 Status conference McKnight, Kelly J Lemmons, Robian

Additional text:

10:30 AM Defendant Michael David Koenamann not in court. Attorney Tyler William Wickman appeared by video for City of Ashland. Attorney Wickman spoke to Def this morning -- asking to reschedule.

Status conference scheduled for June 20, 2023 at 10:30 am.

04-18-2023 Video conferencing

04-18-2023 Status conference McKnight, Kelly J Lemmons, Robian

Additional text:

10:34 AM Defendant Michael David Koenamann not in court. Prosecuting attorney Tyler William Wickman appeared by video for the State of Wisconsin. Attorney has had some correspondence w/ Def. Asking for another STC.

Status conference scheduled for May 16, 2023 at 10:30 am.

04-18-2023 Notice of hearing

Additional text:

Status conference on May 16, 2023 at 10:30 am.

Date	Event	Court official	Court reporter	Amount
03-07-2023	Not guilty plea	McKnight, Kelly J	Lemmons, Robian	
	Additional text:			
	10:12 AM Defendant Michael David Koenamann in court. Def pleads NG.			
	Status conference scheduled for April 18, 2023 at 10:30 am.			
03-07-2023	Notice of hearing			
	Additional text:			
	Status conference on April 18, 2023 at 10:30 am.			
02-13-2023	Notice of hearing			
	Additional text:			
	Intake on March 7, 2023 at 10:00 am.			
02-13-2023	Citation filed			
02-13-2023	Case initiated by electronic filing			

Total receivables

Court assessments	Adjustments	Paid to the court	Probation/other agency amount	Balance due to court	Due date
\$213.10	\$0.00	\$213.10	\$0.00	\$0.00	

You are Notified to Pay or AppearAppearance Required: **NO** **FEB-07-2023** **10:00 AM**ASHLAND COUNTY CIRCUIT COURT
201 W MAIN ST RM 307
ASHLAND, WI 54806 (715) 682-7016
HTTPS://CO.ASHLAND.WI.US/CIRCUIT_COURT_PAYMENTForm No. and Version CT CITATION NO.
MUNI 0405 60804R6940
Juvenile DEPOSIT Cash- Card
\$213.10 N N
Court Use: DA

Defendant (Last Name, First, Middle), Street Address, P.O. Box, City, State, Zip

KOENAMANN, MICHAEL DAVID**2119 4TH ST E
ASHLAND WI 54806**Birth Date Sex Race
10/7/1977 MHT WT Hair Eyes
600 205 LBS BLOND BLUEDriver License/Identification Card Number State Exp. Yr.
WI 2026

Other Identification Number ID Type

License Plate Number Plate Type State Exp. Yr.

Vehicle Identification Number Telephone Number

Name and Address of Parent/Guardian/Legal Custodian
(If minor defendant)

Telephone Number of Parent/Guardian/Legal Custodian

Plaintiff**CITY OF ASHLAND**

Violation Description

Ordinance Violated

750(C)

Adopting State Statute

Agency Space

Ordinance Description

EXTERIOR STRUCTUREWeek Day Date Time
WEDNESDAY 06/22/2022 02:00 PM

From/AT Hwy No. and/or Street Name

118 10TH AVE ECounty City/Village/Town
ASHLAND - 02 ASHLAND - 52, CITYOfficer Name
CIVILIAN R. KALLIODate Citation Served, Method
09/29/2022 IN PERSONOfficer ID Department
103 ASHLAND POLICE DEPARTMENT

Residence Contact Name Age

(If left with person at defendant's address)

Victim

Birth Date Restitution Requested

REPORT OF COURT DISPOSITION

Adjudicating Court Adjudicating Court Code

Adjudication Date

Amended Charge and Description

Judge Code

Adjudication:

Plea

Describe other Disposition/Comments

replicated copy of issued

WISCONSIN NON TRAFFIC CITATION

Ray Kallio

From: michael koenamann <mkoenamann@yahoo.com>
Sent: Monday, March 6, 2023 4:01 PM
To: Ray Kallio
Subject: 118 10th Ave east.
Attachments: Demolition-Permit-Application.pdf

I have made the decision to raze the house on the property. I will be working with Jarome Excavation of Drummond to perform the work and handle logistics. He will be meeting me on site in the next week. I would like him to start at the end of april. This will give me enough time to salvage whatever my be worth keeping (windows, lumber, etc.) Attached is a start of the permit. as soon as I meet with Chuck Jarome the rest of the application will be filled out and submitted. I am doing this to end the citations. I will keep going with this process if you agree to drop the current citation . Call or Email me to discuss.

Michael Koenamann
Koenamann Electric
Ashland, WI
715-209-0964
mkoenamann@yahoo.com

Find yourself next to the water.

ASHLAND

BUILDING DEMOLITION Permit Application

Application Date 4 / 14 / 2023 Received by _____

Permit Issued _____ / _____ / _____ Issued by _____

Applicants name Michael Koenamann

Where is the current location of the structure proposed to be demolished?

Parcel Id# _____ Property Address: 118 10th Ave East

Current Property Owner: Name: Michael Koenamann

Mailing Address: 2119 4th Street East

Owners Phone#: 715-209-0964

Who is demolishing the structure?

Demolition or Moving Contractor: Jerome Excavating Contractors, LLC

Mailing Address: info@jeromeexcavating.com

Phone: (715) 798-3088

Email: Info@jeromeexcavating.com

Contact Person: Chuck Jarome

A licensed plumber is required to disconnect and cap existing water and sewer laterals. Are there currently water and sewer laterals serving the structure to be demolished? ☐ YES ☒ NO

If yes, please complete this section:

Plumbing Contractor: _____

Plumbers Mailing Address: _____

Phone: _____

Master Plumbers name: _____ Certification Number: _____

Description of Work: (Include size and type of structure being demolished)

Project Start Date: 4-30-2023 Expected Completion Date: 5-15-23

Estimated cost of the demolition project \$ 5000

Owner/Contractor must contact the following a minimum of 2 business days before any work is started to schedule required inspections:

- **City of Ashland Planning & Development Dept. 715-682-7041**

Find yourself next to the water.

ASHLAND

• City of Ashland

7194

Utility Dept. 715-682-

*Please provide a complete application or delays in the processing of your application may occur.

GENERAL REQUIREMENTS

1. Have all applicable providers been contacted to discontinue their services?

Yes ☒ No ☐

The Owner or Contractor shall contact the following for scheduling disconnection of applicable services:

- * Natural Gas and Electrical Services – Xcel Energy **800-628-2121**
- * Sewer and Water Services – City of Ashland Utility Dept. **715-682-7194**
- * POWTS Systems- Ashland County Zoning Dept. **715-682-7014**
- * Propane Tank- Local provider.
- * Phone and Cable- Local provider

NOTE: All services shall be capped, abandoned or terminated as required by the regulating authorities for each utility.

2. Are there any private septic systems on the site?

Yes ☐ No ☒

If yes, the POTWS system shall be properly abandoned in accordance with Comm. 383.33 of the State Plumbing Code.

3. Are there any private wells on the site?

Yes ☐ No ☒

If yes, the well shall be properly abandoned by a well drilling or pump installing business or licensed water well driller or pump installer in accordance with Department of Natural Resources regulation NR 812.26 and other related requirements. Attach copies of approval letters from the regulating authorities if required. Who will be responsible for the proper abandonment of the on-site well?

Name _____ License number _____

4. Please describe the dust control methods that will be used:

As most of the interior has been remove, there will be minimal dust. Also, building is not close to any other buildings or property to be much of an issue.

It is the contractor's responsibility to minimize airborne dust in accordance with NR 415 of the Wisconsin Administrative Code through the application of water or other approved methods during the demolition and loading process.

5. Will this project involve the demolition of a commercial structure or residential structure having more than 4 dwelling units? Yes ☐ No ☒

If yes, you must attach a copy of the asbestos inspection report meeting the requirements of NR 447 prior to issuance of the demolition permit. NR 447 of the Wisconsin Administrative Code requires that all commercial structures and residential structures having more than 4 dwelling units be inspected for the presence of asbestos by an asbestos inspector licensed by the WI Department of Health and Family Services (DHFS). See DNR publication WA-651-07 for more detailed information.

6. Will there be a need to remove any remnant concrete or block from this site after the structure is demolished?

Find yourself next to the water.

ASHLAND

Yes ☐ No ☒

If No, Please explain why: _____

Very little concrete footings. New concrete basement wall to remain to possibly be utilized later.

If yes: Please describe the erosion control measures that will be installed and maintained until the site has stabilized. For disturbed sites exceeding 1 acre in size you must submit a formal erosion control and maintenance plan in accordance with sections 8.2 and 8.3 of the UDO.

When a structure is being demolished, all remaining concrete slabs, below grade footings, walls, and floors shall be completely removed and hauled off site to an approved disposal site. (Some exceptions to this removal requirement may be granted for on grade slabs proposed to be used for parking or other approved uses). Clean Suitable Soil shall be brought in to bring the site back to level grade. The affected area shall be graded to eliminate ponding and allow for natural drainage patterns. Topsoil shall be installed, and the affected area re-seeded to stabilize the site. Proper erosion control measures shall be installed and maintained where needed until the new vegetation has been established.

7. The disposal of all demolition materials shall occur at sites that have been permitted for disposal/recycling. Please describe the proposed haul route and disposal site(s) for the demolition materials:

Dumpsite provider has not been selected yet

8. Will there be a need for a ROW (right-of-way) permit for this project?

Yes ☐ No ☒

If No, Please explain why: Is this necessary? Easy access all around

A City right-of-way permit must be obtained from the Department of Public Works if any work is to be done within the public right-of-way or if access to or from the project site could cause damage to public infrastructure. The ROW permit must be obtained prior to starting any of these actions by contacting the City of Ashland Public Works Dept. 715-682-7061. A copy of the approved permit must be attached to this application.

9. Is the building listed on a Local, State or National Historical Structure Registry?

Yes ☐ No ☒

If yes, the owner or agent must contact the City of Ashland Planning and Development Dept. (715-682-7002) to ensure that all work complies with City Ordinance 826, Historic Preservation. A Certificate of Appropriateness may be required prior to the issuance of this permit.

10. It is the owner/contractor's responsibility to properly secure the site for public safety.

Find yourself next to the water.

ASHLAND

REQUIRED SIGNATURES PRIOR TO THE ISSUANCE OF THE DEMOLITION OR MOVING PERMIT

Property Owner: I am the owner of the above-described property and I certify that the information provided on this form is complete and accurate, and I hereby agree to comply with the above-noted requirements and any other applicable City of Ashland and State of Wisconsin regulations and any conditions attached hereto. I am also aware that if I or my contractors do not follow the requirements as specified in this application that I may be cited for non-compliance and I understand that the penalties may range from \$50 to \$500 per municipal violation in addition to any State imposed penalties.

Michael Koenamann

Property Owner (Print Name)

3-6-23

Property Owner's Signature

Date

Contractor: I am the contractor for this demolition project and I certify that I have entered into an agreement with the property owner to perform the work described in this application and that all information provided is complete and accurate. I hereby agree to comply with the above-noted requirements and any other applicable City of Ashland and State of Wisconsin codes and ordinances and any conditions attached hereto. I will contact the Ashland Building Inspector and the Ashland Utility Department at least 2 business days before any work is started to schedule required inspections. I am aware that if I do not follow the requirements as specified in this application that I may be cited for non-compliance and I understand that the penalties may range from \$50 to \$500 per municipal violation in addition to any State imposed penalties.

Jerome Excavating Contractors, LLC

Contractor (Print Business Name)

Charles Jerome

4/14/23

Contractor's Signature

(Print contractors name)

Date

Are there any water or sewer laterals, or private septic systems currently serving the site?

Yes ☐

No ☐

If yes, then the licensed plumber must sign below:

Plumber: I have entered into an agreement with the property owner to properly cap all existing water and sewer laterals and to properly abandon any POWTS systems currently serving the site. I understand that it is my responsibility to complete this work in accordance with all applicable City of Ashland building codes & ordinances and all State of Wisconsin rules, regulations and statutes. I am aware that if I do not follow the requirements as specified in this application that I may be cited for non-compliance and I understand that the penalties may range from \$50 to \$500 per municipal violation in addition to any State imposed penalties.

Jerome Excavating Contractors, LLC

Plumber (Print Business Name)

Find yourself next to the water.



_____/Charles Jerome_____/4/14/23
Plumbers Signature (Print plumbers name) Date

Plumbers Certification #251383_____

Public Works Department: I have reviewed this application and approve the issuance of this permit with the following conditions: (If none then so state)

Public Works Director or authorized representative (Signature) Date

Department of Planning and Development: I have reviewed this application and approve the issuance of this permit with the following conditions: (If none then so state)

Building Inspector or authorized representative (Signature) Date

(In order to ensure compliance with the terms of the approved permit and this application, additional bonding requirements may be required by the City on large scale projects or where the contractor has been cited for non-compliance on past or current demolition projects)

Ray Kallio

From: michael koenamann <mkoenamann@yahoo.com>
Sent: Tuesday, April 18, 2023 11:55 AM
To: Ray Kallio
Subject: 118th Ave
Attachments: JEC, LLC - Ashland Demolition-Permit-Application.pdf

Attached is the Demolition permit application with mine and Jarome Excavating information. Once the permit has been granted and issued, we will move forward and come up with as schedule.

Michael Koenamann
Koenamann Electric
Ashland, WI
715-209-0964
mkoenamann@yahoo.com

RAZE/DEMOLITION PERMIT

City of Ashland

601 Main Street West

Ashland, WI 54806

www.coawi.org

Permit Number: 20230052



This permit must be posted in an area clearly visible from the front road. The permit is valid only for the items listed below under "description of work" and subject to the conditions of approval. This permit is valid for a period of 1 year from the date of issuance shown below. All work must comply with applicable City codes and ordinances. All work must comply with the setback requirements outlined in the City's Unified Development ordinance. Property owners or their agents are required to call for periodic and final inspections as required by law. All new construction requires the issuance of an Occupancy Permit prior to occupancy. The City assumes no liability for work done incorrectly.

Parcel ID#: 201014160000

Property State: WI

Property Type: RESIDENTIAL

Property Owner: MICHAEL KOENAMANN

Property Address: 118 10TH AVE E

Permit Type: RAZE/DEMO

Property City: ASHLAND

Total Fee: \$25.00

Description of Work: Demolition of a approx. 1,200 sq ft home. Contractor: Jerome Excavating Contractors LLC

Conditions of Approval: THE BUILDING INSPECTOR WILL BE MAKING PERIODIC INSPECTIONS, AS DEEMED NECESSARY, BASED ON THE COMPLEXITY OF THE INTENDED WORK BEING DONE. IF YOU HAVE ANY QUESTIONS OR CONCERNS PLEASE CONTACT STEVE SCHRAUFNAGEL, BUILDING INSPECTOR AT 715-209-6372 OR BY EMAIL AT STEPHENSCHRAUF@GMAIL.COM

05/30/2023

Date of Issuance

Authorized Agent

Ashland County Case Number 2023FO000307 City of Ashland vs. Michael David Koenamann

Case summary

Filing date 09-12-2023	Case type Non-Traffic Ordinance Violation	Case status Closed - Electronic filing
Defendant date of birth 10-1977	Address 2119 4th St E, Ashland, WI 54806	DA case number
Case(s) cross-referenced with this case 2023FO000308, 2023FO000306		

Charges

			Prosecuting agency		Printable version
Responsible official McKnight, Kelly J		Prosecuting agency Ashland City Attorney		attorney Wickman, Tyler William	
Defendant owes the court: \$213.10					
Count no.	Statute	Description	Severity	Disposition	
1	750(c)	Exterior Structure	Forf. U	Guilty Due to No Contest Plea	

The Defendant was charged with the following offense:

Count	Statute cite	Description	Severity	Offense date	Plea
1	750(c)	Exterior Structure	Forf. U	08-11-2022	No Contest on 01-16-2024

On 01-16-2024 there was a finding of:

Action	Court official	Notes
Guilty Due to No Contest Plea	McKnight, Kelly J	

On 01-16-2024 the following was ordered:

Sentence	Time	Begin date	Notes
Forfeiture / Fine			All financial obligations paid through the Clerk of Courts office are subject to civil judgment and certification to the Department of Revenue on any balance owed after 60 days from entry of judgment.

Defendant

Defendant nameKoenamann, Michael
David**Date of birth**

10-1977

Sex

Male

Race**Address (last updated****09-12-2023)**2119 4th St E, Ashland,
WI 54806**JUSTIS ID****Fingerprint ID**

Citations**Citation 60804R694B****Defendant name**Koenamann, Michael
David**Date of birth**

10-1977

Sex

Male

Address (last updated**09-12-2023)**2119 4th St E, Ashland,
WI 54806**Bond amount**

\$213.10

Deposit type

None

**Appearance date and
time**

09-19-2023 10:00 am

Mandatory

No

Plate number**State****Expiration****VIN****Issuing agency**City of Ashland Police
Dept.**Officer name****Violation date**

08-11-2022

MPH over**Plaintff agency**

City of Ashland

Ordinance or statute

Ordinance

Statute

750(c)

Charge description

Exterior Structure

Severity

Forf. U

Court record**Date****Event****Court official****Court reporter****Amount**

03-14-2025

Notice

Additional text:

of Intent to Certify Debt to the Wisconsin Department of Revenue

03-14-2025

Notice

Additional text:

of Intent to Certify Debt to the Wisconsin Department of Revenue

01-18-2024

Notice of Default Judgment

McKnight, Kelly J

01-16-2024

Dispositional order/judgment

McKnight, Kelly J

01-16-2024

Video conferencing

Date	Event	Court official	Court reporter	Amount
01-16-2024	Status conference	McKnight, Kelly J	Lemmons, Robian	
	Additional text: 10:35 AM 23FO306, 23FO307 & 23FO308 .Defendant Michael David Koenamann not in court. Attorney Tyler William Wickman appeared by video for City of Ashland. Atty Wickman comments Def stopped @ office today, not in court today, asking for a trial date. Court will not schedule a trial w/o Def. Atty Wickman asking for Default. Court finds Def in Default due to non-appr, directs Default Judgment enter on all three cases: 23FO306, 23FO307 & 23FO308. 23FO306 - FF \$213.10, 23FO307 - FF \$213.10, 23FO308 - \$213.10. All citations to pay w/in 60 days.			
11-07-2023	Notice of hearing			
	Additional text: Status conference on January 16, 2024 at 10:30 am.			
11-07-2023	Video conferencing			
11-07-2023	Status conference	McKnight, Kelly J	Lemmons, Robian	
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09-19-2023	Not guilty plea	McKnight, Kelly J	Lemmons, Robian	
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09-12-2023	Citation filed			
09-12-2023	Case initiated by electronic filing			

Total receivables

Court assessments	Adjustments	Paid to the court	Probation/other agency amount	Balance due to court	Due date
\$213.10	\$0.00	\$0.00	\$0.00	\$213.10	03-18-2024

You are Notified to Pay or Appear

Appearance Required: **NO** **SEP-19-2023** **10:00 AM**

ASHLAND COUNTY CIRCUIT COURT
201 W MAIN ST RM 307
ASHLAND, WI 54806 (715) 682-7016
HTTPS://CO.ASHLAND.WI.US/CIRCUIT_COURT_PAYMENT

Form No. and Version CT CITATION NO.
MUNI 0405 60804R694B
Juvenile DEPOSIT Cash- Card
\$213.10 N N
Court Use: DA

Defendant (Last Name, First, Middle), Street Address, P.O. Box, City, State, Zip

KOENAMANN, MICHAEL DAVID

**2119 4TH ST E
ASHLAND WI 54806**

Birth Date Sex Race
10/7/1977 M

HT WT Hair Eyes
600 205 LBS BLOND BLUE

Driver License/Identification Card Number State Exp. Yr.
K555-5447-7367-07 WI 2026

Other Identification Number ID Type

License Plate Number Plate Type State Exp. Yr.

Vehicle Identification Number Telephone Number

Name and Address of Parent/Guardian/Legal Custodian
(If minor defendant)

Telephone Number of Parent/Guardian/Legal Custodian

Plaintiff

CITY OF ASHLAND

Violation Description

Ordinance Violated

750(C)

Adopting State Statute

Agency Space

Ordinance Description

EXTERIOR STRUCTURE

Week Day Date Time
THURSDAY 08/11/2022 12:43 PM

From/AT Hwy No. and/or Street Name

118 10TH AVE E

County City/Village/Town
ASHLAND - 02 ASHLAND - 52, CITY

Officer Name
CIVILIAN R. KALLIO

Date Citation Served, Method
08/22/2023 MAILED

Residence Contact Name Age

Officer ID Department
103 ASHLAND POLICE DEPARTMENT

(If left with person at defendant's address)

INSTRUCTIONS - READ CAREFULLY

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- decline to accept the deposit and order you to appear in court by summons or warrant.

IF YOU DO NOTHING, the court may either:

- issue a warrant for your arrest, OR
- issue a summons for you to appear in court, OR
- find you guilty for failing to appear in court and order you to pay the forfeiture and costs imposed by the court.

**WISCONSIN NON TRAFFIC
CITATION AND COMPLAINT**

Ashland County Case Number 2023FO000306 City of Ashland vs. Michael David Koenamann

Case summary

Filing date 09-12-2023	Case type Non-Traffic Ordinance Violation	Case status Closed - Electronic filing
Defendant date of birth 10-1977	Address 2119 4th St E, Ashland, WI 54806	DA case number
Case(s) cross-referenced with this case 2023FO000307, 2023FO000308		

Charges

			Prosecuting agency		Printable version
Responsible official McKnight, Kelly J		Prosecuting agency Ashland City Attorney		attorney Wickman, Tyler William	
Defendant owes the court: \$213.10					
Count no.	Statute	Description	Severity	Disposition	
1	750(c)	Exterior Structure	Forf. U	Guilty Due to No Contest Plea	

The Defendant was charged with the following offense:

Count	Statute cite	Description	Severity	Offense date	Plea
1	750(c)	Exterior Structure	Forf. U	08-14-2022	No Contest on 01-16-2024

On 01-16-2024 there was a finding of:

Action	Court official	Notes
Guilty Due to No Contest Plea	McKnight, Kelly J	

On 01-16-2024 the following was ordered:

Sentence	Time	Begin date	Notes
Forfeiture / Fine			All financial obligations paid through the Clerk of Courts office are subject to civil judgment and certification to the Department of Revenue on any balance owed after 60 days from entry of judgment.

Defendant

Defendant nameKoenamann, Michael
David**Date of birth**

10-1977

Sex

Male

Race**Address (last updated****09-12-2023)**2119 4th St E, Ashland,
WI 54806**JUSTIS ID****Fingerprint ID**

Citations**Citation 60804R694C****Defendant name**Koenamann, Michael
David**Date of birth**

10-1977

Sex

Male

Address (last updated**09-12-2023)**2119 4th St E, Ashland,
WI 54806**Bond amount**

\$213.10

Deposit type

None

**Appearance date and
time**

09-19-2023 10:00 am

Mandatory

No

Plate number**State****Expiration****VIN****Issuing agency**City of Ashland Police
Dept.**Officer name****Violation date**

08-14-2022

MPH over**Plaintff agency**

City of Ashland

Ordinance or statute

Ordinance

Statute

750(c)

Charge description

Exterior Structure

Severity

Forf. U

Court record**Date****Event****Court official****Court reporter****Amount**

03-14-2025

Notice

Additional text:

of Intent to Certify Debt to the Wisconsin Department of Revenue

01-18-2024

Notice of Default Judgment

McKnight, Kelly J

01-16-2024

Dispositional order/judgment

McKnight, Kelly J

01-16-2024

Video conferencing

01-16-2024

Status conference

McKnight, Kelly J

Lemmons, Robian

Date	Event	Court official	Court reporter	Amount
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11-07-2023	Video conferencing			
11-07-2023	Status conference	McKnight, Kelly J	Lemmons, Robian	
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Total receivables

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\$213.10	\$0.00	\$0.00	\$0.00	\$213.10	03-18-2024

You are Notified to Pay or Appear

Appearance Required: **NO** **SEP-19-2023** **10:00 AM**

ASHLAND COUNTY CIRCUIT COURT
201 W MAIN ST RM 307
ASHLAND, WI 54806 (715) 682-7016
HTTPS://CO.ASHLAND.WI.US/CIRCUIT_COURT_PAYMENT

Form No. and Version CT CITATION NO.
MUNI 0405 60804R694C
Juvenile DEPOSIT Cash- Card
\$213.10 N N
Court Use: DA

Defendant (Last Name, First, Middle), Street Address, P.O. Box, City, State, Zip

KOENAMANN, MICHAEL DAVID

**2119 4TH ST E
ASHLAND WI 54806**

Birth Date Sex Race
10/7/1977 M

HT WT Hair Eyes
600 205 LBS BLOND BLUE

Driver License/Identification Card Number State Exp. Yr.
K555-5447-7367-07 WI 2026

Other Identification Number ID Type

License Plate Number Plate Type State Exp. Yr.

Vehicle Identification Number Telephone Number

Name and Address of Parent/Guardian/Legal Custodian
(If minor defendant)

Telephone Number of Parent/Guardian/Legal Custodian

Plaintiff

CITY OF ASHLAND

Violation Description

Ordinance Violated

750(C)

Adopting State Statute

Agency Space

Ordinance Description

EXTERIOR STRUCTURE

Week Day Date Time
SUNDAY 08/14/2022 07:32 AM

From/AT Hwy No. and/or Street Name

118 10TH AVE E

County City/Village/Town
ASHLAND - 02 ASHLAND - 52, CITY

Officer Name
CIVILIAN R. KALLIO

Date Citation Served, Method
08/22/2023 MAILED

Officer ID Department
103 ASHLAND POLICE DEPARTMENT

Residence Contact Name Age

(If left with person at defendant's address)

INSTRUCTIONS - READ CAREFULLY

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Make check payable to the clerk of court and mail it to the court address written under **YOU ARE NOTIFIED TO APPEAR**. You do not need to appear. The court will either:

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- decline to accept the deposit and order you to appear in court by summons or warrant.

IF YOU DO NOTHING, the court may either:

- issue a warrant for your arrest, OR
- issue a summons for you to appear in court, OR
- find you guilty for failing to appear in court and order you to pay the forfeiture and costs imposed by the court.

**WISCONSIN NON TRAFFIC
CITATION AND COMPLAINT**

Ashland County Case Number 2023FO000308 City of Ashland vs. Michael David Koenamann

Case summary

Filing date 09-12-2023	Case type Non-Traffic Ordinance Violation	Case status Closed - Electronic filing
Defendant date of birth 10-1977	Address 2119 4th St E, Ashland, WI 54806	DA case number
Case(s) cross-referenced with this case 2023FO000307, 2023FO000306		

Charges

			Prosecuting agency		Printable version
Responsible official McKnight, Kelly J		Prosecuting agency Ashland City Attorney		attorney Wickman, Tyler William	
Defendant owes the court: \$0.00					
Count no.	Statute	Description	Severity	Disposition	
1	750(c)	Exterior Structure	Forf. U	Guilty Due to No Contest Plea	

The Defendant was charged with the following offense:

Count	Statute cite	Description	Severity	Offense date	Plea
1	750(c)	Exterior Structure	Forf. U	08-10-2022	No Contest on 01-16-2024

On 01-16-2024 there was a finding of:

Action	Court official	Notes
Guilty Due to No Contest Plea	McKnight, Kelly J	

On 01-16-2024 the following was ordered:

Sentence	Time	Begin date	Notes
Forfeiture / Fine			All financial obligations paid through the Clerk of Courts office are subject to civil judgment and certification to the Department of Revenue on any balance owed after 60 days from entry of judgment.

Defendant

Defendant nameKoenamann, Michael
David**Date of birth**

10-1977

Sex

Male

Race**Address (last updated****09-12-2023)**2119 4th St E, Ashland,
WI 54806**JUSTIS ID****Fingerprint ID**

Citations**Citation 60804R6949****Defendant name**Koenamann, Michael
David**Date of birth**

10-1977

Sex

Male

Address (last updated**09-12-2023)**2119 4th St E, Ashland,
WI 54806**Bond amount**

\$213.10

Deposit type

None

**Appearance date and
time**

09-19-2023 10:00 am

Mandatory

No

Plate number**State****Expiration****VIN****Issuing agency**City of Ashland Police
Dept.**Officer name****Violation date**

08-10-2022

MPH over**Plaintff agency**

City of Ashland

Ordinance or statute

Ordinance

Statute

750(c)

Charge description

Exterior Structure

Severity

Forf. U

Court record

Date	Event	Court official	Court reporter	Amount
01-18-2024	Notice of Default Judgment	McKnight, Kelly J		
01-16-2024	Dispositional order/judgment	McKnight, Kelly J		
01-16-2024	Video conferencing			
01-16-2024	Status conference	McKnight, Kelly J	Lemmons, Robian	

Date	Event	Court official	Court reporter	Amount
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09-19-2023	Not guilty plea - written			
09-12-2023	Citation filed			
09-12-2023	Case initiated by electronic filing			

Total receivables

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ASHLAND COUNTY CIRCUIT COURT
201 W MAIN ST RM 307
ASHLAND, WI 54806 (715) 682-7016
HTTPS://CO.ASHLAND.WI.US/CIRCUIT_COURT_PAYMENT

Form No. and Version CT CITATION NO.
MUNI 0405 60804R6949
Juvenile DEPOSIT Cash- Card
\$213.10 N N
Court Use: DA

Defendant (Last Name, First, Middle), Street Address, P.O. Box, City, State, Zip

KOENAMANN, MICHAEL DAVID

**2119 4TH ST E
ASHLAND WI 54806**

Birth Date Sex Race
10/7/1977 M

HT WT Hair Eyes
600 205 LBS BLOND BLUE

Driver License/Identification Card Number State Exp. Yr.
K555-5447-7367-07 WI 2026

Other Identification Number ID Type

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Vehicle Identification Number Telephone Number

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Telephone Number of Parent/Guardian/Legal Custodian

Plaintiff

CITY OF ASHLAND

Violation Description

Ordinance Violated

750(C)

Adopting State Statute

Agency Space

Ordinance Description

EXTERIOR STRUCTURE

Week Day Date Time
WEDNESDAY 08/10/2022 03:55 PM

From/AT Hwy No. and/or Street Name

118 10TH AVE E

County City/Village/Town
ASHLAND - 02 ASHLAND - 52, CITY

Officer Name
CIVILIAN R. KALLIO

Date Citation Served, Method
08/22/2023 MAILED

Officer ID Department
103 ASHLAND POLICE DEPARTMENT

Residence Contact Name Age

(If left with person at defendant's address)

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**WISCONSIN NON TRAFFIC
CITATION AND COMPLAINT**



**DEPARTMENT OF
PLANNING &
DEVELOPMENT**

601 Main Street West
Ashland, WI 54806

10/18/2023

MICHAEL KOENAMANN
2119 4th st e
Ashland, WI 54806

RE: Property Maintenance Ordinance Violation Citation

Dear MICHAEL KOENAMANN

You have been issued 7 citations for the condition of the property at **118 10th ave e Ashland, WI 54806 Parcel # 201014160000**; for violation of the City of Ashland's Property Maintenance Ordinances in the following respect:

- 1. General maintenance of exterior structure. Every foundation, exterior wall, roof, and other exterior surface of any principal or accessory structure in the City of Ashland shall be maintained and repaired in a workmanlike manner and shall be capable of excluding rodents.
-
- 3. Exterior walls and exterior surfaces.
- a. Every exterior wall shall be maintained structurally sound, weatherproofed, and free of holes, breaks, loose or rotting boards or timbers, and any other conditions that might admit rain or dampness to the interior portions of the walls or to the occupied spaces of the building. All repairs shall be completed in a workmanlike manner and harmonious with the existing materials, architecture, and colors. All exterior materials shall be commonly accepted materials for final exterior treatment including wood, vinyl, or aluminum siding, stucco, and similar materials. Building wrap, sheathing, and similar materials shall not constitute a permitted final exterior treatment. All exterior materials shall be consistent with the provisions of all applicable building codes.
- b. All exterior surfaces that require a protective coating to prevent deterioration shall be properly coated by paint, or other manufacturer approved protective coating, applied in accordance with the manufacturer's specifications. All front doors, front porches, and front porch skirts and railings shall be surface-coated with paint or other protective coating. Any exterior surface treated with paint or other preservative shall be maintained to prevent chipping, cracking, or other deterioration of the exterior surface or the surface treatment and to present an

attractive appearance. Paint and other protective coatings shall be applied in a workmanlike manner. (750), c., 1., & 3. a. & b.

The citation has been issued for **\$60 x 7**, per the citation schedule set by the Ashland City Council, and a court date has been set for the Ashland County Circuit Court. The court time is Tuesday, **1/16/2024**, 10:00 a.m., at the Circuit Courtroom, Ashland County Courthouse, 201 Main Street West, Ashland, Wisconsin.

There are three options for resolving this citation:

1. A cash deposit (forfeiture) of **\$420 payable to the City Treasure's office on or before 4:00 p.m. Monday, 1/10/2024.** If such a deposit is made, it is not necessary to appear in court unless subsequently summoned; or
2. If you believe that you are not guilty of this violation, you have the option of appearing in Court to set up a hearing to dispute your case.
3. If you do not make a cash deposit and do not appear in Court, either you will be deemed to have tendered a plea of no contest and a judgment will be entered against you by default for the forfeiture and court costs, totaling **\$1491.70**, or you will be summoned to Court if the court does not accept a plea of no contest.

3.

It is required that you comply with City ordinances and correct the violation NO LATER THAN **1/10/2023**. To correct the violation, Please have the house resided and painted or you can call my office to set up a plan and date to have the issues taken care of. This will result in the citation being dropped.

Failure to comply with the ordinance will result in further legal action. The City, in accordance with Ordinance (750), c., 1., & 3. a. & b. reserves the right to cause corrective actions to be taken. The cost of such actions will be placed as a lien upon the property and will be a personal liability of the owner of the property as a special assessment.

If there is another violation at this address within a 26 month period, an additional citation (based on a graduated fee schedule) will be issued. We will be re-inspecting your property weekly and any subsequent or similar violation of this Code within a 26 month period shall be considered a continued offense and as such will cause the usual forfeiture to **double** for each subsequent and offense.

Sincerely,

Raymond Kallio
Property Maintenance LTE
Planning & Development Department

Attachments: Citation

cc: City Administrator; Mayor; [Ward 8 Councilor](#); Police Captain; City Treasurer; City Attorney; Director of Planning & Development

[Pictures taken 12/18/2023](#)









Steven Wiley

To: Stephen Schraufnagel
Subject: RE: 118 10th Ave E-Permit Application

From: Stephen Schraufnagel <stephenschrauf@gmail.com>
Sent: Monday, November 6, 2023 4:02 PM
To: Steven Wiley <swiley@coawi.org>
Cc: Stephen Schraufnagel <stephenschrauf@gmail.com>
Subject: Re: 118 10th Ave E-Permit Application

Hey Steven,

The addition being removed is the one story on the south side. The two story has new shingles, along with the 2 1/2 car garage.

Mike is an electrician in the area and does good work. He is doing this on speculation.

I APPROVE the issuance of this building permit.

Regards,

Stephen G. Schraufnagel, AIA Architect/Commercial & Residential Building Inspector, City of Ashland Cell: 715-209-6372
Email: stephenschrauf@gmail.com





On Mon, Nov 6, 2023 at 3:17 PM Steven Wiley <swiley@coawi.org> wrote:

Hello Steve,

I have a permit application (Permit # 20230312) for work at 118 10th Ave E. Can you take a look and let me know if you want more information. I am not sure which part of the structure is an addition he will be removing so if need be we can have him do a site plan or show on an aerial what will be removed.

Thank you,

Steven D. Wiley, AICP

Planning and Development Director

City of Ashland

[601 Main Street West](#)

[Ashland, WI 54806](#)

715.685.1610



BUILDING PERMIT

City of Ashland

601 Main Street West

Ashland, WI 54806

www.coawi.org

Permit Number: 20230312

This permit must be posted in an area clearly visible from the front road. The permit is valid only for the items listed below under "description of work" and subject to the conditions of approval. This permit is valid for a period on 1 year from the date of issuance below for residential projects, and 2 years from the issuance date below for commercial. All work must comply with applicable City codes and ordinances. All work must comply with the setback requirements outlined in the City's Unified Development ordinance. Property owners or their agents are required to call for periodic and final inspections as required by law. All new construction requires the issuance of an Occupancy Permit prior to occupancy. The City assumes no liability for work done incorrectly.

Parcel ID#: 201014160000**Property State:** WI**Property Type:** RESIDENTIAL**Property Owner:** MICHAEL KOENAMANN**Property Address:** 118 10TH AVE E**Permit Type:** RESIDENTIAL-ALTERATION**Property City:** ASHLAND**Total Fee:** \$100.00

Description of Work: Remove 1st floor addition. Secure foundation and close up opening for 2 story part. Siding on 2 story part. Add on to complete in future

Conditions of Approval: THE BUILDING INSPECTOR WILL BE MAKING PERIODIC INSPECTIONS, AS DEEMED NECESSARY, BASED ON THE COMPLEXITY OF THE INTENDED WORK BEING DONE. IF YOU HAVE ANY QUESTIONS OR CONCERNS PLEASE CONTACT STEVE SCHRAUFNAGEL, BUILDING INSPECTOR, AT 715-209-6372 OR BY EMAIL AT STEPHENSCHRAUF@GMAIL.COM

11/08/2023

Date of Issuance

Authorized Agent

Ray Kallio

From: michael koenamann <mkoenamann@yahoo.com>
Sent: Tuesday, January 23, 2024 5:42 PM
To: Ray Kallio
Subject: 118 Citations
Attachments: 118 10Th Ave east Citations.pdf

Ray,
When I stopped to talk to you Tuesday I had asked where we stood on the citations since I had been working on it. You stated that I was in good standing. I asked if I needed to go to court. You said no. We had agreed that I will be continuing progress in the spring. I ended up with a default judgement anyway. I also talked to Tyler the same morning and we had the same conversation. Was I mislead . I am not paying these citations, Please figure out how to get these taken care of. I will be in your office Thursday morning to discuss.

Michael Koenamann
Ashland, WI
715-209-0964
mkoenamann@yahoo.com

Ray Kallio

From: michael koenamann <mkoenamann@yahoo.com>
Sent: Thursday, April 18, 2024 2:18 PM
To: Ray Kallio
Subject: Re: 118 Citations

I am working on it.

As far as the other citations, you either lied to me or deceived me when I last spoke to you about being in compliance. You had to ability to to have it settled with Tyler, but apparently you didn't discuss it with him. I fully understand that Tyler does not care for me. Doesn't give him the right to be rude to me. I tried to work with you and now I am stuck paying for it. I have a building permit and I will continue to pick away it as a personal project..

Michael Koenamann
Koenamann Electric
Ashland, WI
715-209-0964
mkoenamann@yahoo.com

On Thursday, April 18, 2024 at 01:58:32 PM CDT, Ray Kallio <rkallio@coawi.org> wrote:

When will you be doing more work on the house. I would like not to have to issue more citations.

Thanks

Raymond Kallio

Property Maintenance Specialist

City Of Ashland

715-685-1609

rkallio@coawi.org



From: michael koenamann <mkoenamann@yahoo.com>
Sent: Tuesday, January 23, 2024 5:42 PM
To: Ray Kallio <rkallio@coawi.org>
Subject: 118 Citations

Ray,

When I stopped to talk to you Tuesday I had asked where we stood on the citations since I had been working on it. You stated that I was in good standing. I asked if I needed to go to court. You said no. We had agreed that I will be continuing progress in the spring. I ended up with a default judgement anyway. I also talked to Tyler the same morning and we had the same conversation. Was I mislead . I am not paying these citations, Please figure out how to get these taken care of.

I will be in your office Thursday morning to discuss.

Michael Koenamann

Ashland, WI

715-209-0964

mkoenamann@yahoo.com

Steven Wiley

From: Terri Erickson
Sent: Tuesday, April 30, 2024 11:20 AM
To: Steven Wiley
Subject: Permit #20240101 - 118 10th Ave E - Michael Koenamann

Follow Up Flag: Follow up
Flag Status: Completed

Terri Erickson
Assistant Planner
City of Ashland, WI
(715) 682-7041
terickson@coawi.org





Steven Wiley

To: Stephen Schraufnagel
Subject: RE: 118 10th Ave East / Accessory Building Permit

From: Stephen Schraufnagel <stephenschrauf@gmail.com>
Sent: Monday, May 6, 2024 12:14 PM
To: Steven Wiley <swiley@coawi.org>
Cc: Stephen Schraufnagel <stephenschrauf@gmail.com>; mkoenamann@yahoo.com
Subject: 118 10th Ave East / Accessory Building Permit

Hi Steven,

I was just checking in on the status of the Accessory Building Permit, that Mike Koenamann said that he has submitted on-line twice (his words). Please let me know what the status is.

See the photo below of the relocated garage that he bought from a nearby neighbor. A concrete slab will be constructed to the north of the garage, all is staked out and the power company (Xcel Energy) will be relocating a pole near the plan location.





Thank you,

Stephen G. Schraufnagel, AIA Architect/Commercial & Residential Building Inspector, City of Ashland Cell: 715-209-6372
Email: stephenschrauf@gmail.com

BUILDING PERMIT

City of Ashland

601 Main Street West

Ashland, WI 54806

www.coawi.org

Permit Number: 20240101



This permit must be posted in an area clearly visible from the front road. The permit is valid only for the items listed below under "description of work" and subject to the conditions of approval. This permit is valid for a period on 1 year from the date of issuance below for residential projects, and 2 years from the issuance date below for commercial. All work must comply with applicable City codes and ordinances. All work must comply with the setback requirements outlined in the City's Unified Development ordinance. Property owners or their agents are required to call for periodic and final inspections as required by law. All new construction requires the issuance of an Occupancy Permit prior to occupancy. The City assumes no liability for work done incorrectly.

Parcel ID#: 201014160000

Property State: WI

Property Type: COMMERCIAL

Property Owner: MICHAEL KOENAMANN

Property Address: 118 10TH AVE E

Permit Type: ACCESSORY STRUCTURE

Property City: ASHLAND

Total Fee: \$50.00

Description of Work: Install pre-built garage on new concrete foundation.

Conditions of Approval: THE BUILDING INSPECTOR WILL BE MAKING PERIODIC INSPECTIONS, AS DEEMED NECESSARY, BASED ON THE COMPLEXITY OF THE INTENDED WORK BEING DONE. IF YOU HAVE ANY QUESTIONS OR CONCERNS PLEASE CONTACT STEVE SCHRAUFNAGEL, BUILDING INSPECTOR, AT 715-209-6372 OR BY EMAIL AT STEPHENSCHRAUF@GMAIL.COM

05/28/2024

Date of Issuance

Steven D. Wilby

Authorized Agent

Steven Wiley

To: michael koenamann
Subject: RE: 118 10th Ave East / Accessory Building Permit

From: michael koenamann <mkoenamann@yahoo.com>
Sent: Wednesday, May 29, 2024 8:14 AM
To: Steven Wiley <swiley@coawi.org>
Subject: Re: 118 10th Ave East / Accessory Building Permit

Paid in online portal confirmation #16555701. The revised plan emailed was in a format that I could not open. Please mail the permit and site plan to me. Thank you.

Michael Koenamann
Koenamann Electric
2119 4th Street East.
Ashland, WI
715-209-0964
mkoenamann@yahoo.com

On Wednesday, May 15, 2024 at 03:29:18 PM CDT, Steven Wiley <swiley@coawi.org> wrote:

Thanks Michael. Attached is the revised site plan. Can you review it and confirm that this is correct?

Based on the scope of work the permit fee is \$50.00. The next step is to pay the permit fee. This can be paid at City Hall (601 Main St. W), by mail via check, or online using our [online payment portal](#). If you need a formal invoice please let me know. I can email the pdf of the permit if you pay online. There is a fee for paying by card.

If you use the payment portal please send us a receipt so we know you've paid, or if you plan to stop into City Hall let us know so we can verify payment and record it in the permit file.

If you have questions please let me know.

Thank you,

Steven D. Wiley, AICP

Planning and Development Director

City of Ashland

601 Main Street West

Ashland, WI 54806

715.685.1610

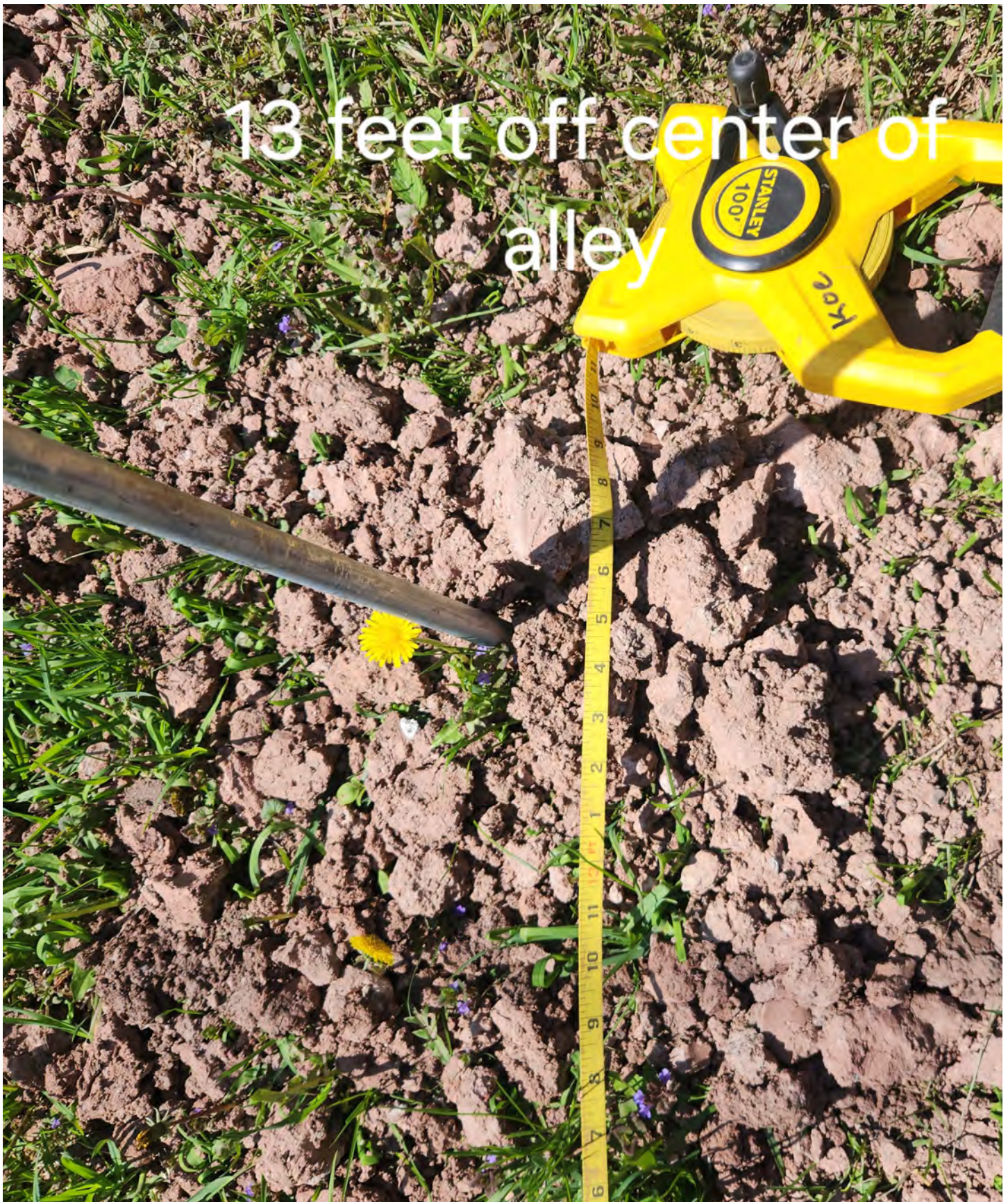


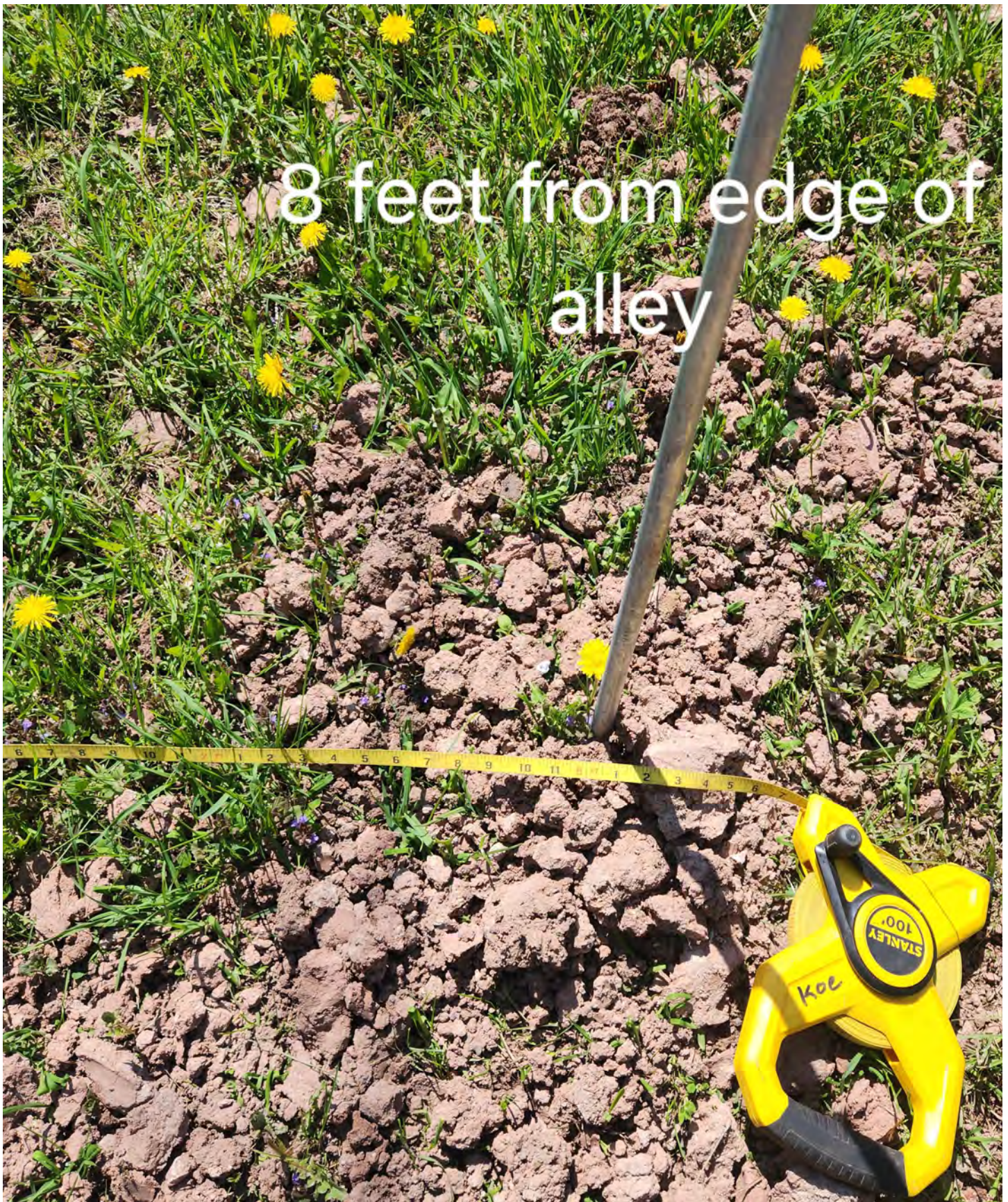
From: michael koenamann <mkoenamann@yahoo.com>

Sent: Monday, May 13, 2024 11:43 AM

To: Steven Wiley <swiley@coawi.org>

Subject: RE: 118 10th Ave East / Accessory Building Permit





Measurements are on pictures. Site is staked out with proposed garage location. Feel free to make a site visit

[Yahoo Mail: Search, Organize, Conquer](#)

On Mon, May 13, 2024 at 8:55 AM, Steven Wiley
<swiley@coawi.org> wrote:

Hello Michael,

I emailed you back on 05/08 regarding your site plan because we will need the dimensions added to your site plan and the driveway material (concrete if that is what you are going with) added to the plan. You can scan and email me the revised site plan.

We will need the revised site plan to move forward with the permit application for the garage in order to issue the permit and have the garage onsite legally. We will need to have the revised site plan and a permit on file by Monday 05/20 at 4:00 pm in order to avoid enforcement action/issuing citations for no permit for the garage.

If there is any confusion regarding what is needed on the site plan you may arrange to stop in or we can discuss any questions you may have by email or over the phone.

Please add the required dimensions and driveway material to the site plan and send back or bring in so we can continue with the permitting process.

Thank you,

Steven D. Wiley, AICP
Planning and Development Director
City of Ashland
601 Main Street West
Ashland, WI 54806
715.685.1610



From: michael koenamann <mkoenamann@yahoo.com>
Sent: Tuesday, May 7, 2024 4:13 PM
To: Steven Wiley <swiley@coawi.org>
Subject: RE: 118 10th Ave East / Accessory Building Permit

Roughly 8 feet off alley. More than 15' from north property line. Even with existing garage. Concrete apron

[Yahoo Mail: Search, Organize, Conquer](#)

On Tue, May 7, 2024 at 4:02 PM, Steven Wiley
<swiley@coawi.org> wrote:

Hello Steve and Mike,

I see the permit in the system. Mike can you add a dimension to the site plan showing the distance between the garage and the alley/rear lot line? There would need to be at least 3 feet from the garage to the alley. Also the driveway would have to be paved. Will it be concrete or asphalt? Will it be a 24' x 24' garage? Please confirm.

Thank you,

Steven D. Wiley, AICP

Planning and Development Director
City of Ashland
601 Main Street West
Ashland, WI 54806
715.685.1610



From: Stephen Schraufnagel <stephenschrauf@gmail.com>
Sent: Monday, May 6, 2024 12:14 PM
To: Steven Wiley <swiley@coawi.org>
Cc: Stephen Schraufnagel <stephenschrauf@gmail.com>; mkoenamann@yahoo.com
Subject: 118 10th Ave East / Accessory Building Permit

Hi Steven,

I was just checking in on the status of the Accessory Building Permit, that Mike Koenamann said that he has submitted on-line twice (his words). Please let me know what the status is.

See the photo below of the relocated garage that he bought from a nearby neighbor. A concrete slab will be constructed to the north of the garage, all is staked out and the power company (Xcel Energy) will be relocating a pole near the plan location.





Thank you,

Stephen G. Schraufnagel, AIA Architect/Commercial & Residential Building Inspector, City of Ashland Cell: 715-209-6372
Email: stephenschrauf@gmail.com

Steven Wiley

To: Stephen Schraufnagel
Cc: Ray Kallio; Stuart Matthias; Terri Erickson
Subject: RE: REPAIR / RAZE ORDER FOR 118 10th Avenue East, Ashland, WI 54806

From: Stephen Schraufnagel <stephenschrauf@gmail.com>
Sent: Friday, July 12, 2024 1:52 PM
To: Steven Wiley <swiley@coawi.org>
Cc: Ray Kallio <rkallio@coawi.org>; Stuart Matthias <smatthia@coawi.org>; Terri Erickson <terickson@coawi.org>
Subject: REPAIR / RAZE ORDER FOR 118 10th Avenue East, Ashland, WI 54806

Hi Steven, et al,

Per your recent request and based upon my most recent inspection, which I made at 118 10th Avenue East, Ashland, WI 54806 on June 10, 2024, at 2:00 P.M. I hereby ORDER the REPAIR OR RAZE of the above described property. As you can see from a few of my attached photographs, this property has become a safety and health concern to all residents and individuals nearby this house. The building included in this ORDER is the partially demolished two story wood framed house on the site.

The house has been in this condition for sometime, since a demolition permit for the removal of the addition has been pulled. I would suggest a 90 day period for the repair or razing of the structure to be completed.

The conditions at the time of my inspection were: Sunny; Temperature 73 degrees F; Wind was 11 mph out of the northeast.

A neighbor was present during my inspection.

If you should have any questions or concerns, please do not hesitate to contact me.

Regards,

Stephen G. Schraufnagel, AIA Architect/Commercial & Residential Building Inspector, City of Ashland Cell: 715-209-6372
Email: stephenschrauf@gmail.com







Find yourself next to the water.



August 5th 2024

MICHAEL KOENAMANN
2119 4TH ST E
ASHLAND, WI 54806

Re: Property Maintenance Ordinance Violation - FINAL NOTICE
Subject Property: 118 10TH AVE E, ASHLAND, WI
Property ID Number: 201014160000
Case Number: 20240279

This letter is to notify you that the exterior walls at the property listed above needs attention. The City would appreciate your help in keeping Ashland clean, safe, and attractive.

The following actions must be taken to correct the above stated violation(s):

The exterior walls are not waterproofed, there are holes, exposed boards and loose insulation that is allowing rain and dampness into the interior walls. This condition has been ongoing since 2021, currently your permit for siding will expire 11/05/2024, the City seeks progress on this issue and full compliance on 11/05/2024.

Failure to take any meaningful action on this matter could force the City to issue citations ranging from \$60 to \$1000 per day, or if deemed unfit for human habitation and unreasonable to repair could lead to a raze order.

The City of Ashland has inspected the property listed above and has found the following Ordinance Violations:

Section 750, C., 1.,&3.a.&b. C. Exterior Structure - Exterior walls and exterior surfaces

1. General maintenance of exterior structure. Every foundation, exterior wall, roof, and other exterior surface of any principal or accessory structure in the City of Ashland shall be maintained and repaired in a workmanlike manner and shall be capable of excluding rodents.

3. Exterior walls and exterior surfaces.

a. Every exterior wall shall be maintained structurally sound, weatherproofed, and free of holes, breaks, loose or rotting boards or timbers, and any other conditions that might admit rain or dampness to the interior portions of the walls or to the occupied spaces of the building. All repairs shall be completed in a workmanlike manner and harmonious with the existing materials, architecture, and colors. All exterior materials shall be commonly accepted materials for final exterior treatment including wood, vinyl, or aluminum siding, stucco, and similar materials. Building wrap, sheathing, and similar materials shall not constitute a permitted final exterior treatment. All exterior materials shall be consistent with the provisions of all applicable building codes.

b. All exterior surfaces that require a protective coating to prevent deterioration shall be properly coated by paint, or other manufacturer approved protective coating, applied in accordance with the manufacturer's specifications. All front doors, front porches, and front porch skirts and railings shall be surface-coated with paint or other protective coating. Any exterior surface treated with paint or other preservative shall be maintained to prevent chipping, cracking, or other deterioration of the exterior surface or the surface treatment and to present an attractive appearance. Paint and other protective coatings shall be applied in a workmanlike manner.

The property will be re-inspected on 9/5/2024 for progress towards compliance, with the intent to find this matter resolved. If there is another violation at this address within a 26 month period, future citations (based on a graduated fee schedule) may be issued. We will be reinspecting your property weekly and any subsequent or similar violation of this code within a 26 month period shall be considered a continued offense and as such will cause the usual forfeiture to double for each subsequent offense.

The City of Ashland greatly appreciates your cooperation in these matters. Please feel free to contact me if you have any questions, concerns, or if you cannot meet the deadline due to extenuating circumstances. My telephone number is 715-685-1609 and my email is rkallio@coawi.org

Thank you for your time and compliance!

Planning & Development Department

cc/emailed: Council Person Ward #

Enclosure(s):









Steven Wiley

To: Stephen Schraufnagel
Subject: RE: Michael Koenamann Property / 118 10th Ave East

From: Stephen Schraufnagel <stephenschrauf@gmail.com>
Sent: Friday, August 9, 2024 11:29 AM
To: Steven Wiley <swiley@coawi.org>
Cc: Ray Kallio <rkallio@coawi.org>; Mike Hamm <mhamm@coawi.org>; Terri Erickson <terickson@coawi.org>; Stephen Schraufnagel <stephenschrauf@gmail.com>
Subject: Re: Michael Koenamann Property / 118 10th Ave East

Hi all,

I performed an inspection at 118 10th Ave East on August 6, 2024. I was at the site at 4:30 P.M. This property is owned by Michael Koenamann.

No one was present at the time of my site visit.

The weather conditions were: Sunny; Temperature was 76 degrees F; the Wind was 8 mph out of the northeast.

My follow up inspection found the status of the open building permits to be as follows:

1. Permit #20230052 (house demolition): The two story house on the north side is still standing, with just the siding being removed.

This portion of the house should be properly repaired and resided, if complete demolition is not going to occur.



2. Permit #20230312 (removal of the one story wood framed addition): The addition to the south has been partially removed. The floor framing system is still in place with a partial foundation on the southeast corner. Beyond the foundation, it is excavated down to the footing. The foundation system is classified as being beyond a reasonable repair.

This entire south side addition and foundation should be removed in its entirety and a sand backfill be brought in and compacted in place to the existing grade level.

The excavated area needs to be barricaded off immediately, so that nobody falls into this open foundation area.



3. Permit #20240101 (relocated new garage on site): This project is approximately 95% complete now and looks nice on the property.



I did get chance to talk with Michael, as he is the electrician working one block away on the new KBK Storage facility. He is aware of the open permits and indicated to me that he was planning on doing work on the south portion of the house

this weekend. I did tell him the urgency of getting these permits closed out ASAP. He understood what I was telling him and was going to be picking up the pace with them.

I trust that you will find the updated information to be helpful for your use.

Regards,

Stephen G. Schraufnagel, AIA Architect/Commercial & Residential Building Inspector, City of Ashland Cell: 715-209-6372
Email: stephenschrauf@gmail.com

On Tue, Aug 6, 2024 at 11:27 AM Steven Wiley <swiley@coawi.org> wrote:

Hello Steve,

We have been discussing the property at 118 10th Avenue East and how to proceed with it. There are a number of open building permits for it.

Permit 20230052 is for a home demolition.

Permit 20230312 for removal of a 1st floor addition, securing the foundation, and closing up an opening for the 2 story section. Siding is also included under this permit.

Permit 20240101 for installation of the garage.

Permit 20230312 expires on 11/05/2024. Mike here sent a notice to Mr. Koenamann explaining that his permit expires on November 5th and that the house needs to be sided by then.

We had you go and inspect before and I was wondering if you can do another inspection for us and look at the open permits and determine the status of each. Can you write up a report and send to us so we are on the same page? We want to make Koenamann aware of the issues and make it clear that we are not going to keep extending his permit(s) out to allow him to let the property sit.

Thank you,

Steven D. Wiley, AICP

Planning and Development Director

City of Ashland

[601 Main Street West](#)

[Ashland, WI 54806](#)

715.685.1610







Steven Wiley

To: Stephen Schraufnagel
Subject: RE: RAZE ORDER FOR 118 10th Avenue East, Ashland, WI 54806

From: Stephen Schraufnagel <stephenschrauf@gmail.com>
Sent: Monday, November 25, 2024 3:56 PM
To: Steven Wiley <swiley@coawi.org>
Cc: Stuart Matthias <smatthia@coawi.org>; Tyler Wickman <twickman@coawi.org>; Ray Kallio <rkallio@coawi.org>; Stephen Schraufnagel <stephenschrauf@gmail.com>
Subject: RAZE ORDER FOR 118 10th Avenue East, Ashland, WI 54806

Hi Steven, et al,

Per your request, I have recently reinspected the property at 118 10th Avenue East, Ashland, WI 54806. The building permits issued for this project have recently expired (permit #20230052 & #20230312). This property is owned by Michael Koenamann, 2119 4th Street East, Ashland, WI 54806. My re-inspection was made on November 12, 2024 at 11:30 A.M. The conditions at this time were: Sunny; Temperature 42 degrees F; Wind was at 11 mph and was coming out of the south. My initial site inspection was on June 10, 2024, at which time I had issued an in-house preliminary Raze and Repair Order based on the condition of the property at that time. To date, nothing has been done. At this time, I believe that the property is beyond repair and that it should be RAZED.

According to the Wisconsin Statue 66.0413, I hereby deem this property to be "dilapidated and out of repair" and consequently "dangerous, unsafe, unsanitary, or otherwise unfit for human habitation ". At this point, it would be unreasonable to repair, as the cost would exceed 50 percent of the assessed value of the building divided by the ratio of the assessed value to the recommended repair value. I would estimate the repairs to the two-story wood framed house to be approximately \$50,000 - \$70,000 to bring it to a livable condition. The repairs to the foundation system and one-story addition (attached to the south side of the two-story house) would be approximately \$150,000 - \$175,000 to bring it into a livable condition. The value is calculated as if the project were jobbed out at a reasonable contractor's rate. See the attached photographs of this property at the end of my email.

This property, in its present condition, is a safety issue to the neighborhood's structures and to their occupants.

Based on my inspection findings, I believe the City of Ashland should issue a RAZE order to be completed within 30 days of the order's issuance.

If you should have any questions or concerns about the above subject matter, please don't hesitate in contacting me.

Regards,

Stephen G. Schraufnagel, AIA Architect/Commercial & Residential Building Inspector, City of Ashland Cell: 715-209-6372
Email: stephenschrauf@gmail.com

Choice Title, LLC
320 Main Street West
Ashland, WI 54806
Phone: 715-682-3333
orders@usechoicetitle.com

File Number: 19784-24

Reference Number: N/A

Property Address:
118 10th Avenue East
Ashland, WI 54806

Letter Report

Prepared For: Steven Wiley
City of Ashland
601 W Main St.
Ashland, WI 54806
Phone # 715-682-7583/ Fax # 715-682-7048

Subsequent To: 2/27/2015 at 11:45 a.m.

Property Description:

Lots One through Six (1-6), inclusive, Block Eighty-seven (87), Ellis Division, City of Ashland, Ashland County, Wisconsin.

Owner of Record: Michael Koenamann

Outstanding Liens, Judgments and/or Mortgages:

1. Mortgage from Michael Koenamann to Northern State Bank in the originally stated principal amount of \$22,500.00 dated February 17, 2015 and recorded on March 2, 2015 in Volume 744 on Page 553 as Document No. 335246.
2. Mortgage from Michael D. Koenamann to Northern State Bank in the originally stated principal amount of \$30,000.00 dated August 31, 2015 and recorded on September 1, 2015 in Volume 750 on Page 147 as Document No. 336699.
3. Judgment, Case Number 2016SC000311 in favor of Belinda Miller, 2120 4th Street East, Ashland, WI; Attorney Craig Haukaas against Michael D. Koenamann and Amy Koenamann, 2119 4th Street East, Ashland, WI 54806 dated October 10, 2016 and docketed October 11, 2016 in Ashland County in the amount of \$77.31, exclusive of fees and interest.
4. Taxes, general and special for the year 2024 in the amount of \$814.16, are due, unless a tax receipt showing full payment is presented.
5. Delinquent Charges for the year 2024 in the amount of \$69.37, are due, unless a tax receipt showing full payment is presented.

Names Checked Michael Koenamann

Parcel Numbers and Current Real Estate Tax Amounts:

Tax ID: 201-01416-0000 Net Tax Amount: \$814.16

This report does not include a search for easements and restrictions of record or matters not disclosed in the public records nor does it represent a detailed examination of each instrument or an opinion as to the title to the above described premises. The chain of title has been searched only subsequent to the last apparent conveyance of a full ownership interest. Title has not been searched or examined prior to subsequent date listed above. Matters affecting title, of an adverse nature, may exist but not be disclosed by our limited search. A title insurance policy should be obtained to determine legal or merchantable title. The liability of Choice Title, LLC under this report shall not exceed \$1,500.00 or the actual loss of the applicant, whichever is less.

Choice Title, LLC

This report is prepared and submitted as of
7:59 A.M December 17, 2024

Abigail E. Elza

Abigail E. Elza



-Ad Proof-

Date: 1/6/2025
Account: ADP2000170
File#:
Company Name: ASHLAND CITY CLERK
Contact: ASHLAND ASHLAND
601 Main St W
Ashland, WI 54806-1537
Telephone: 715-685-1602

Ad ID: 192815
Start: 01/16/2025
Stop: 01/16/2025

Total Cost: \$48.54
Columns Wide: 2
of Inserts: 1
Ad Class: 105

Amount Due: \$48.54

Run Dates:

Raze Order

Ashland Daily Press

01-16-25

RAZE ORDER NOTICE

Notice is hereby given that the following Raze Order is issued for the property at 118 10th Ave E., Ashland, WI 54806.

This letter serves as official notice from the City of Ashland that, pursuant to Wis. Stats. § 66.0413 and City Ordinance 750(A)11, the City is requiring the property owner to raze the building located at 118 10th Avenue E in the City of Ashland, Parcel No. 201-01416-0000 (the "Building").

On November 12, 2024, the Building Inspector for the City of Ashland determined that the Building is dilapidated and out of repair and consequently dangerous, unsafe, unsanitary, or otherwise unfit for human habitation. The Building Inspector further determined that the Building is unreasonable to repair because the cost of repairs of the Building would exceed 50% of the assessed value of the Building.

As a result of the Building Inspector's determination, the property owner is hereby ordered to raze the building. The Building must be razed within 60 days of the date of this Order. If the property owner fails to raze the Building by the end of this 60-day period, the City may secure the Building and take any necessary steps to raze the Building. The cost of the City razing the Building may be charged against the real estate upon which the Building is located, become a lien upon said property, and may be assessed and collected as a special charge.

If the owner wishes to challenge this Order, Wis. Stats. § 66.0413(h) provides the exclusive means for challenging this order from the City.

WNAXLP

118 10TH AVE E – JANUARY 7TH, 2025



Raze Order Placards as posted by Mr. Kallio on 01/07/2025

PLACARD: 118 10TH AVE E (PARCEL # 201-01416-0000)

STRUCTURE UNFIT FOR HUMAN HABITATION

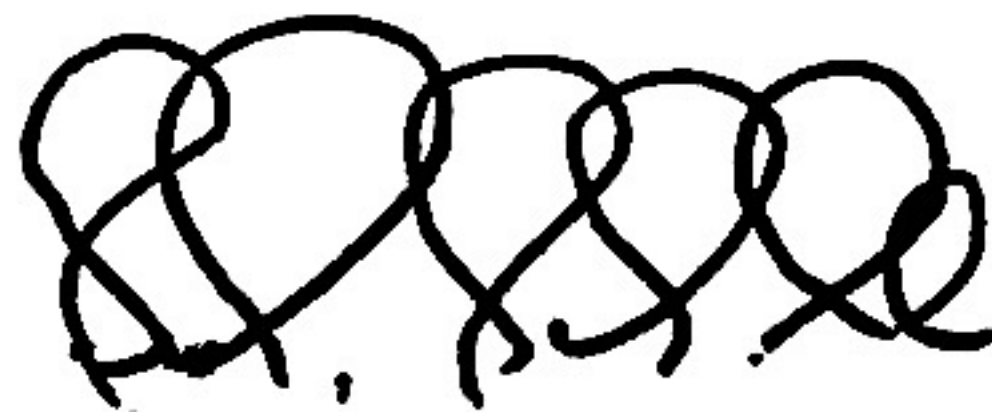
City of Ashland, Wisconsin – Contracted Building Inspector

Planning and Development Department

Under Wisconsin Statute 66.0413, the Building Inspector deems this property to be dilapidated and out of repair and consequently dangerous, unsafe, unsanitary, or otherwise unfit for human habitation.

Under City of Ashland Property Maintenance Ordinance 750(A)(11)(a)(1) The Building Inspector has determined that this structure is deemed unreasonable to repair, as the cost to repair would exceed 50 percent of the assessed value of the building divided by the ratio of the assessed value to the recommended repair value.

The structure shall be vacated and remain vacant until demolition. This Building May Not Be Used for Human Habitation, Occupancy, or Use.



City of Ashland Building Inspector, Stephen G. Schraufnagel, AIA

Date Posted: January 7, 2025, by the City of Ashland Planning and Development Department

City of Ashland Ordinance Section 750(A)(11)f:

Removal of placard. A placard posted in accordance with this Ordinance shall be removed by the Building Inspector or other authorized agent of the City only after the defects upon which the placard action were based are eliminated. No other person shall deface or remove a placard from any structure that the City has condemned or declared unlawful or unfit for human habitation, occupancy, or use. Unauthorized removal of said placard shall be considered a violation of this Ordinance and prosecuted pursuant to the provisions of this Ordinance.

Find yourself next to the water.



January 7, 2025

Michael Koenamann
2119 4th Street E
Ashland, WI 54806

Re: 118 10th Avenue E Raze Order

Dear Mr. Koenamann:

This letter serves as official notice from the City of Ashland that, pursuant to Wis. Stats. § 66.0413 and City Ordinance 750(A)11, the City is requiring you to raze the building located at 118 10th Avenue E in the City of Ashland, Parcel No. 201-01416-0000 (the "Building").

On November 12, 2024, I, as the Building Inspector for the City of Ashland, determined that the Building is dilapidated and out of repair and consequently dangerous, unsafe, unsanitary, or otherwise unfit for human habitation. I further determined that the Building is unreasonable to repair because the cost of repairs of the Building would exceed 50% of the assessed value of the Building.

As a result of my determination, you are hereby ordered as the owner of the Building to raze the building. The Building must be razed within 60 days of the date of this Order. If you fail to raze the Building by the end of this 60-day period, the City may secure the Building and take any necessary steps to raze the Building. The cost of the City razing the Building may be charged against the real estate upon which the Building is located, become a lien upon said property, and may be assessed and collected as a special charge.

If you wish to challenge this Order, Wis. Stats. § 66.0413(h) provides the exclusive means for challenging this order from the City.

A handwritten signature in black ink, appearing to read "S. Schraufnagel".

Stephen G. Schraufnagel, AIA
City of Ashland Building Inspector

cc: Northern State Bank
Belinda Miller



Raze Order Placards were removed – Photographed by Ray Kallio

Document Number

RAZE ORDER

Document Name

The City of Ashland issued the attached raze order on January 7, 2025 for the building located at 118 10th Avenue E, Ashland, WI 54806. The real estate is more particularly described as:

Lot 1 to Lot 6, Block 87, Ellis Division, City of Ashland, Ashland County, Wisconsin.

The attached raze order is being recorded per Wis. Stat. §66.0413(e)

DOCUMENT NO **366864**

Received for Record on
01-13-2025 at 11:36 AM

Julie M. Gleeson

JULIE M GLEESON
REGISTER OF DEEDS
ASHLAND COUNTY, WI

Pages: 3

Fee Amount: \$30.00

*This document has been electronically recorded
and returned to the submitter.

Name and Return Address

**Attorney Katie Posewitz
Anich, Wickman & Lindsey, S.C.
220 6th Avenue West
PO Box 677
Ashland, WI 54806**

201-01416-0000

Parcel Identification Number (PIN)

Drafted by:
Attorney Katie Posewitz
Anich, Wickman & Lindsey, S.C.

I, Stephen Schraufnagel, acknowledge that I signed the attached January 7, 2025, raze order on behalf of the City of Ashland, as the City's Building Inspector.

Dated this 13th day of JANUARY, 2025.

CITY OF ASHLAND

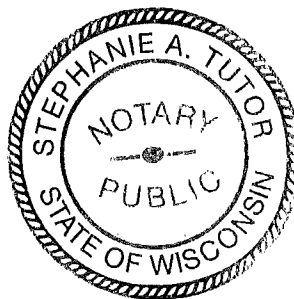
By: [Signature]
Stephen G. Schraufnagel, City of Ashland Building Inspector

ACKNOWLEDGMENT

State of Wisconsin)
) ss.
County of Ashland)

Personally came before me this 13th day of January, 2025, the above-named Stephen G. Schraufnagel, City of Ashland Building Inspector, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public, State of Wisconsin
My commission expires: 12/18/26.



Find yourself next to the water.

ASHLAND

CITY OF ASHLAND, WISCONSIN

January 7, 2025

Michael Koenamann
2119 4th Street E
Ashland, WI 54806

Re: 118 10th Avenue E Raze Order

Dear Mr. Koenamann:

This letter serves as official notice from the City of Ashland that, pursuant to Wis. Stats. § 66.0413 and City Ordinance 750(A)11, the City is requiring you to raze the building located at 118 10th Avenue E in the City of Ashland, Parcel No. 201-01416-0000 (the "Building").

On November 12, 2024, I, as the Building Inspector for the City of Ashland, determined that the Building is dilapidated and out of repair and consequently dangerous, unsafe, unsanitary, or otherwise unfit for human habitation. I further determined that the Building is unreasonable to repair because the cost of repairs of the Building would exceed 50% of the assessed value of the Building.

As a result of my determination, you are hereby ordered as the owner of the Building to raze the building. The Building must be razed within 60 days of the date of this Order. If you fail to raze the Building by the end of this 60-day period, the City may secure the Building and take any necessary steps to raze the Building. The cost of the City razing the Building may be charged against the real estate upon which the Building is located, become a lien upon said property, and may be assessed and collected as a special charge.

If you wish to challenge this Order, Wis. Stats. § 66.0413(h) provides the exclusive means for challenging this order from the City.



Stephen G. Schraufnagel, AIA
City of Ashland Building Inspector

cc: Northern State Bank
Belinda Miller



Ashland Police Department
State of Wisconsin
Certificate of Service



Date Received: 1/09/2025

Log Number: A2-24-6271

Case Number:

Expire Date: 1/15/2025

Paper(s): LETTER & NOTICE OF RAZE ORDER - 118 10TH AVE E

Name: MICHAEL KOENAMANN
2119 4TH ST E
ASHLAND, WI 54806

POE:

Moved To: Served @ 118 10th Ave E

ATTEMPTS:	Date	Time	Officer	Result	Comment
1	1/9/25	1536	160	No contact	
2	1/10/25	9:07am	133	NH	
3	1/13/25	1530	160	No answer	
4	1/14/25	1640	160	No answer	Vehicle @ residence

After reasonable attempts, service was not completed.

The undersigned officer hereby deposes and says that he/she is an adult resident of the State of Wisconsin and not a party to the above action, that on the below date, in the City of Ashland, in Ashland County, Wisconsin, he/she personally served the above named documents: LETTER & NOTICE OF RAZE ORDER 118 10TH AVE E - ASHLAND, WI and at the time of the service he/she knew the person served to be the person mentioned in the above named documents and left with, as well as delivered to him/her a copy of the same.

Served Date/Time: 1/16/25 1230 Officer Signature/Number: Wilkins 160

If Substitute, Who Served:

Find yourself next to the water.

ASHLAND

CITY OF ASHLAND, WISCONSIN

January 7, 2025

Michael Koenamann
2119 4th Street E
Ashland, WI 54806

Re: 118 10th Avenue E Raze Order

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Stephen G. Schraufnagel, AIA
City of Ashland Building Inspector

cc: Northern State Bank
Belinda Miller

PLACARD: 118 10TH AVE E (PARCEL # 201-01416-0000)

STRUCTURE UNFIT FOR HUMAN HABITATION

City of Ashland, Wisconsin – Contracted Building Inspector

Planning and Development Department

Under Wisconsin Statute 66.0413, the Building Inspector deems this property to be dilapidated and out of repair and consequently dangerous, unsafe, unsanitary, or otherwise unfit for human habitation.

Under City of Ashland Property Maintenance Ordinance 750(A)(11)(a)(1) The Building Inspector has determined that this structure is deemed unreasonable to repair, as the cost to repair would exceed 50 percent of the assessed value of the building divided by the ratio of the assessed value to the recommended repair value.

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City of Ashland Building Inspector, Stephen G. Schraufnagel, AIA

Date Posted: January 7, 2025, by the City of Ashland Planning and Development Department

City of Ashland Ordinance Section 750(A)(11)f:

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Photographs taken by Steve Schraufnagel on 01/16/2025 of Mr. Koenamann siding the house after the house was placarded and the placards removed



Printers Affidavit of Publication

(State of Wisconsin)

ss.

(County of Ashland)

RAZE ORDER NOTICE

Notice is hereby given that the following Raze Order is issued for the property at 118 10th Ave E., Ashland, WI 54806.

This letter serves as official notice from the City of Ashland that, pursuant to Wis. Stats. § 66.0413 and City Ordinance 750(A)11, the City is requiring the property owner to raze the building located at 118 10th Avenue E in the City of Ashland, Parcel No. 201-01416-0000 (the "Building").

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WNAXLP

Erin Brunke

worn, on oath, says that they are the Manager of the newspaper known as **The Ashland Daily Press** and published at Ashland, WI in Ashland, WI and the State of Wisconsin, says that the attached copy of:

Raze Order

part of this affidavit, was published in the newspaper on the following dates:

January 16, 2025

at the said printed notice so annexed was published in said The Ashland Daily Press, the newspaper in which the same was published.

By: 

Title: Advertising Manager

Subscribed and sworn to before me on this 16th day of January, 2025.



FEES: \$48.54 Ad# 192815

March 7, 2025

Brant Kucera

City of Ashland City Administrator

Regarding my property at 118 10th Ave East.

I am appealing the order to raze the existing building and requesting a permit to continue the necessary repairs and upgrades as I have started to do.

The determination that the building is unsafe or not worth keeping is not based on anything but opinion. No one has actually been in the building to see that the existing building is structurally sound and is completely worth keeping and fixing.

What has not been considered is that the existing structure has had the following work done at a cost of nearly \$30,000

Foundation repairs . Footings, Block, concrete, ect.

New floor joists

New LVL beams and support columns,

New wiring

New windows

New foam and fiberglass insulation

New shingled roof.

Now that the weather has improved , I will be continuing the siding install on the north side and closing up and sealing the south side in preparation for the replacement of the defective portion of the building that was removed due to the structural failures on that side.

I will contact the planning department to acquire a building permit.

Thank you

Michael Koenamann

2119 4th Street East

Ashland, WI 54806

715-209-0964

mkoenamann@yahoo.com

STATE OF WISCONSIN

CIRCUIT COURT

ASHLAND COUNTY

Michael David Koenamann

**Notice of Intent to Certify
Debt to the Wisconsin
Department of Revenue**

Date of Birth: 10-07-1977

FILED
MAR 14 2025
CLERK OF CIRCUIT COURT
ASHLAND COUNTY, WISCONSINMICHAEL DAVID KOENAMANN
2119 4TH ST E
ASHLAND WI 54806

—

This is to inform you that Ashland County may refer the following debt(s) to the Wisconsin Department of Revenue (WDOR):

Case Number:	Due Date:	Amount Assessed:	\$213.10
2023FO000306	March 18, 2024	Interest:	\$0.00
		Payments:	\$0.00
		Adjustments:	\$0.00
		Amount Due:	\$213.10

In addition to this amount due, you may also be charged interest at the statutory rate until paid in full.

If the debt is not paid in full within 30 days of the date of this notice or by the due date listed above (whichever is later), or payment arrangements have not been made with the Clerk of Circuit Court, the amount due may be referred to a WDOR agent for collection action.

A delinquent collection fee of 15% of the unpaid balance or \$35.00, whichever is greater, will be added to your account. Collection action may include one or all of the following, some of which result in additional fees being added to your account:

- Interception of your Wisconsin tax refunds
- Attachment of wages or other compensation being paid to you.
- Garnishment, seizure or levy against your property, including bank accounts and IRAs.
- Filing a delinquent tax warrant with the Clerk of Circuit Courts in the county in which you reside and/or own property. This warrant will act as judgment and lien on any real and personal property that you own and may affect your credit rating.

Any communications concerning the validity or dispute of this debt, including an instrument tendered as full satisfaction of a debt, must be sent to this office.

Return this notice with all correspondence and/or your payment to:

Ashland Co Clerk of Court
201 Main Street West, Room 307
Ashland WI 54806

Ashland County Clerk of Circuit Court

03-14-2025
Date**Pay online at:**<https://wcca.wicourts.gov/payOnline.html>

There will be a convenience fee charged for this service.

Checks, MasterCard, and VISA are accepted.

STATE OF WISCONSIN

CIRCUIT COURT

ASHLAND COUNTY

FILED
MAR 14 2025

Michael David Koenamann

Notice of Intent to Certify
Debt to the Wisconsin
Department of RevenueCLERK OF CIRCUIT COURT
ASHLAND COUNTY, WISCONSIN

Date of Birth: 10-07-1977

MICHAEL DAVID KOENAMANN
2119 4TH ST E
ASHLAND WI 54806

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