Ashland City Council Meeting
Tuesday, April 15, 2025 – 6:00 PM
601 Main Street W. Ashland WI 54806

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, April 15, 2025 Ashland City Council Meeting Agenda

1. CALL TO ORDER

A. **Oath of Office for Elected Officials**
B. **Roll Call, Moment of Silence and Pledge of Allegiance**

2. APPROVAL OF AGENDA

3. ELECTION OF COUNCIL PRESIDENT

A. **Accept Nominations from the Floor**
B. **Close Nominations**
C. **Vote by Secret Ballot**

4. APPROVAL OF MINUTES

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

5. CITIZEN PARTICIPATION PERIOD

6. MAYOR’S REPORT

A. **Announcements**
B. **Approval of Committee Appointments** *(Voice)*
C. **Appointments**

7. ADMINISTRATOR'S REPORT

8. CONSENT AGENDA

A. **Property Maintenance and Permit Reports for February and March 2025**

9. OLD BUSINESS

A. **Reaffirm and Accept the Nine Tools of Civility** *(Mayor)* Roll

B. **Consider a Resolution to Designate Public Depositories** *(Treasurer)* Roll

C. **Consider a Resolution to Designate the Official City Newspaper** *(Clerk)* Roll

D. **Consider to Amend the City of Ashland Common Council 2025 Meeting Calendar** *(Clerk)* Voice

E. **Accept Bid and Award a Contract for the 2025 Sanborn Avenue Waterfront Trail Pavement Replacement Project to Angelo Luppino, Inc.** *(Public Works)* Roll

F. **Accept Bid and Award a Contract for the 2025 Kreher Park Campground Upgrades Project - Bathhouse Replacement, to Dreamland Contracting, LLC** *(Public Works)* Roll

G. **Accept an Engineering Cost Proposal for Construction Management from Northern Wisconsin-Based Engineers, Inc. (NWBE) for the 2025 Chapple Avenue Reconstruction Project** *(Public Works)* Roll

H. **Accept a Proposal for Professional Construction Administration Support Services for Watermain Construction from Long Island Engineering, LLC for the 2025 Chapple Avenue Reconstruction Project** *(Public Works)* Roll

I. **Approve the John F. Kennedy Memorial Airport Ashland, Wisconsin Airport Hangar Ground Lease as Amended by Ashland County Board of Supervisors** *(Airport)* Voice

10. NEW BUSINESS

A. **Consider a City of Ashland Resolution to Adopt a Citizen Participation Plan as Required for the Submission of a Community Development Block Grant (CDBG) Application for the 2026 13th Avenue East Reconstruction Project** *(Public Works)* Roll

B. **Consider a Resolution Adopting a City of Ashland, Wisconsin Residential Anti-Displacement and Relocation Assistance Plan Required for the Submission of a Community Development Block Grant (CDBG) Application for the 2026 13th Avenue East Reconstruction Project** *(Public Works)* Roll

C. **Public Hearing Regarding a Proposed Community Development Block Grant (CDBG) Application for Public Facilities (PF) Program Funds for the Proposed 2026 13th Avenue East Reconstruction Project** *(Public Works)* Roll

D. **Consider a City of Ashland Resolution Authorizing to Submit a Community Development Block Grant (CDBG) Application for the 2026 13th Avenue East Reconstruction Project** *(Public Works)* Roll

E. **Consider a City of Ashland Resolution to Commit Matching Funds for Community Development Block Grant (CDBG) Application for the 2026 13th Avenue East Reconstruction Project** *(Public Works)* Roll

F. **Consider to Accept Bid and Award the 2025 Crushed Aggregate Contract to Angelo Luppino Inc.** *(Public Works)* Roll

G. **Consider a Resolution Creating Tax Incremental District No. 11, Approving its Project Plan and Establishing its Boundaries, City of Ashland, Wisconsin** *(Planning)* Roll

11. CLOSED SESSION - Council may return to Open Session and take action on any item discussed during Closed Session.

A. **Pursuant to WI Stat. 19.85(1)(g): "Conferring with legal counsel who either orally or in writing will advise governmental body on strategy to be adopted with respect to current or likely litigation."** *(J Radosevich notice of claim dated March 24, 2025)*

B. **Return to Open Session**

C. **Report of Action Taken during Closed Session**

12. 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 25, 2025 – 6:00 PM
Ashland City Hall Council Chambers

1. CALL TO ORDER

The Tuesday, March 25, 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, James Gregoire, Charlie Ortman, Nancy Sztyndor

ABSENT: Andrew Goyke (excused)

ALSO PRESENT: Mayor Matthew Mac Kenzie, City Clerk Denise Oliphant, City Attorney Tyler Wickman, Public Works Director John Butler, Planning Director Steven Wiley, Parks Director Sara Hudson, Engineers Niles Fetter and Madison Krcziok, and other interested citizens.

Mac Kenzie noted that a quorum of the Council was present.

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES

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

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

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

A motion by Seefeldt and second by Ortman to nominate and approve Peter Levi as District 3 Alderperson. The motion passed unanimously by roll call vote. Levi accepted the appointment and was sworn in by the Clerk.

5. CITIZEN PARTICIPATION PERIOD

The Clerk read the Rules for Citizen Participation, and the following spoke in opposition to the special assessment proposals:

David Siegler, 700 Chapple Avenue
Deb Lewis, 722 Chapple Avenue
Kate Siegler, 700 Chapple Avenue
Jake Levings, 712 Chapple Avenue
Pat Kinney, 1119 2nd Avenue West
Clarence Campbell, 1014 Chapple Avenue
Sue Mackenzie Smith, 713 Chapple Avenue
Matt Hudson, 801 Chapple Avenue
Jeanette Kelly, 900 Chapple Avenue
Priscilla Nieman, 807 Chapple Avenue
Bill Reardon, 1011 Chapple Avenue
David Hart, 704 Chapple Avenue
Madison Stevens, 1000 Chapple Avenue
Murry Riddell, 923 Chapple Avenue
Luke Schraufnagel, 723 Chapple Avenue

6. MAYOR’S REPORT

A. **Announcements**

Mac Kenzie noted that in-person absentee voting continues in the Clerk's office through March 28, 2025, and the Spring Election is on Tuesday, April 1, 2025. The Bay View Dock demolition is complete as of now, although more material below water level will be removed next winter. A recent arrest on the east end of town seized approximately 15 grams of fetanyl. Public Works planned a presentation of how roads in the city are rated for potential work during the Committee of the Whole meeting, and he invited all who spoke to stay for this.

B. **Appointments**

A motion by Seefeldt and seconded by Sztyndor to approve the appointments passed unanimously by voice vote. Sharon Campbell was approved to serve on the Joint Board of Review, and Kristen Huset was reappointed to the Historic Preservation Commission, term to expire in April 2028.

7. ADMINISTRATOR'S REPORT

Kucera was not present for the meeting.

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)*

Wickman noted that language was added to the MOU in Item 8B to include the City of Ashland. A motion by Jackson and seconded by Seefeldt to approve the consent agenda with amended MOU, passed unanimously by voice vote.

9. OLD BUSINESS

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

A motion by Jackson and seconded by Seefeldt to accept the grant award for half of $5,504.50, passed unanimously by roll call vote.

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

A motion by Ortman and seconded by Seefeldt to approve the ordinance was passed 5-0 by roll call vote; Levi abstained.

File #2025-2014

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

A motion by Ortman and seconded by Gregoire to accept the bid for $1,259,278.05, passed unanimously by roll call vote.

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

A motion by Seefeldt and seconded by Ortman to accept the bid for $493,117.32, passed unanimously by roll call vote.

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

A motion to approve the resolution was made by Jackson. There was no second.

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

A motion to approve the resolution was made by Jackson. There was no second.

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

A motion to approve the resolution was made by Jackson. There was no second.

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

A motion by Ortman and seconded by Seefeldt to approve the resolution passed 5-0 by roll call vote; Levi abstained.

File #17821

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

A motion by Seefeldt and seconded by Gregoire to deny the appeal of the raze order, passed 5-0 by roll call vote; Levi abstained.

11. ADJOURNMENT

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

Respectfully Submitted,

Denise Oliphant,
City Clerk

MEETING MINUTES

COMMITTEE OF THE WHOLE MEETING
Tuesday, March 25, 2025 – 6:00 PM
Ashland City Hall Council Chambers

The Tuesday, March 25, 2025 City of Ashland Committee of the Whole Meeting was called to order by Council President Charlie Ortman at 7:30 p.m.

1. **Roll Call**

PRESENT: Kevin Seefeldt, Sarah Jackson, Peter Levi, Jim Gregoire, Charlie Ortman, Nancy Sztyndor
ABSENT: Andy Goyke (excused)
ALSO PRESENT: Mayor Matt Mac Kenzie, City Clerk Denise Oliphant, and other interested citizens.

2. **Approval of Agenda**

Ortman requested that Item 4A be removed from the agenda for discussion. Sztyndor moved, seefeldt seconded to approve the amended agenda, and was passed unanimously by voice vote.

3. **Council President's Report**

Ortman thanked Levi for stepping up to fill the vacancy left by Ana Tochterman.

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

A. **Discussion on the Condition of City of Ashland Roads (Public Works)**

This item was removed from the agenda.

B. **Potential List of Appropriations for Senator Tammy Baldwin to be Considered in the 2026 State Budget *(Administrator)***

Items offered included: development of an art district along East Main Street; Bay City Creek development and EPA cleanup; renovations to the park area at the former Baron site.

C. **Potential Discussion Items for Upcoming Council Retreat Agenda *(Mayor)***

Potential agenda items for the upcoming Council Retreat included: overview of communication between Council members and staff; information of what Ashland County is planning for Northland College and its properties.

5. **Items for Future Discussion**

Sztyndor: Look into creating a municipal court.
Jackson: Potentially allow people to put tents up at the property near the new police facility.

6. **Adjournment**

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

Respectfully Submitted,

Denise Oliphant,
City Clerk

Ref: 2025-084

COUNCIL AGENDA: 6.B. (4/15/2025)

SUBJECT: **Approval of Committee Appointments *(Voice)***

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: Mayor

CLEARANCES: Mayor

EXHIBITS:

EXPENDITURES REQUIRED: NA

AMOUNT BUDGETED:

APPROPRIATION REQUIRED:

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 timely Council action. 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:

At each Reorganizational Meeting after the Spring Election, the Mayor will appoint Councilors to serve on the City's committees or boards as needed. The Spring Election brought turnover on the Council, providing an opportunity for Councilors to determine which committee or board they may be better suited to serve.

Below are the recommended appointments to serve a term beginning April 15, 2025 and ending April 20, 2026:

Ashland Ore Dock Charitable Trust	Peter Levi
Disabled Parking Enforcement Assistance Council (DPEAC)	Nancy Sztyndor
Harbor Commission*	Jim Gregoire
Historical Preservation Commission	Nancy Sztyndor
Municipal Library Board	Peter Levi
Parks & Recreation Committee	Kevin Seefeldt
Plan Commission	Shawn Brede
Public Works Committee	Andy Goyke
Sustainability Committee	Charlie Ortman
Zoning Board of Appeals	Jim Gregoire

*Note - Shawn Brede will remain a citizen member of the Harbor Commission.

Ref: 2025-085 **COUNCIL AGENDA: 6.C. (4/15/2025)**

SUBJECT: Appointments

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: Mayor

CLEARANCES: Mayor

EXHIBITS:

EXPENDITURES REQUIRED: NA

AMOUNT BUDGETED:

APPROPRIATION REQUIRED: NA

TREASURER'S CERTIFICATE:

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 is requesting approval of the following reappointment:

Plan Commission
John Beirl, term to expire April 30, 2028

Case Activity Report

02/01/2025 - 02/28/2025

Case #	Case Date	Assigned To	Main Status	Description	Closed Date	Parcel #	Parcel Address
20240441	10/10/2024	Raymond Kallio	Closed	misc storage	2/28/2025	201017400000	321 WILLIS AVE
20250012	1/13/2025	Raymond Kallio	Open	rubbish		201016470000	110 MAIN ST W
20250034	2/3/2025	Raymond Kallio	Closed	debris	2/28/2025	201021340000	622 WILLIS AVE
20250040	2/12/2025	Raymond Kallio	Closed	debris	2/28/2025	201021990000	619 ELLIS AVE
20250012	1/13/2025	Raymond Kallio	Open	rubbish		201016470000	110 MAIN ST W
20240442	10/11/2024	Raymond Kallio	Open	rubbish		201036460000	1607 6TH ST E
20250061	2/26/2025	Raymond Kallio	Open	misc storage		201026580000	923 3RD AVE E
20250059	2/26/2025	Raymond Kallio	Open	misc storage		201023310000	109 8TH ST E
20250060	2/26/2025	Raymond Kallio	Open	Misc storage		201036970000	1702 6TH ST E
20250061	2/26/2025	Raymond Kallio	Open	misc storage		201026580000	923 3RD AVE E
20250058	2/25/2025	Raymond Kallio	Open	misc storage and garbage		201027910000	1013 4TH AVE W
20250056	1/16/2025	Raymond Kallio	Closed	Snow on sidewalk	2/25/2025	201013970000	102 7TH AVE E
20250057	2/21/2025	Raymond Kallio	Closed	snow on sidewalk	2/25/2025	201013880000	620 LAKE SHORE DR E
20250045	2/14/2025	Raymond Kallio	Closed	snow	2/25/2025	201026770000	912 PRENTICE AVE
20250050	2/17/2025	Raymond Kallio	Closed	snow on sidewalks	2/17/2025	201047270000	522 SANBORN AVE

Page: 1 of 5

20250052	2/18/2025	Raymond Kallio	Closed	snow	2/25/2025	201019200000	405 5TH AVE E
20250005	1/7/2025	Raymond Kallio	Closed	debris tires	2/25/2025	201019170000	417 5TH AVE E
20250031	1/31/2025	Raymond Kallio	Closed	garbage and debris	2/25/2025	201004370000	522 16TH AVE W
20240488	11/7/2024	Raymond Kallio	Open	rubbish and tires		201013920000	701 MAIN ST E
20250056	1/16/2025	Raymond Kallio	Closed	Snow on sidewalk	2/25/2025	201013970000	102 7TH AVE E
20250056	1/16/2025	Raymond Kallio	Closed	Snow on sidewalk	2/25/2025	201013970000	102 7TH AVE E
20250053	2/18/2025	Raymond Kallio	Closed	snow on sidewalk	2/25/2025	201036660000	518 14TH AVE E
20250057	2/21/2025	Raymond Kallio	Closed	snow on sidewalk	2/25/2025	201013880000	620 LAKE SHORE DR E
20250057	2/21/2025	Raymond Kallio	Closed	snow on sidewalk	2/25/2025	201013880000	620 LAKE SHORE DR E
20250049	2/17/2025	Raymond Kallio	Closed	snow	2/21/2025	201036460000	1607 6TH ST E
20240502	12/2/2024	Raymond Kallio	Open	furniture in front yard		201017560000	309 7TH AVE E
20240519	12/11/2024	Raymond Kallio	Closed	misc storage	1/1/2025	201015070000	201 14TH AVE E
20240005	1/3/2024	Raymond Kallio	Open	debri		201013300000	114 2ND AVE E
20250041	2/12/2025	Raymond Kallio	Closed	snow on sidewalk	2/18/2025	201017540000	313 7TH AVE E
20250043	2/13/2025	Raymond Kallio	Closed	snow on sidewalk	2/21/2025	201043700000	820 6TH ST W
20250036	2/5/2025	Raymond Kallio	Closed	televisions by garbage cans	2/19/2025	201031590000	1308 BEASER AVE
20250048	2/14/2025	Raymond Kallio	Closed	snow on sidewalk	2/19/2025	201026790000	904 PRENTICE AVE
20250044	2/14/2025	Raymond Kallio	Closed	snow on sidewalk	2/13/2025	201004070000	523 BEASER AVE

Page: 2 of 5

20250046	2/14/2025	Raymond Kallio	Closed	snow on sidewalk	2/19/2025	201026780000	908 PRENTICE AVE
20250047	2/14/2025	Raymond Kallio	Closed	snow on sidewalk	2/19/2025	201024730000	818 PRENTICE AVE
20250051	2/18/2025	Raymond Kallio	Closed	snow tag and no house numbers	3/3/2025	201036560000	500 14TH AVE E
20250052	2/18/2025	Raymond Kallio	Closed	snow	2/25/2025	201019200000	405 5TH AVE E
20250053	2/18/2025	Raymond Kallio	Closed	snow on sidewalk	2/25/2025	201036660000	518 14TH AVE E
20250024	1/23/2025	Raymond Kallio	Open	misc storage		201016930000	306 2ND AVE E
20240475	10/31/2024	Raymond Kallio	Open	garbage		201010800000	609 ST CLAIRE ST
20250049	2/17/2025	Raymond Kallio	Closed	snow	2/21/2025	201036460000	1607 6TH ST E
20250050	2/17/2025	Raymond Kallio	Closed	snow on sidewalks	2/17/2025	201047270000	522 SANBORN AVE
20250048	2/14/2025	Raymond Kallio	Closed	snow on sidewalk	2/19/2025	201026790000	904 PRENTICE AVE
20250047	2/14/2025	Raymond Kallio	Closed	snow on sidewalk	2/19/2025	201024730000	818 PRENTICE AVE
20250044	2/14/2025	Raymond Kallio	Closed	snow on sidewalk	2/13/2025	201004070000	523 BEASER AVE
20250045	2/14/2025	Raymond Kallio	Closed	snow	2/25/2025	201026770000	912 PRENTICE AVE
20250046	2/14/2025	Raymond Kallio	Closed	snow on sidewalk	2/19/2025	201026780000	908 PRENTICE AVE
20250033	2/3/2025	Raymond Kallio	Closed	card board	2/14/2025	201023960000	721 WILLIS AVE

Page: 3 of 5

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

20250034	2/3/2025	Raymond Kallio	Closed	debris	2/28/2025	201021340000	622 WILLIS AVE

Total Records: 68 **3/12/2025**

Page: 5 of 5

Permit Detail Report

02/01/2025 - 02/28/2025

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

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

Page: 2 of 3

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

Total Records: 11

3/12/2025

Case Activity Report

03/01/2025 - 03/31/2025

Case #	Case Date	Assigned To	Main Status	Description	Closed Date	Parcel #	Parcel Address
20250098	3/31/2025	Raymond Kallio	Open	tires		201012580000	502 ST CLAIRE ST
20250095	3/28/2025	Raymond Kallio	Open	messy yard		201015070000	201 14TH AVE E
20250093	3/27/2025	Raymond Kallio	Open	debris		201011580000	1415 FRONT ST E
20250094	3/27/2025	Raymond Kallio	Open	tires		201012500000	511 LAKE SHORE DR E
20250003	1/3/2025	Raymond Kallio	Closed	mattress and parked on sidewalk	3/26/2025	201023780000	409 8TH ST E
20250061	2/26/2025	Raymond Kallio	Open	misc storage		201026580000	923 3RD AVE E
20250074	3/12/2025	Raymond Kallio	Closed	misc storage		201002500000	303 12TH AVE W
20240203	7/15/2024	Raymond Kallio	Open	messy yard		201002400000	314 12TH AVE W
20240203	7/15/2024	Raymond Kallio	Open	messy yard		201002400000	314 12TH AVE W
20250092	3/25/2025	Raymond Kallio	Open	garbage and microwave		201002420000	320 12TH AVE W
20250083	3/17/2025	Raymond Kallio	Closed	Dog feces	3/24/2025	201024720000	405 9TH ST E
20250084	3/17/2025	Raymond Kallio	Closed	Appliance and pallet	3/24/2025	201015100000	214 12TH AVE E
20250060	2/26/2025	Raymond Kallio	Closed	Misc storage	3/24/2025	201036970000	1702 6TH ST E
20250064	3/4/2025	Raymond Kallio	Closed	misc storage unregistered vehicle	3/25/2025	201032020000	1515 BEASER AVE
20250072	3/10/2025	Raymond Kallio	Open	dresser		201025030000	801 3RD AVE E

Page: 1 of 5

20250076	3/13/2025	Raymond Kallio	Closed	tires	3/24/2025	201020210000	522 WILLIS AVE
20250067	3/5/2025	Raymond Kallio	Closed	dog feces	3/24/2025	201007600000	223 CHAPPLE AVE
20250066	3/4/2025	Raymond Kallio	Open	misc storage		201015720000	712 MAIN ST E
20250065	3/4/2025	Raymond Kallio	Closed	debris	3/20/2025	201036680000	515 14TH AVE E
20240279	8/5/2024	Raymond Kallio	Open	exterior walls not waterproofed		201014160000	118 10TH AVE E
20250089	3/20/2025	Raymond Kallio	Open	messy yard		201031140000	1115 12TH AVE W
20250090	3/24/2025	Raymond Kallio	Open	garbage		201023910000	716 5TH AVE E
20250081	3/14/2025	Raymond Kallio	Closed	bags of cans	3/19/2025	201036180000	2116 5TH ST E
20250024	1/23/2025	Raymond Kallio	Open	misc storage		201016930000	306 2ND AVE E
20250073	3/12/2025	Raymond Kallio	Closed	tires	3/19/2025	201038110100	223 22ND AVE W
20250087	3/18/2025	Raymond Kallio	Open	mattresses		201034240000	KENWOOD TERRACE COMMUNITY 18th Ave E and Main St E
20250084	3/17/2025	Raymond Kallio	Closed	Appliance and pallet	3/24/2025	201015100000	214 12TH AVE E
20250085	3/17/2025	Raymond Kallio	Open	debris		201017780000	321 12TH AVE E
20250081	3/14/2025	Raymond Kallio	Closed	bags of cans	3/19/2025	201036180000	2116 5TH ST E

Page: 2 of 5

20250075	3/12/2025	Raymond Kallio	Open	Bags of garbage and a fridge piling up outside the yellow house. There are mattresses in the ally.		201013300000	114 2ND AVE E
20250077	3/13/2025	Raymond Kallio	Open	mattress		201023780000	409 8TH ST E
20250077	3/13/2025	Raymond Kallio	Open	mattress		201023780000	409 8TH ST E
20250078	3/13/2025	Raymond Kallio	Open	tires		201027530000	1023 PRENTICE AVE
20250079	3/13/2025	Raymond Kallio	Closed	water	3/13/2025	201018920000	409 7TH AVE E
20250073	3/12/2025	Raymond Kallio	Closed	tires	3/19/2025	201038110100	223 22ND AVE W
20250074	3/12/2025	Raymond Kallio	Closed	misc storage		201002500000	303 12TH AVE W
20250069	3/7/2025	Raymond Kallio	Closed	Snow on sidewalk	3/12/2025	201027770000	1016 4TH AVE W
20250071	3/10/2025	Raymond Kallio	Closed	snow on sidewalks		201013880000	620 LAKE SHORE DR E
20250027	1/28/2025	Raymond Kallio	Closed	misc storage	3/12/2025	201022230000	312 6TH ST W
20240488	11/7/2024	Raymond Kallio	Open	rubbish and tires		201013920000	701 MAIN ST E
20250062	2/27/2025	Raymond Kallio	Open	misc storage		201006090000	822 15TH AVE W
20250072	3/10/2025	Raymond Kallio	Open	dresser		201025030000	801 3RD AVE E
20250071	3/10/2025	Raymond Kallio	Closed	snow on sidewalks		201013880000	620 LAKE SHORE DR E
20250069	3/7/2025	Raymond Kallio	Closed	Snow on sidewalk	3/12/2025	201027770000	1016 4TH AVE W

Page: 3 of 5

20250068	3/7/2025	Raymond Kallio	Closed	Snow on sidewalk	3/12/2025	201027771000	1010 4TH AVE W
20250068	3/7/2025	Raymond Kallio	Closed	Snow on sidewalk	3/12/2025	201027771000	1010 4TH AVE W
20250024	1/23/2025	Raymond Kallio	Open	misc storage		201016930000	306 2ND AVE E
20250067	3/5/2025	Raymond Kallio	Closed	dog feces	3/24/2025	201007600000	223 CHAPPLE AVE
20250065	3/4/2025	Raymond Kallio	Closed	debris	3/20/2025	201036680000	515 14TH AVE E
20250066	3/4/2025	Raymond Kallio	Open	misc storage		201015720000	712 MAIN ST E
20250063	3/3/2025	Raymond Kallio	Open	Building design violation		201048120000	505 SANBORN AVE
20250051	2/18/2025	Raymond Kallio	Closed	snow tag and no house numbers	3/3/2025	201036560000	500 14TH AVE E

Page: 4 of 5

20250020	1/15/2025	Raymond Kallio	Closed	Trash piled up alongside apartment that hasn't been put out since 2024 Thanksgiving. This has been going on way to long. We have these Ordinances but they don't seem to apply to some folks. The rest of us in the neighborhood keep our places up, why does Joyce Poppe get a free pass? I can get a copy of this code enforcement	3/3/2025	201010800000	609 ST CLAIRE ST

Total Records: 53 **4/8/2025**

Permit Detail Report

03/01/2025 - 03/31/2025

Permit #	Permit Date	Building Type	Applicant Name	Applicant Address	City, State, Zip	Description	Project Cost	Square Feet	Issued Date	Type of Work	Work Location	Total Fees	Parcel #	Parcel Address
20250038	3/31/2025	Zoning Approval - Development Permit	Roen Salvage Company (Jack Hansen)	180 E Redwood Street	Sturgeon Bay, WI 54235	Development Permit - Grading/Erosion Control Permit for work related to installation of new intake pipeline and related components	0	0	3/31/2025	Other	1200 Water Street	$75.00	201011300000	1200 WATER ST
20250037	3/31/2025	Zoning Approval - Signage	Carlson Building Supplies	414 3RD AVE E	ASHLAND, WI 54806	Installing approximately 100 square feet of new wall signage on the front elevation of the building per sign proof provided. Signage will be non-illuminated aluminum sign panels	0	0	3/31/2025	Other	412 3RD AVE E	$50.00	201019970000	414 3RD AVE E
20250036	3/28/2025	Commercial - Demolition Interior/Exterior	Donald Holm Construction Co. Inc.	3211 w 3rd street	Duluth, MN. 55806	Interior wall and acoustical ceiling demolition.	8,000	1,600	3/31/2025	Primary Structure	401 Ellis Ave. S.	$25.00	201019360000	401 ELLIS AVE

20250035	3/27/2025	Commercial - New/Replacement HVAC System	Adam Zais	113/115 Main St W	ASHLAND, WI 54806	2x Furnace replacement w/dual fuel heat pump/natural gas furnace. Separate units for apartment & commercial spaces. Model: Bosch IDS Ultra Ducted Cold Climate Heat Pump. Permit approved with the following contingencies: 1. Provide our office with a specification data sheet for each of the new HVAC units being installed. 2. Provide our office with a	30,000	0	3/28/2025	Primary Structure	113/115 Main St W	$150.00	201012990000	113 MAIN ST W
20250034	3/27/2025	Residential - Fence	Jewel VonFang	817 Vaughn Ave	ASHLAND, WI 54806	6 foot high privacy fence between and around structures on property. Wood shadow box style. Posts to be located to inside of panels on property	8,000	210	3/26/2025	Other	817 Vaughn Ave	$100.00	201025671000	817 VAUGHN AVE

Page: 2 of 6

20250033	3/26/2025	Commercial - Demolition Interior/Exterior	Page M Rosenlund	68810 Old Cemetery Road	Highbridge, WI 54846	Demo interior in preparation for interior remodel. (Laundromat) Permit is contingent upon the following: 1. All dumpster placements are to be located on the subject property, unless additional permits are obtained to place outside their property lines. 2. All adequate dust control measures and proper worker PPE must be maintained	10,000	2,650		Primary Structure	421 Main St W	$25.00	201042410000	421 MAIN ST W
20250032	3/25/2025	Commercial - Plumbing	Jack Hansen	180 East Redwood Street	Sturgeon Bay	Installation of new water intake pipeline. Interior improvements include scada system, painting, electrical, and chemical feed line installation. Permit is approved with the following contingency: 1. That our office/building inspector are copied on all fieldwork/progress reports issued for this building (plumbing) as work progresses.	193,000	3,500	4/4/2025	Water Service New/Repair	1200 Water St	$965.00	201011300000	1200 WATER ST

20250031	3/25/2025	Residential - Remodel/Repair/Additions (over 5,000)	Brianne Erickson	710 3rd Ave E	Ashland, WI 54806	Replace all nine existing windows with new Marvin Essential - double hung and gliders.	12,000	0	3/25/2025	Primary Structure	710 3rd Ave E	$60.00	201023670000	710 3RD AVE E
20250030	3/24/2025	Commercial - Miscellaneous Repair of a Commercial Structure	John Younger	2124 125th Street	Lake Hallie, WI 54729	Roofing replacement & HVA upgrades. Contractor to provide a construction work schedule to the city of Ashland prior to work commencing.	2,040,422	165,000	3/31/2025	Primary Structure	1101 Binsfield Rd	$8,121.27	201049550000	1101 BINSFIELD RD
20250029	3/21/2025	Residential - Siding (material cost	JOE HENDERSON	502 13TH AVE E	ASHLAND WI 54806	SIDING METAL CONTAINER	1,000	0	3/21/2025	Accessory Structure	502 13th Ave E	$30.00	201020880000	502 13TH AVE E
20250028	3/19/2025	Residential - Roofing (Material cost over 1,000)	Dan Arens	1423 Main St W	Ashland, WI 54806	Removing existing asphalt shingles and replacing with new on existing single car garage. (Approx. 8 SQ)	4,000	0	3/19/2025	Accessory Structure	1423 Main St W	$30.00	201000750000	1423 MAIN ST W
20250027	3/19/2025	Residential - Deck	Craig Marciniak	819 St Claire St	Ashland, WI 54806	Existing 22x10 deck in rear yard to be removed and replaced with a new 26x14 deck attached to house. This permit is contingent upon: 1. All new patio deck construction work must be in compliance with the State of Wisconsin's Uniform Dwelling Code (UDC). 2. Provide our office with a detailed construction work schedule.	10,000	0	3/19/2025	Primary Structure	819 St. Claire St	$50.00	201010970000	819 ST CLAIRE ST

20250026	3/17/2025	Residential - Remodel/Repair/Additions (over 5,000)	michael koenamann	2119 4th Street East	Ashland, WI	Siding, replacing foundation, replacing portion of house razed.	66,000	1,200			118 10th Ave East			
20250025	3/14/2025	Commercial - Miscellaneous Repair of a Commercial	Donald Holm Construction Co. Inc.	3211 w 3rd street	Duluth, MN. 55806	Interior Cart room and sales floor remodel	350,000	25,000		Primary Structure	401 Ellis Ave. S.	$1,750.00	201019360000	401 ELLIS AVE
20250024	3/13/2025	Residential - Remodel/Repair/Additions (over 5,000)	James Hintze	308 11th Ave W	Ashland, WI 54806	Build a new 8x8 mud room and 10x12 deck on the back of the home. PERMIT RENEWED FOR SECOND TIME ON 3/13/25	1,500	184	3/13/2025	Primary Structure	308 11th Ave W		201002290000	308 11TH AVE W
20250023	3/13/2025	Commercial - Plumbing	Craig Johnson			Fire Suppression System. Design and installation of wet piped fire sprinkler protection per NFPA 13 for building remodel area. Fire Suppression work to be fed from existing system.	16,400	5,916		Other	715 Lake Shore Dr W	$82.00	201007160000	715 LAKE SHORE DR W
20250022	3/10/2025	Residential - Deck	Zachary Zakovec	211 Beaser Ave	ASHLAND, WI 54806	Remove existing porch and rebuild new larger porch (approx. 8 feet x 14 feet). This permit is contingent on the following: The new porch/deck is constructed in compliance with the current UDC code.	4,500	112	3/19/2025	Primary Structure	211 Beaser Ave	$50.00	201001480000	211 BEASER AVE
20250021	3/6/2025	Residential - HVAC	Chris Kontny	1207 Lakeshore dr east	ASHLAND	HVAC Remodel	900,000	26,800		Primary Structure	502 Main W		201043000000	502 MAIN ST W

20250020	3/6/2025	Commercial - Plumbing	Chris Kontny	1207 Lakeshore dr east	ASHLAND	Plumbing Remodel	100,000	26,800		Primary Structure	502 Main St W		201043000000	502 MAIN ST W
20250019	3/3/2025	Zoning Approval -	Mary Sommers	311 10th AVE W	ASHLAND WI 54806		0	0	9/20/2024					
												$11,563.27		

Total Records: 20

4/8/2025

Ref: 2025-086 **COUNCIL AGENDA: 9.A. (4/15/2025)**

SUBJECT: **Reaffirm and Accept the Nine Tools of Civility *(Mayor)* Roll**

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: Mayor

CLEARANCES: Mayor

EXHIBITS:
1. Resolution No. 16549 Nine Tools of Civility
2. Addendum to Resolution 16549

EXPENDITURES REQUIRED: NA

AMOUNT BUDGETED: NA

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: NA

SUMMARY STATEMENT:

At each Reorganizational Meeting, Councilors asked to reaffirm the *Nine Tools of Civility*, defining the protocol of which meetings should ideally be conducted.

By approving and signing the proposed resolution to reaffirm the nine tools of civility, Council is setting a precedence and being a role model for others to mimic within the community.

<u>RESOLUTION No. 16549 ACCEPTING THE NINE TOOLS OF CIVILITY</u>

Whereas, the residents of Ashland place a high value of respect and civility in their lives and they understand that their characteristics are essential to any healthy community, and;

Whereas, the Ashland City Council supports opportunities for civil discourse and discussion in the community, and;

Whereas, the Ashland City Council addresses sometimes controversial issues about which people often feel passionately-which at times leads to uncivil behavior, and;

Whereas, an atmosphere of incivility and disrespect can have a damaging effect on the proceedings, on the quality of debate, and on the practice of democracy itself.

Therefore, Be It Resolved that the Ashland City Council recognizes nine tools of civility that will provide increased opportunities for civil discourse in order to find positive resolutions to the issues that face our community. These tools include:

1. <u>Pay Attention</u>. Be aware and attend to the world and the people around you.

2. <u>Listen</u>. Focus on others in order to better understand their points of view.

3. <u>Be Inclusive</u>. Welcome all groups of citizens working for the greater good of the community.

4. <u>Don't Gossip</u>. And don't accept when others choose to do so.

5. <u>Show Respect</u>. Honor other people and their opinions, especially in the midst of a disagreement.

6. <u>Be Agreeable</u>. Look for opportunities to agree; don't contradict just to do so.

7. <u>Apologize</u>. Be sincere and repair damaged relationships.

8. <u>Give Constructive Criticism</u>. When disagreeing, stick to the issues and don't make a personal attack.

9. <u>Take Responsibility</u>. Don't shift responsibility and blame onto others; share disagreements publicly.

   Be it further resolved, that the Ashland City Council shall promote the use and adherence of these tools in conducting the business of the City of Ashland.

(Reso 809)

Addendum to Resolution 16549 Accepting the Nine Tools of Civility

Be it further resolved, that the Mayor and Ashland City Council, newly organized on April 15, 2025, hereby ratify the original action taken on June 10, 2008, and shall promote the use and adherence of these tools in conducting the business of the City of Ashland.

Passed: April 15, 2025

____

Kevin Seefeldt, District 1

____

James Gregoire, District 5

____

Shawn Brede, District 2

____

Charlie Ortman, District 6

____

Peter Levi, District 3

____

Nancy Sztyndor, District 7

____

Andrew Goyke, District 4

ATTEST:

____

Denise Oliphant, City Clerk

____

Matthew Mac Kenzie, Mayor

Ref: 2025-087

COUNCIL AGENDA: 9.B.
(4/15/2025)

SUBJECT: **Consider a Resolution to Designate Public Depositories *(Treasurer)* Roll**

RECOMMENDATION: Approve

DEPARTMENT OF ORIGIN:	City Clerk
CLEARANCES:	Treasurer
EXHIBITS:	1. Proposed Resolution No. 17826
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:

Annually, the City must designate official public depositories according to WI State Statute 340.5. The City wishes to use the financial institutions listed below, located within the corporate limits of the City of Ashland:

Associated Bank
BMO Harris Bank
Chippewa Valley Bank
Northern State Bank

The City would also like to use Bremer Bank in Washburn for depositing public monies and declare them as official public depositories. The City started using Bremer Bank of Washburn as a depository for public funds for the Vaughn Public Library Renovation Fund for depositing public monies, proceeds from library fundraisers, and donated monies that are designated for other library items. The Bank also provides an alternative investing opportunity for investing public funds.

The City also wishes to use Bank First, formerly Hometown Bank, of Fond du Lac, Wisconsin as a depository for public funds. As part of the collection process, funds collected by LifeQuest are first deposited into Bank First, City of Ashland as the account holder, and then deposited into the City's local account. It is recommended that the City also declare the Wisconsin Local Government (WLG) Investment Pool as a public depository because it provides another investment opportunity for short-term cash investing needs. The WLF Investment Pool will be a safe tool for investing when local banks cannot offer the best rates. It is recommended that Council approve the listed depositories for use in holding and investing public funds for the City of Ashland.

RESOLUTION No. 17826

RESOLUTION TO DESIGNATE PUBLIC DEPOSITORIES

WHEREAS, Wisconsin State Statute 34.05 states:

> "…the governing board of each public depositor shall, by resolution, designate one or more public depositories, organized and doing business under the laws of this state or federal law and located in this state, in which the treasurer of the governing board shall deposit all public moneys received by him or her and specify whether the moneys shall be maintained in time deposits subject to limitations of s. 66.0603 (1m), demand deposits or savings deposits and whether a surety bond or other security shall be required to be furnished under s. 34.07 by the public depository to secure repayment of such deposits. A designation of a public depository by the governing board shall be a designation of the public depository for all treasurers of the governing board and for all public depositors for which each treasurer shall act."; and

WHEREAS, the City of Ashland wishes to use all four banks located within the corporate limits of the City of Ashland (Associated Bank, BMO Harris Bank, Chippewa Valley Bank, Northern State Bank) and Hometown Bank in Fond du Lac, WI, Bremer Bank of Washburn, and Wisconsin Local Government Investment Pool for the depositing of public moneys.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Ashland that:

- Associated Bank, Ashland, WI
- BMO Harris Bank, Ashland, WI
- Chippewa Valley Bank, Ashland, WI
- Northern State Bank, Ashland, WI
- Bank First (formerly Hometown Bank), Fond du Lac, WI
- Bremer Bank, Washburn, WI
- Wisconsin Local Government Investment Pool

are hereby declared to be the official public depositories of the City of Ashland.

PASSED: April 15, 2025

____
Alderperson

ATTEST:

____
Denise Oliphant, City Clerk

____
Matthew Mac Kenzie, Mayor

APPROVED AS TO FORM:

____
Tyler W. Wickman, City Attorney

Ref: 2025-088 **COUNCIL AGENDA: 9.C. (4/15/2025)**

SUBJECT: **Consider a Resolution to Designate the Official City Newspaper *(Clerk)* Roll**

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN:	City Clerk
CLEARANCES:	Treasurer
EXHIBITS:	1. Proposed Resolution No. 17827
EXPENDITURES REQUIRED:	NA
AMOUNT BUDGETED:	
APPROPRIATION REQUIRED:	NA
TREASURER'S CERTIFICATE:	The Treasurer's Office has certified on that the Ashland Daily Press is in compliance with the provisions of Ordinance 923.10 Ashland City Ordinances.

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:

Wisconsin State Statute 985.06(2) requires cities of the 4th Class to designate a newspaper, published in the city, as its official newspaper for publication of Council proceedings and legal notices for the coming year. The Ashland Daily Press has been the City's official newspaper for this purpose.

RESOLUTION No. 17827

RESOLUTION TO DESIGNATE THE OFFICIAL CITY NEWSPAPER

WHEREAS, Wisconsin State Statute 985.06 (2) states:

> "In cities of the fourth class, the council, at its first meeting or as soon as may be, shall designate one or more newspapers eligible under s. 985.03 and published in the city, if any, otherwise published in the county and having a general circulation in the city, for publication of the council proceedings and as the official city newspaper for the publication of the city's legal notices for the ensuing year. The council shall fix the price at not to exceed the legal rate for like work";

WHEREAS, The Daily Press meets all qualifications as established in s. 985.06 (2).

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Ashland hereby designates The Daily Press as the "Official Newspaper" of the City of Ashland for publication of official Council proceedings and legal notices for the ensuing year.

PASSED: April 15, 2025

____
Alderperson

ATTEST:

____
Denise Oliphant, City Clerk

____
Matthew Mac Kenzie, Mayor

APPROVED AS TO FORM:

____
Tyler W. Wickman, City Attorney

Ref: 2025-089 **COUNCIL AGENDA: 9.D. (4/15/2025)**

SUBJECT: **Consider to Amend the City of Ashland Common Council 2025 Meeting Calendar *(Clerk)* Voice**

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN:	City Clerk
CLEARANCES:	Finance Director
EXHIBITS:	1. 2025 Council Calendar - Amended
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:

Before the end of each year, Council is asked to approve the next year's meeting calendar. Per Chapter 51, Ashand City Ordinances, Council meetings are to be scheduled on the second and last Tuesdays of each month, with exceptions for Elections and Holidays.

The 2025 City Council calendar shows a meeting on Tuesday, November 11, 2025 as the City's Budget Public Hearing. This being Veterans' Day, the Clerk is requesting Council approval to move this meeting one week later to Tuesday, November 18, 2025. According to the Finance Director, this date will still allow for tax preparation deadline reflecting the 2026 budget.

2025 CITY OF ASHLAND COUNCIL CALENDAR

January

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

March

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

April

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

May

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

June

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	
31						

November

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
31						

December

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

COUNCIL MEETINGS

REORGANIZATIONAL MTG

ELECTION DAYS

BUDGET WORKSESSIONS

COUNCIL/BUDGET HEARING

CITY OFFICES CLOSED

ALL DATES ARE SUBJECT TO CHANGE

Ref: 2025-090 **COUNCIL AGENDA: 9.E.**
(4/15/2025)

SUBJECT: **Accept Bid and Award a Contract for the 2025 Sanborn Avenue Waterfront Trail Pavement Replacement Project to Angelo Luppino, Inc.** ***(Public Works)*** **Roll**

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN:	Public Works
CLEARANCES:	Public Works Director
EXHIBITS:	1. Bid Tab - Sanborn Ave. - Waterfront Trail Pavement Replacement Project
EXPENDITURES REQUIRED:	$ 35,996.31 - Bid Total $ 3,599.63 - Construction Contingency (10%) **$ 39,595.94 - Construction Total**
AMOUNT BUDGETED:	$ 51,375.00 - Wisconsin Coastal Management Grant $ 67,070.00 - Fund 481 Parks & Grounds **$ 118,445.00 - Fund 481 Total**
APPROPRIATION REQUIRED:	N/A
TREASURER'S CERTIFICATE:	The Treasurer's Office has certified that Angelo Luppino, Inc is in compliance with the provisions of Ordinance 923.10 Ashland City Ordinances.

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

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

SUMMARY STATEMENT:

City of Ashland staff in the Public Works Department received and opened four bids on March 21, 2025 for the 2025 Sanborn Avenue Waterfront Trail Pavement Replacement Project.

The project consists of asphalt pavement removal, improvements to the gravel base and asphalt pavement replacement on the waterfront trail. From Sanborn Avenue, the project extents are approximately 600 feet to the east and 900 feet to the west. In coordination with the paving work, staff placed armor rock along the shoreline in 2023, and will perform maintenance on a stormwater retention pond near the trail in 2025.

The lowest responsible bidder was Angelo Luppino, Inc, who successfully completed multiple trail paving projects for the City in the past. The Public Works Department recommends awarding the contract to Angelo Luppino, Inc.

Construction of the project will be managed by Niles Fetter, Civil Engineer-Streets. Niles is currently coordinating with the grant agency to determine options to utilize the remaining funds, which would include additional trail paving and/or reimbursement to the Public Works Department for the above-described work.

Sanborn Ave. - Waterfront Trail Pavement Replacement Project (#9571752)
Owner: Ashland WI, City of
Solicitor: Ashland WI, City of
03/21/2025 11:00 AM CDT

						Engineer Estimate		Angelo Luppino, Inc.		M. Jolma, Inc.		Ritola Inc		Dreamland Contracting LLC	
Section Tit	Line Item	Item Code	Item Descr	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
Base Bid Items							$102,595.00		$35,996.31		$41,286.95		$41,836.54		$42,771.27
	1	204.011	REMOVIN	SY	1250	$15.00	$18,750.00	$2.00	$2,500.00	$10.50	$13,125.00	$3.37	$4,212.50	$1.48	$1,850.00
	2	211.0101	PREPARE F	EA	1	$5,000.00	$5,000.00	$4,000.00	$4,000.00	$2.00	$2.00	$2,098.75	$2,098.75	$3,675.00	$3,675.00
	3	305.012	2-INCH BA	TON	160	$35.00	$5,600.00	$15.00	$2,400.00	$28.00	$4,480.00	$29.65	$4,744.00	$34.52	$5,523.20
	4	465.0105	ASPHALTIC	TON	155	$180.00	$27,900.00	$114.85	$17,801.75	$126.81	$19,655.55	$116.57	$18,068.35	$131.25	$20,343.75
	5	619.1	MOBILIZAT	EA	1	$35,000.00	$35,000.00	$1,135.00	$1,135.00	$2.00	$2.00	$3,602.50	$3,602.50	$2,625.00	$2,625.00
	6	625.05	SALVAGED	SY	310	$4.00	$1,240.00	$13.74	$4,259.40	$2.00	$620.00	$5.04	$1,562.40	$9.65	$2,991.50
	7	628.2006	EROSOIN	SY	310	$4.00	$1,240.00	$3.27	$1,013.70	$2.00	$620.00	$2.63	$815.30	$3.83	$1,187.30
	8	629.0205	FERTILIZER	CWT	0.2	$125.00	$25.00	$800.00	$160.00	$2.00	$0.40	$163.10	$32.62	$498.75	$99.75
	9	630.013	SEEDING N	LB	11	$20.00	$220.00	$26.36	$289.96	$2.00	$22.00	$22.45	$246.95	$15.28	$168.08
	10	630.04	SEEDING N	LB	5	$20.00	$100.00	$36.00	$180.00	$2.00	$10.00	$9.99	$49.95	$22.33	$111.65
	11	643.01	TRAFFIC C	LS	1	$2,000.00	$2,000.00	$500.00	$500.00	$2.00	$2.00	$908.00	$908.00	$525.00	$525.00
	12	690.015	SAWING A	LF	24	$5.00	$120.00	$4.00	$96.00	$2.00	$48.00	$4.53	$108.72	$4.46	$107.04
	13	SPV0090.0	6 IN CURLE	LF	1350	$4.00	$5,400.00	$1.23	$1,660.50	$2.00	$2,700.00	$3.99	$5,386.50	$2.64	$3,564.00
Base Bid Total:							$102,595.00		$35,996.31		$41,286.95		$41,836.54		$42,771.27

Ref: 2025-091 **COUNCIL AGENDA: 9.F. (4/15/2025)**

SUBJECT: **Accept Bid and Award a Contract for the 2025 Kreher Park Campground Upgrades Project - Bathhouse Replacement, to Dreamland Contracting, LLC *(Public Works)* Roll**

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN:	Public Works
CLEARANCES:	Public Works Director
EXHIBITS:	1. Bid Tab - Kreher Park Campground - Site Work
EXPENDITURES REQUIRED:	$ 77,449.00 - Bid Total $ 7,449.90 - Construction Contingency (10%) **$ 85,193.90 - Construction Total**
AMOUNT BUDGETED:	$ 249,000.00 - Wisconsin Department of Natural Resources (WI DNR) Stewardship Grant $ 200,000.00 - American Rescue Plan Act Funds (ARPA) $ 54,272.00 - Total Fund 481 Parks & Grounds **$ 503,272.00 -Total**
APPROPRIATION REQUIRED:	N/A
TREASURER'S CERTIFICATE:	The Treasurer's Office has certified that Dreamland Contracting, LLC 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 construction conforms to the goals and community values identified in the City of Ashland's Comprehensive Plan.

SUMMARY STATEMENT:

The City and Parkitecture + Planning LLC received and opened four bids on April 4, 2025 for the 2025 Kreher Park Campground Expansion Project. The bid consists of concrete foundation work, water/sewer line installation, coordination with pre-cast building manufacturer, and associated restoration. This work will result in a replacement bathhouse at the Kreher Park Campground.

At the December 10th, 2024 meeting the Council approved entering into an agreement with Huffcutt Concrete, LLC for a pre-cast building to replace the previous bathhouse. Staff negotiated a revised bathhouse design with Huffcutt that has reduced the cost of the building to approximately $325,000, which allowed for the budget to proceed with the second phase of the project, as described above.

The lowest responsible bidder was Dreamland Contracting, LLC, who is a new contractor in the area. The Public Works Department checked references provided with the bid and recommended awarding the contract to Dreamland.

This work is required to be completed by the third week of June 2025 to ensure that the new bathhouse is open for the 4th of July holiday. The campground is expected to open as usual in mid-May to recreational vehicles which include self-contained plumbing facilities. City staff will also be installing a portable toilet on the east side of the campground, which is expected to remain in service permanently.

Construction of the project will be managed by Niles Fetter, Civil Engineer-Streets. Niles is currently coordinating with Parkitecture + Planning LLC to determine options to utilize the remaining grant funds.

Kreher Park Campground - Site Work (#9583129)
Owner: Ashland WI, City of
Solicitor: Parkitecture + Planning
04/04/2025 11:00 AM CDT

						Engineer Estimate		Dreamland Contracting LLC		M. Jolma, Inc.		Ritola Inc		Northern Interstate Construction, Inc.	
Section Title	Line Item	Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
Base Bid Items							$116,122.50		$77,449.00		$101,467.47		$124,176.77		$224,400.00
	1	0.01	MOBILIZATION	LS	1	$10,000.00	$10,000.00	$1,872.00	$1,872.00	$6,497.07	$6,497.07	$13,097.00	$13,097.00	$25,000.00	$25,000.00
	2	0.01	EROSION CONTROL	LS	1	$1,500.00	$1,500.00	$1,448.72	$1,448.72	$1.00	$1.00	$2,306.00	$2,306.00	$4,000.00	$4,000.00
	3	0.01	DEMOLITION	LS	1	$1,500.00	$1,500.00	$1,198.97	$1,198.97	$1.00	$1.00	$7,258.00	$7,258.00	$7,500.00	$7,500.00
	4	0.01	EARTHWORK	LS	1	$1,500.00	$1,500.00	$5,747.30	$5,747.30	$11,954.58	$11,954.58	$8,132.00	$8,132.00	$14,500.00	$14,500.00
	5	0.01	DENSE GRADED BASECOURSE	TON	335	$24.00	$8,040.00	$15.64	$5,239.40	$37.50	$12,562.50	$32.70	$10,954.50	$42.00	$14,070.00
	6	0.01	CONCRETE PAVEMENT - 5"	Sq Ft	1037	$10.00	$10,370.00	$8.58	$8,897.46	$8.00	$8,296.00	$8.12	$8,420.44	$9.60	$9,955.20
	7	0.01	CONCRETE PAVEMENT - 5" REINFORCED	Sq Ft	1144	$15.00	$17,160.00	$9.10	$10,410.40	$8.50	$9,724.00	$8.63	$9,872.72	$10.20	$11,668.80
	8	0.01	ASPHALT PAVEMENT	TON	75	$120.00	$9,000.00	$160.00	$12,000.00	$205.64	$15,423.00	$188.49	$14,136.75	$210.00	$15,750.00
	9	0.01	WATER LATERAL - 3/4"	Ln Ft	115	$20.00	$2,300.00	$25.93	$2,981.95	$42.97	$4,941.55	$21.13	$2,429.95	$60.00	$6,900.00
	10	0.01	DRINKING FOUNTAIN	EA	1	$7,500.00	$7,500.00	$7,805.04	$7,805.04	$4,115.00	$4,115.00	$6,774.38	$6,774.38	$20,000.00	$20,000.00
	11	0.01	6" SANITARY LATERAL	LF	110	$80.00	$8,800.00	$47.70	$5,247.00	$35.71	$3,928.10	$66.19	$7,280.90	$95.00	$10,450.00
	12	0.01	ELECTRICAL SERVICE CONNECTION	LS	1	$8,000.00	$8,000.00	$5,200.00	$5,200.00	$11,537.00	$11,537.00	$11,715.00	$11,715.00	$15,000.00	$15,000.00
	13	0.01	LAWN RESTORATION	LS	1	$2,500.00	$2,500.00	$5,450.64	$5,450.64	$1.00	$1.00	$7,429.00	$7,429.00	$5,000.00	$5,000.00
	14	0.01	STONE SCREENINGS TRAIL	Sq Ft	1327	$7.50	$9,952.50	$1.56	$2,070.12	$6.23	$8,267.21	$1.19	$1,579.13	$9.50	$12,606.50
	15	0.01	BUILDING PAD PREPARATION	LS	1	$18,000.00	$18,000.00	$1,880.00	$1,880.00	$4,218.46	$4,218.46	$12,791.00	$12,791.00	$51,999.50	$51,999.50
Alternate Bid Items							$24,500.00		$33,057.80		$38,450.36		$39,305.57		$37,255.00
	16	0.01	DEMOLITION/EARTHWORK	LS	1	$1,500.00	$1,500.00	$3,647.22	$3,647.22	$6,648.65	$6,648.65	$13,126.00	$13,126.00	$5,000.00	$5,000.00
	17	0.01	DENSE GRADED BASECOURSE	TON	265	$24.00	$6,360.00	$15.64	$4,144.60	$28.18	$7,467.70	$28.13	$7,454.45	$42.00	$11,130.00
	18	0.01	ASPHALT PAVEMENT	TON	97	$120.00	$11,640.00	$160.00	$15,520.00	$120.13	$11,652.61	$121.97	$11,831.09	$125.00	$12,125.00
	19	0.01	WOODEN BOLLARDS	LS	1	$2,500.00	$2,500.00	$5,894.86	$5,894.86	$9,931.49	$9,931.49	$5,817.06	$5,817.06	$6,500.00	$6,500.00
	20	0.01	RESTORATION	LS	1	$2,500.00	$2,500.00	$3,851.12	$3,851.12	$2,749.91	$2,749.91	$1,076.97	$1,076.97	$2,500.00	$2,500.00
Base Bid Total:							$116,122.50		$77,449.00		$101,467.47		$124,176.77		$224,400.00

Ref: 2025-092	**COUNCIL AGENDA:** **9.G. (4/15/2025)**

SUBJECT: **Accept an Engineering Cost Proposal for Construction Management from Northern Wisconsin-Based Engineers, Inc. (NWBE) for the 2025 Chapple Avenue Reconstruction Project *(Public Works)* Roll**

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN:	Public Works
CLEARANCES:	Public Works Director
EXHIBITS:	1. Engineering Cost Proposal for Construction Management
EXPENDITURES REQUIRED:	$ 58,582.02 - Fund 470 Street Improvements $ 18,715.50 - Fund 680 Water Utility **$ 77,297.52 Total**
AMOUNT BUDGETED:	$ 58,582.02 - Fund 470 Street Improvements
APPROPRIATION REQUIRED:	$ 18,715.50 - Fund 680 Water Utility
TREASURER'S CERTIFICATE:	The Treasurer's Office has certified that Northern Wisconsin-Based Engineers, Inc. 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 construction project conforms to the goals and community values identified in the City of Ashland's Comprehensive Plan.

SUMMARY STATEMENT:

The 2025 Chapple Avenue Reconstruction Project is being managed by Madison Krzciok, Civil Engineer-Utilities. Madison will be responsible for much of the day-to-day coordination and oversight of the contractor, but the Public Works Director is requesting support for these duties via contracted services. NWBE would provide contract administrative services as well as contract oversight, technical inspection, and survey and staking.

Staff is requesting Council's approval of the agreement with NWBE to allow adequate oversight of the construction. The total cost of the agreement is $77,297.52. At their December 10, 2024 meeting, Council previously approved an agreement with Northern Wisconsin-Based Engineers, Inc. (NWBE) for the design of the Chapple Avenue Reconstruction Project.

N.W.B.E.
NORTHERN WISCONSIN•BASED ENGINEERS, INC.

March 31, 2025

City of Ashland Public Works Department
2020 6th St. E
Ashland, WI 54806
ATTN: John Butler, Public Works Director; Madison Krzciok, Civil Engineer – Utilities

PROJECT: Chapple Ave. Reconstruction, 11th Street W to 6th Street W;
9th St. W Reconstruction, MacArthur Ave. to Chapple Ave.

RE: Engineering Cost Proposal for Construction Management

Dear Mr. Butler and Ms. Krzciok:

Thank you for this opportunity to submit a proposal for construction management services for the Chapple Avenue and 9th Street W reconstruction project to be constructed this summer.

Scope: The City of Ashland plans to reconstruct Chapple Avenue between 11st Street W and 6th Street W, and 9th Street W between MacArthur Avenue and Chapple Avenue. Improvements include removal of pavement and base, placement of HMA pavement, base aggregate dense and subbase, concrete sidewalk, concrete curb and gutter, curb ramps, storm sewer, water main, and restoration work.

Staff and Schedule: The duration of the project is assumed to be 16 weeks. Madison Krzciok of City of Ashland Public Works Department will serve as the project engineer, assisted by Patrick Lancour of NWBE on a part-time basis (20 hours + 2 hours travel time per week on average), Pat will be available by phone when not onsite during contractor work operations. An additional 118 hours are included in the proposal for administration, assistance with preconstruction preparation/coordination, and assistance with post-construction final documentation completion.

Construction staking will be completed by Brody Zembo of NWBE. Items to be staked include supplemental control setting; staking of roadway subgrade, subbase and base; curb and gutter staking; and storm sewer and water main staking.

Proposed Costs: NWBE proposes to provide construction management duties of inspection, measurement and documentation for an estimated amount of $57,918.34. Detailed construction management tasks and costs are proved in an attached spreadsheet.

NWBE proposes to complete construction staking of the project, as detailed above, for an estimated amount of $19,379.18. Detailed staking tasks and costs are provided in a separate attached spreadsheet.

Sincerely,

Heather Harrington

Heather Harrington, PE
President
Attachments

Accepted By:

____
Signature

____
Printed Name Date

P.O. BOX 328 ◆ HAYWARD, WI 54843 ◆ (715) 634-4334 ◆ FAX 634-6434

HOURS ESTIMATE - NWBE				
Administration, Coordination	Project Manager (High)	Civil Technician (High)	Civil Technician (Mid)	Total
Contract Adiministration	4.0	-	-	4.0
Client Coordination, Meetings	2.0	-	-	2.0
Sub-Total	6.0	-	-	6.0
Construction Management Efforts	Project Manager (High)	Civil Technician (High)	Civil Technician (Mid)	Total
Preconstruction Activities				
Preconstruction Meeting & Preparation	-	8	-	8
Measure removals, layout sawcuts, misc. prep.	-	16	-	16
Construction Activities				
Construction Staking: See Separate Proposal Sheet	-	-	-	-
Inspect contractor work operations	-	240	-	240
Materials testing and documentation	-	40	-	40
Labor Compliance: Cert. payroll review, worker interviews (COA)	-	-	-	-
Measure quantities	-	40	-	40
Prepare pay estimates	-	40	-	40
Erosion Control Inspections (COA)	-	-	-	-
Post-Construction Activities				
Complete materials finals	-	40	-	40
Complete item record account finals	-	40	-	40
Sub-Total	-	464.0	-	464.0
TOTAL HOURS ESTIMATE				
Task	Project Manager (High)	Civil Technician (High)	Civil Technician (Mid)	Total
Administration, Coordination	6	-	-	6
Construction Management Efforts	-	464	-	464
Total	6	464	-	470
LABOR & EXPENSES ESTIMATE				
	Project Manager (High)	Civil Technician (High)	Civil Technician (Mid)	Total
Task Chargeout Rate	$143.47	$110.06	$91.08	
Administration, Coordination	$860.82	$0.00	$0.00	$860.82
Construction Management Efforts	$0.00	$51,065.52	$0.00	$51,065.52
Travel Expenses	-	-	-	$5,992.00
Total	$860.82	$51,065.52	$0.00	$57,918.34
TOTAL ESTIMATED FEE - NWBE				
Labor	**$51,926.34**			
Direct Expenses	**$5,992.00**			
Total	**$57,918.34**			

HOURS ESTIMATE - NWBE			
Administration & Coordination	Project Manager	Civil Technician (Mid)	Total
Project Setup	-	8	8
Client Coordination (Misc.)	2	-	2
Total	2	8	10
Construction Staking Efforts (Travel Time Included)	Project Manager	Civil Technician (Mid)	Total
1. Set additonal control outside grading limits before existing control gets removed.	-	11	11
2. Set station, offset, elevation hubs every 50' on either side of Chappel & 9th St. W for entire project length. Total station work. Sidewalk construction can use these stakes as needed to fulfill sidewalk staking.	-	26	26
3. Utility Staking. Water main placed off hubs and lath that have already been set. Storm Sewer: Stake 9 MH & 26 CB. Sanitary: Stake 1 MH.	-	23	23
4. Stake 4,764 LF of curb and gutter every 25' and as needed.	-	36	36
5. Subgrade/subbase staking. Estimate 3 hubs across every 50'.	-	48	48
6. Stake base same way as sub grade. Figure a bit more time to get hubs into gravel.	-	26	26
Total	-	170	170
TOTAL HOURS ESTIMATE			
Task	Project Manager	Civil Technician (Mid)	Total
Administration & Coordination	2	8	10
Construction Staking Efforts	-	170	170
Total	2	178	180
LABOR & EXPENSES ESTIMATE			
LABOR ESTIMATE			
	Project Manager	Civil Technician (Mid)	Total
Task Chargeout Ra	$143.47	$91.08	
Administration & Coordination	$286.94	$728.64	$1,015.58
Construction Staking Efforts	$0.00	$15,483.60	$15,483.60
Total	$286.94	$16,212.24	$16,499.18
DIRECT EXPENSES			
Task	Travel	Meals	Total
Administration & Coordination	$0.00	$0.00	$0.00
Construction Staking Efforts	$2,625.00	$255.00	$2,880.00
Total	$2,625.00	$255.00	$2,880.00
TOTAL ESTIMATED FEE - NWBE			
Labor	$16,499.18		
Direct Expenses	$2,880.00		
Total	**$19,379.18**		

Northern Wisconsin-Based Engineers, Inc. (NWBE)
P.O. Box 328, Hayward, WI 54843
715-634-4334, heather@cheqnet.net

Ref: 2025-093

COUNCIL AGENDA:
9.H. (4/15/2025)

SUBJECT: **Accept a Proposal for Professional Construction Administration Support Services for Watermain Construction from Long Island Engineering, LLC for the 2025 Chapple Avenue Reconstruction Project *(Public Works)* Roll**

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN:	Public Works
CLEARANCES:	Public Works Director
EXHIBITS:	1. Professional Services Proposal for Construction Administration
EXPENDITURES REQUIRED:	$ 47,300.00 - Fund 680 Water Utility
AMOUNT BUDGETED:	N/A
APPROPRIATION REQUIRED:	$ 47,300.00 - Fund 680 Water Utility
TREASURER'S CERTIFICATE:	The Treasurer's Office has certified that Long Island Engineering, LLC 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 construction project conforms to the goals and community values identified in the City of Ashland's Comprehensive Plan.

SUMMARY STATEMENT:

The 2025 Chapple Avenue Reconstruction Project is being managed by Madison Krzciok, Civil Engineer-Utilities. Madison will be responsible for much of the day-to-day coordination and oversight of the contractor, but the Public Works Director is requesting support for these duties via contracted services. Long Island Engineering LLC would provide these services related to the inspection and oversight of water main installation.

Staff is requesting Council's approval of the proposal from Long Island Engineering LLC to allow adequate oversight of the water main installation. The total cost of the agreement is $47,300.00.

At their March 25, 2025 meeting, Council approved an agreement with Jake's Excavating, LLC for construction of the project.

Todd Gibbon
Long Island Engineering LLC
201 Maple Ridge
Ashland, WI 54806

February 7, 2025

Niles Fetter
2020 6th St East
Ashland, WI 54806
715-682-7045

Mr. Fetter:

Thank you for the opportunity to provide professional services for the Chapple Ave Reconstruction Project.

Project Overview
We understand that you are requesting support for construction administration of the Chapple Avenue Project. Construction for the entire project expected to occur from 5-1-25 through 8-30-25 or approximately 16 weeks of construction. Construction admin and observation is proposed to be a group effort between City of Ashland, NWBE, and Long Island Engineering.

Work Plan
Long Island Engineering has developed the following work plan and cost estimate to provide full time onsite construction administration during the watermain construction period.

Task 1 **Preconstruction Meeting** **$1,200**
Attend one preconstruction meeting with contractor, City, designers, and interested parties. We will review plans and make note of special concerns that may affect the project.

Task 2 **Construction Observations** **$40,000**
Provide part time construction observation coverage for an estimated sixteen weeks. Full time coverage is estimated at 10-20hrs/week. This task is highly variable and dependent upon construction progress. It is anticipated that I will be on site one to two days per week. This estimate is based on an average of 15hrs/week.

Task 3 **Construction Administrations** **$3,200**

Long Island Engineering will provide construction engineering support for technical questions as they arrive and will provide review and coordination of pay applications and quantities being installed.

Task 4 **Construction Observation Report** **$2,900**

We will work with City of Ashland and NWBE to compile a construction observation report. The observation report may have daily photos and construction observation logs.

WESLIE Deliverables

For this project, Long Island Engineering LLC will provide the following:

- On site project representation.
- In field measurements for quantities.
- Project notes and photos in PDF report.

Exclusions

The following are not included in scope and fee.

- Nuclear density testing.
- Soil sampling and gradation.
- Drinking water bacteria testing fees.

Fee Estimate

We propose to complete **Tasks 1** through **4** in the scope of work on a Time and Material basis for an estimated, not-to-exceed, fee of **$47,300.** The scope for construction services is variable and hard to predict by nature. Therefore, this is a Time and Materials proposal with a total, not-to-exceed, fee estimate of **$47,300**.

If additional work is required above the not to-exceed-limit, WESLIE will stop work and discuss the potential effects of this on the project prior to moving forward with any additional work. The following rates apply to staff that may work on this project. No additional work will proceed until written approval from City Staff is received by WESLIE.

- Senior Engineer $160/hr
- Civil Tech $60/hr

Schedule

Todd Gibbon is available to work on this project during the construction season of 2025.

This letter and contract represent the entire understanding between **City of Ashland** and Long Island Engineering LLC for the above-described project (Chapple Avenue Project) and may only be modified in writing signed by both parties. If this satisfactorily sets forth your understanding of our agreement, please sign in the space provided below and return to us (a scanned copy is acceptable).

We look forward to beginning work on this project as soon as you give us a notice to proceed. If you have any questions, please contact Todd at 715-209-4747/email longislandengineeringllc@outlook.com.

Sincerely,

Long Island Engineering, LLC

______________________________ 2/7/2025______________
Todd Gibbon, PE, CFM Date

Accepted by:

______________________________ ______________________
Date

______________________________ ______________________
Date

______________________________ ______________________
Date

Ref: 2025-094 **COUNCIL AGENDA: 9.I.**
(4/15/2025)

SUBJECT: **Approve the John F. Kennedy Memorial Airport Ashland, Wisconsin Airport Hangar Ground Lease as Amended by Ashland County Board of Supervisors *(Airport)* Voice**

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: Airport

CLEARANCES: Mayor

EXHIBITS: 1. Airport Hangar Ground Lease - Approved by Ashland County Board of Supervisors, March 26, 2025

EXPENDITURES REQUIRED: NA

AMOUNT BUDGETED:

APPROPRIATION REQUIRED:

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 Ashland County Board of Supervisors recently amended the already approved airport hangar lease, on March 26, 2025. The amendment included one additional sentence regarding the construction timeline of the hangar by adding the final sentence of Item 8d:

d. If this lease is for a vacant lot, construction of a hangar facility shall be started within 120 days of the signing hereof. If construction has not begun, or is not completed, as stated, this lease shall expire automatically, and any advance payment be forfeited as liquidated damages. Due to weather considerations, the Airport Commission may grant extensions to the construction start date.

Council is being asked to accept this amended agreement.

JOHN F. KENNEDY MEMORIAL AIRPORT
ASHLAND, WISCONSIN
AIRPORT HANGAR GROUND LEASE

This agreement, made and entered into on the date indicated below by and between the City of Ashland, a Wisconsin municipal corporation, 601 West Main Street, Ashland, WI 54806, hereinafter called the Lessor, and:

____

____

____________________________________, hereinafter called the Lessee.

WHEREAS, the Lessor owns and operates an airport known as the John F. Kennedy Memorial Airport and Lessee is desirous of leasing from the Lessor a certain parcel of land on the airport, hereinafter more fully described, for the purpose of constructing and using an aircraft hangar; and

NOW, THEREFORE, for and in consideration of the rental charges, covenants, and agreements herein contained, the Lessee does hereby lease from the Lessor the following premises, rights, and easements on and to the airport upon the following terms and conditions.

1. **Property Description**: Row 1, Lot 6, Hangar Area.

   [Note: Property description should be by exhibit or metes and bounds. If a monumented property survey is required, a plat of survey can be created. Leasehold descriptions must not be referenced to or based on any other type of survey (ex: Certified Survey Map or other plat creating a division of land) without prior approval by the Bureau of Aeronautics.]

2. **Term:** The term of this lease shall be for a period of 15 years commencing on the date of the last signature of the parties and terminating on ______________________.

3. **Rent:** The Lessee agrees to pay to the Lessor for the use of the premises, rights, and easements herein described, a yearly rental of $_.13_ per square foot for the land leased, for a total annual charge of $________________, payable in advance on January 1, and on each anniversary thereof until this lease terminates. Payments shall be due annually on January 1.

   Annual lease payments shall be made payable to the City of Ashland and shall be sent to City of Ashland Treasurer, 601 West Main Street, Ashland, WI 54806. Finally, the rental rate specified herein shall be subject to reexamination and readjustment as provided below.

4. **Rent Adjustments:** The Lessor shall have the option to adjust rent annually subject to the following:

   a. Any rent adjustment shall be applied uniformly for all non-commercial hangar leases at the Airport.

   b. No adjustment shall result in rent that is more than the full year equivalent of 110% of the rent for the prior calendar year.

   c. Notice of a rent adjustment that is effective for the next calendar year shall be delivered on or before November 1 of the year prior to the year for which such adjustment shall apply, except in the case of a new lease executed after November 1 in which case notice shall be given at the time of execution of the lease.

5. **Taxes:** The Lessee shall pay all taxes and assessments that may be levied against the buildings of the Lessee.

6. **Utilities:** The Lessor shall be responsible for payment of all of its own utility expenses (gas, electric, telephone, heat, etc.) and at no time shall the Lessee use the utilities of the Lessor without the Lessor's prior written consent, nor shall the Lessee have its utility bills placed into the name of the Lessor.

7. **Other Fees:** Nothing herein shall limit the Lessor's right to impose, and the Lessee's obligation to pay, any and all other fees which the Lessor may establish from time-to-time for Airport services and privileges.

8. **Hangar Construction:**

   a. Lessee shall have the right to erect, maintain and alter buildings or structures upon the premises providing such buildings or structures are in accordance with all federal, state, and local regulations. All plans for such buildings or structures shall be reviewed and approved in writing by the Lessor prior to construction.

   b. Any construction shall be consistent with the Lessor's Hangar Development Guidebook.

   c. The Lessee shall obtain the written approval of the Lessor of all building plans prior to construction and shall further notify the City of Ashland Building Inspector after the framing of the hangar has been completed prior to enclosing it and receive the Inspector's approval before completion. All construction shall comply with all ordinances, proposed zoning restrictions for said airport, and all other orders and regulations relative thereto.

   d. If this lease is for a vacant lot, construction of a hangar facility shall be started within 120 days of the signing hereof and be completed no later than 365 days from the signing hereof. If construction has not begun, or is not completed, as stated, this lease shall expire automatically, and any advance payment be forfeited as liquidated damages. Due to weather considerations, the Airport Commission may grant extensions to the construction start date.

9. **Hangar Use:** Hangars shall be used for aeronautical purposes, such as:

   a. Storage of airworthy aircraft;

   b. Shelter for maintenance, repair, or refurbishment of aircraft, but not the indefinite storage of non-operational aircraft;

   c. Non-commercial construction of amateur-built or kit-built aircraft;

   d. Storage of aircraft handling equipment, (e.g. tow bar, glider tow equipment, work benches, tools and materials used to service aircraft); and

   e. Storage of materials related to an aeronautical activity (e.g. balloon and skydiving equipment, office equipment, teaching tools).

Provided the hangar is used primarily for an aeronautical purpose, Lessee may store non-aeronautical items in the hangar provided they do not:

a. Impede the movement of the aircraft in and out of the hangar;

b. Displace the aeronautical contents of the hangar. A vehicle parked at the hangar while the vehicle owner is using the aircraft will not be considered to displace the aircraft;

c. Impede access to other aeronautical contents of the hangar; and

d. Violate building codes or local ordinances.

Lessee shall not conduct non-aeronautical business activities out of the hangar nor store items in support of a non-aeronautical business.

At no time shall the Lessee store any flammable material (except for fuel in the aircraft) nor shall the Lessee store explosives or other dangerous or hazardous materials, in or around the hangar, without the Lessor's prior written consent.

Lessee shall not hereafter make use of the premises in any manner which might create electrical or electronic interference with navigational signals or radio communications, impair the ability of pilots to visually distinguish the airfield, or otherwise endanger the landing, taking off, or maneuvering of aircraft. Lessor reserves the right to enter upon the premises hereby and abate any such hazard at the expense of Lessee.

10. **Nonexclusive Rights:** Lessee shall have the nonexclusive right, in common with others so authorized:

    a. To use the common areas of the airport, including runways, taxiways, aprons, roadways, floodlights, landing lights, signals and other conveniences for the take-off, flying and landing of aircraft.

    b. To use the airport parking areas, appurtenances and improvements thereon, but this shall not restrict the right of the Lessor to charge fees for the use of such areas.

    c. To use all access ways to and from the premises, limited to streets, driveways or sidewalks designated for such purposes by the Lessor, and which right shall extend to Lessee's employees, passengers, guests, invitees, and patrons.

11. **Hangar Maintenance:** The Lessee will maintain its hangar, associated appurtenances, and the surrounding land in a safe, useful, clean, painted, neat and orderly condition, and Lessee shall perform such repairs, maintenance and upkeep as the Lessor shall deem necessary and appropriate to maintain the safety of the Airport and to maintain the attractive, professional appearance of the Airport. In the event of fire or any other damage or casualty to structures owned by the Lessee, the Lessee shall repair, replace or remove the damaged structure, and restore the leased area to its original condition, within 120 days of the date the damage occurred. Upon petition by the Lessee, the Lessor may grant an extension of time if it appears such extension is warranted.

12. **Obstruction Lights:** Whenever determined necessary by the Lessor, the Lessee agrees to install, maintain and operate proper obstruction lights on the tops of all of Lessee's buildings or structures, at Lessee's sole cost.

13. **Signs:** No signs or advertising matter may be erected on the leased premises without the prior written consent of the Lessor.

14. **Rules and Regulations:** The Lessee agrees to observe and obey all current and future laws, ordinances, rules and regulations promulgated and enforced by the Lessor and by other proper authority having jurisdiction over the conduct of operations at the airport, provided the same are consistent with the procedures proscribed or approved from time-to-time by the Federal Aviation Agency for landing and taking off of Lessee's aircraft.

15. **Security:** Lessee shall comply at all times with all federal and state security and safety regulations and mandates. A hangar shall be locked at all times when an aircraft is stored with the hangar and Lessee, or Lessee's agent, is not present at the hangar.

16. **Occupants:** No person or entity may occupy the hangar of the Lessee except the Lessee, without the prior written consent of the Lessor. However, nothing herein shall prohibit the Lessee from temporarily permitting another person or entity to temporarily store aircraft in the Lessee's hangar. It is understood that any long-term storage requires the permission of the Lessor and any entity which permits temporary storage for profit must obtain an FBO permit from the Lessor.

17. **Commercial Operations:** Nothing herein shall authorize the Lessee to conduct any business operations or to act as a Fixed Base Operator (FBO) on the premises leased herein. All such activities are prohibited without the prior written approval of the Lessor. However, nothing herein shall be construed to prohibit the Lessee from performing any services on its own aircraft with its own regular employees (including, but not limited to, maintenance and repair) that it may choose to perform.

18. **Airport Maintenance:** Lessor reserves the right, but shall not be obligated to Lessee, to maintain and keep in repair the landing and taxi areas of the airport and all publicly owned facilities of the airport, together with the right to direct and control all activities of Lessee in this regard.

19. **Obstructions:** Lessor reserves the right to take any action it considers necessary to protect the aerial approaches of the airport against obstruction, together with the right to prevent Lessee from erecting, or permitting to be erected, any building or other structure on the airport which, in the opinion of the Lessor, would limit the usefulness of the airport or constitute a hazard to aircraft. Lessee shall, upon approval by Lessor and prior to any construction of any nature within the boundaries of the airport, prepare and submit to the Federal Aviation Administration, FAA Form 7460-1, "Notice of Proposed Construction or Alteration", as required by Federal Aviation Regulation Part 77.

20. **Airport Development:** The Lessor reserves the right to further develop and improve the airport as Lessor sees fit, regardless of the desires or views of the Lessee, and without interference or hindrance from the Lessee. If the development of the airport requires the removal and/or relocation of the Lessee's hangar building(s), the Lessor and Lessee agree that such removal and/or relocation shall occur pursuant to the following terms and conditions:

    a. The Lessor will provide the Lessee with written notice at least 180 days prior to said removal and/or relocation, and

    b. The Lessor shall, in the Lessor's sole discretion, either

        i. Pay a third party to relocate the Lessee's building(s) to a new location on the airport, or

ii. pay the Lessee the fair market value of the building(s)

Snow Removal: The Lessor agrees to plow and remove the snow, at no extra charge, from the taxiways in front of the hangars, except within 10 feet of hangar doors. The manner, speed and timeliness of snow removal shall be in the sole discretion of the Lessor, and may vary from year-to-year and from snowfall-to-snowfall. Snow removal from the taxiways in front of Lessor's hangar shall be accomplished only after all runways, aprons, and primary taxiways have been first cleared. Lessee hereby releases and holds the Lessor harmless from any liability for any and all damages, incurred by the Lessee, caused by or arising from the manner, speed or timeliness of the Lessor's snow removal.

21. **Right to Inspect:** Lessor reserves the right to enter upon the premises at any reasonable time for the purpose of making any inspection it may deem expedient to the proper enforcement of any of the covenants or conditions of this agreement, or to the operation of the airport.

22. **Hold Harmless:** The Lessor shall not be liable to the Lessee for, and Lessee shall hold the Lessor harmless from, any and all claims, damages or losses caused by the acts or omissions of the Lessee, its family, guests, invitees, employees, agents, representatives or servants, relating to or arising out of Lessee's use and enjoyment of the Airport or the rights and privileges granted by this lease. The Lessor shall not be liable for any loss or damage, not caused by negligent acts or omissions of the Lessor, which Lessee may sustain from:

    a. Theft or burglary in or about the premises;

    b. Delay or interruption in any utility service from any cause whatsoever;

    c. Fire, water, rain, frost, snow, gas, odors or fumes from any source whatsoever;

    d. Any injury to any person or damage to any property; or

    e. Failure to keep the Airport premises, appurtenances, fixtures and/or equipment in repair.

23. **Insurance:** Lessee shall, during the entire term hereof and at its sole cost and expense, maintain fire and extended coverage insurance on Lessee's hangar and all furniture, fixtures, equipment and personal property owned by the Lessee located on the Airport. Lessor shall have no obligation to provide insurance for any of Lessee's personal property, or for Lessee's buildings, fixtures or equipment which may be attached to or placed upon the Lessor's real estate.

    Lessee shall, during the entire term hereof and at its sole cost and expense, maintain comprehensive general liability insurance against claims for bodily injury or death occurring in or about the premises, such insurance to afford minimum protection during the term of this Contract of not less than $1,000,000.00 with respect to bodily injury or death to any one person and not less than $1,000,000.00 with respect to any one accident, and of not less than $500,000.00 for property damage. Lessee shall furnish to Lessor a certificate of any such policies of insurance required under this paragraph.

    a. The insurance policies required to be carried by Lessor hereunder shall contain provisions that such policies are not subject to cancellation or change without at least 30 days written notice to the Lessee.

b. Any insurance required to be maintained by Lessee under this section may be provided and maintained by blanket insurance covering the premises and other locations, properties and insurable interests of the Lessee, provided that the coverage obtained by such blanket policy shall be in a manner sufficient to satisfy the obligations of Lessee under this Section

24. **Abandonment:** If the Lessee fails to use the hangar for the purpose of storing aircraft owned by the Lessee for a continuous period of 12 months, then the Lessor may, in Lessor's sole discretion, terminate this lease.

25. **Liens and Encumbrances:** The Lessee shall neither create, nor cause or permit to be created, any lien, encumbrance, security interest or other charge, including liens for work, labor or materials furnished, or alleged to have been furnished, on the leased premises.

26. **Default and Termination:**

a. **Default Defined:** Lessee shall be deemed in default upon:

i. Failure to pay rent or any other properly-imposed fee within 30 days after due date.

ii. The filing of any petition under the Federal Bankruptcy Act or any amendment thereto, including a petition for reorganization.

iii. The commencement of any proceeding for dissolution or for the appointment of a receiver.

iv. The making of an assignment for the benefit of creditors.

v. Violation of any of the other terms or conditions of this lease after written notice to cease and/or correct such violation has been served upon the Lessee by the Lessor, and after the Lessee has failed to correct such violation within thirty (30) days of service of such notice (or such later deadline as may be established in the Notice by the Lessee). Mailing notice by U.S. Mail, Certified Mail, shall constitute "service" of notice. In the case of a violation which cannot with due diligence be cured within a period established, the Lessee may apply to the Lessor for an extension of time within which to cure said violation.

b. **Effect of Default:** Default by the Lessee shall authorize the Lessor, at its sole option, to declare this lease void, to cancel the same, and to re-enter and take possession of the premises.

c. **Remedies:** Except otherwise provided herein, no right or remedy herein conferred shall be considered exclusive of any other right or remedy and each and every right and remedy shall be cumulative and in addition to any other right and remedy given hereunder, or now or hereafter existing at law or in equity or by statute

d. **Restoration of Property:** Upon termination of this lease, the Lessee shall remove all of its buildings, equipment, and property, and restore the leased premises to its original vacant condition within 90 days, unless the Lessor agrees, in writing, to accept all or any part of the property which the Lessee wishes to abandon. Abandoned structures and improvements shall become the property of the Lessor.

e. **Non-waiver:** Any intentional or unintentional waiver by the Lessor of any violation of this Contract by the Lessee shall not be construed or interpreted to be a waiver of any other prior, subsequent or contemporaneous violation.

27. **Title:** Title to the building erected by the Lessee shall remain with the Lessee and shall be transferable. Any transfer of title of the building by the Lessee shall be accompanied by a document recorded in the Ashland County Register of Deeds. Upon termination of this lease, the Lessee shall remove the buildings, equipment, and personal property, and restore the leased property to its original condition, unless otherwise agreed by in writing by Lessor.

28. **First Right of Refusal:** During the term of the lease, Lessee hereby grants Lessor the right to have the first opportunity to purchase the hangar if and when such becomes available and the first right to meet any other offer from a third party. The terms of any such third-party offer shall be delivered in writing to Lessor, and Lessor shall have thirty (30) days from receipt in which to agree to meet the terms of said offer. If Lessor does not elect to purchase the hangar, Lessee may transfer the hangar to the third party on the same terms of the original offer. If Lessee does not transfer the hangar pursuant to said offer, the term of this paragraph shall continue to apply.

29. **Lease Transfer:** The Lessee may not assign or transfer this agreement or any interest contained herein, without the consent of the Lessor, which consent shall not be unreasonably withheld. Any transfer of the hangar to a third party that is not accompanied by approval of a lease transfer to the third party shall result in requiring the third party to remove all of the buildings, equipment, and property from the leased premises, and to restore the leased premises to its original vacant condition within 90 days. Any structures and improvements not so removed shall become the property of the Lessor.

30. **Subordination:** This lease shall be subordinate to the provisions of any existing or future agreement between the Lessor and the United States or the State of Wisconsin relative to the operation or maintenance of the airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal or state funds for the development of the airport. Furthermore, this lease may be amended to include provisions required by those agreements with the United States or the State of Wisconsin.

31. **Nondiscrimination:** The Lessee, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that:

   a. No person on the grounds of race, color, creed, disability, ancestry, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of the Subject Property or Lessee's Improvements.

   b. In the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, creed, disability, ancestry, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination,

   c. The Lessee shall use the Subject Property and Lessee's Improvements in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination, in Federally-assisted programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

32. **National Emergency:** During time of War or other State or National emergency, the Lessor shall have the right to suspend this Contract, and to turn over operation and control of the Airport to the State of Wisconsin and/or the United States Government During any period when the airport shall be closed by any lawful authority, thereby restricting the use of the airport in such a manner as to interfere with the use of same by Lessee, the rent shall abate, and the period of such closure shall be added to the term of this lease so as to extend and postpone the expiration thereof.

33. **Dispute resolution:** Any controversy or claim arising out of or relating to this lease or any alleged breach thereof, which cannot be settled between the parties, shall be adjudicated in the Circuit Court for Ashland County, Wisconsin, applying the law of the State of Wisconsin.

34. **Severability:** This lease shall be construed under the laws of the State of Wisconsin. Any covenant, condition, or provisions herein contained that is held to be invalid by any court of competent jurisdiction shall be considered deleted from this lease, but such deletion shall in no way affect any other covenant, condition, or provision herein contained so land as such deletion does not materially prejudice Lessor or Lessee in their respective rights and obligations contain in the valid remaining covenants, conditions and provisions of the lease, and when such occurs, only such other covenants, conditions or provisions shall be deleted as are incapable of enforcement.

LESSOR CITY OF ASHLAND
By:

Attest:

__________________________________ __________________________________

Mayor

City Clerk

Personally came before me this _________ day of __________________________, ____________,

__________________________and _______________________________, as Mayor and City Clerk, respectively of the City of Ashland, to me known to be the persons who executed the foregoing instrument, and to me known to be such Mayor and Clerk of the said City of Ashland, Ashland County, Wisconsin, and acknowledged the same.

____
Notary Public
My commission expires: __________________________________.

LESSEE:

__________________________________ __________________________________

Personally came before me this _______________ day of __________________________, _____

the above named, to me known to be the person who executed the foregoing lease and acknowledged the same.

____
Notary Public
My commission expires: __________________________________.

Ref: 2025-095 | **COUNCIL AGENDA: 10.A. (4/15/2025)**

SUBJECT: **Consider a City of Ashland Resolution to Adopt a Citizen Participation Plan as Required for the Submission of a Community Development Block Grant (CDBG) Application for the 2026 13th Avenue East Reconstruction Project *(Public Works)* Roll**

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: Public Works

CLEARANCES: Public Works Director

EXHIBITS:
1. Proposed Resolution No. 17825
2. Citizen Participation Plan (CPP)

EXPENDITURES REQUIRED: N/A

AMOUNT BUDGETED: N/A

APPROPRIATION REQUIRED: N/A

TREASURER'S CERTIFICATE: N/A

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: N/A

SUMMARY STATEMENT:

At their September 24, 2024 meeting, Council approved entering into an agreement with Short Elliott Hendrickson Inc (SEH) for technical and administrative services related to pursuit of $1M from a Housing and Urban Development Community Development Block Grant (CDBG), for a street reconstruction project, which will be applied towards streets, storm sewer and sidewalk costs.

As indicated on the September 24 agenda bill, staff focused the efforts on 13th Avenue East from US Highway 2 to 6th Street East, including completion of an income survey per CDGB requirements. Staff and SEH, with assistance from Councilor Sztyndor, successfully completed the income survey during Winter 2025, and the project area was found to qualify for the funding.

As such, SEH is completing the HUD application which requires Council approval via resolution to adopt a Citizen Participation Plan (CPP) specifically for the CDGB program.

The attached CPP has been prepared by SEH and describes the need to form a Citizen Participation Committee consisting of the Mayor or designee, Clerk or designee and other persons as possible. The CPP also requires public hearings on the project and processes for information management, complaint resolution, and requirements to make accommodations for citizen participation.

Staff requests approval of the attached resolution and associated CPP to allow for submittal of the CDGB application.

RESOLUTION No. 17825

CITY OF ASHLAND RESOLUTION TO ADOPT A CITIZEN PARTICIPATION PLAN

WHEREAS, the City of Ashland has applied for a Community Development Block Grant (CDBG); and

WHEREAS, the State of Wisconsin Department of Administration (DOA) and the U.S. Department of housing and Urban Development (HUD) require recipients of Community Development Block Grant monies to have in place a Citizen Participation Plan; and

WHEREAS, the Citizen Participation Plan shall encourage citizen participation (especially by persons of low and moderate income (LMI)), provide citizens reasonable and timely access to local meetings and information, provide for technical assistance, provide for public hearings, provide for complaint procedures, and accommodate non-English speaking residents; and

WHEREAS, THE City of Ashland has prepared and publicly reviewed a Citizen Participation Plan.

Now Therefore, Be It Resolved, that the City Council of the City of Ashland officially adopts the attached Citizen Participation Plan.

PASSED: April 15, 2025

ATTEST:

____
Denise Oliphant, City Clerk

The governing body of the City of Ashland has authorized the above resolution by Resolution No. 17825, dated April 15, 2025.

____
Matthew Mac Kenzie, Mayor

____
Date Signed

City of Ashland

Citizen Participation Plan for the Community Development Block Grant (CDBG) Program

PURPOSE

In order for the CDBG Program to operate effectively, and to address the needs of the citizens of the City of Ashland the entire population must be kept informed. The decision-making process must be open and consistent with State and Federal regulations. To accomplish this, the following plan will be followed:

PROGRAM OVERSIGHT

1. The City of Ashland shall create a Citizen Participation Committee, members of which shall be appointed by the Chief Elected Official and confirmed by the City of Ashland. This Committee shall be responsible for implementation of the Citizen Participation Plan (CPP), as well as offering guidance in preparation of the grant application. The City of Ashland shall oversee the preparation of the Community Development Block Grant (CDBG) grant application.

2. To insure responsiveness to the needs of its citizens, the City of Ashland shall provide for and encourage citizen participation. Particular emphasis shall be given to participation by persons of low- to- moderate income (LMI).

CITIZEN PARTICIPATION

1. The City of Ashland shall establish a committee composed of persons representative of the City's demographics. This committee must include at least one LMI person.

   The committee members should also include representatives from the local government, real estate, banking and labor communities whenever possible. This committee shall assume responsibility for coordinating all required elements of the Citizen Participation Plan. All committee members must be residents of the City of Ashland.

NOTICE OF HEARINGS

1. Official notice of hearings will be by public notice in the *Ashland Daily Press* as a class 2 notice prior to the hearing date. In addition, the public notice shall be posted at the City of Ashland's City Hall. These notices will include the time, place and date of meetings, as well as a brief agenda.

2. All notifications of meetings and available assistance must be worded in such a way as to encourage LMI participation. In addition, all meeting announcements shall include where, and during what time, information and records relating to the proposed and actual use of funds may be found.

REQUIRED PUBLIC HEARINGS

Public hearings shall be held to obtain citizen views and to enable them to respond to proposals at all stages of the CDBG Program, including the development of needs, the review of proposed activities and the review of program performance. Hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries and with accommodations for the handicapped, and, if needed, for non-English speaking persons.

1. The first hearing will receive citizens' views and provide an explanation of:

    a. Community development needs, objectives, and strategies.
    b. The CDBG program including goals, objectives, application process, amount of funds available, timetable, eligible activities, etc.

2. The second hearing will receive citizens' views and provide a review of the performance of the funded activities.

3. The first public hearing shall be held during the development of the application for funds.

4. The second public hearing shall be held during the implementation of the program. If the project includes construction, demolition, and/or structural rehabilitation activities, then the second hearing must be held after construction, demolition, and/or rehabilitation has begun and is in progress.

5. The City of Ashland will attempt to have at least one of the public hearings in the service area.

PROGRAM INFORMATION, FILES, and ASSISTANCE

1. Technical assistance will be provided to any citizen who requests information about program requirements. Assistance with the application process will be provided by City of Ashland staff in the Community Development Department. An Ashland staff member will meet with citizens on request.

2. The City of Ashland will maintain, in the City Hall, a record of all citizen participation efforts including minutes of meetings and copies of notices.

3. Citizens will be invited to make proposals regarding the application. If suitable proposals are submitted in writing, a written response will be provided within 15 days. Every effort will be made to respond to all proposals prior to the final action on the subject.

4. Citizens may petition or request in writing assistance or changes. The City of Ashland staff will respond to all such requests within 15 days after the City Council has met to discuss the request.

COMPLAINTS

The City of Ashland will handle citizen complaints about the program in a timely manner. By federal regulation the City will respond in writing to all written letters of complaint within 15 days after receipt of the complaint. The nature and disposition of verbal complaints will be reported in a complaint log. The first contact for complaints should be made to the City Clerk.

In addition to the above procedure, any citizen wishing to object may complain directly to the following address:

Attention: Executive Staff Assistant
Wisconsin Department of Administration
Division of Energy, Housing and Community Resources
P.O. Box 7970
Madison, WI 53707-7970

Written complaints should contain the following information and should be as specific as possible when describing:

1) The Program area being referenced: Community Development Block Grants for Community Development (CDBG–PF)
2) The event resulting in the complaint;
3) The dates, details, and reason for the complaint; along with
4) The complainant's name, address, and telephone number.

ACCOMMODATIONS

The City of Ashland will respond to residents' requests for reasonable accommodations to participate in CDBG public hearings in accordance with state and federal laws; and include instructions for making accommodation requests in hearing notices.

NON-ENGLISH SPEAKING PERSONS

The City of Ashland will regularly review the demographic data of the municipality and survey a CDBG project area and/or service area if deemed necessary to identify non-English speaking persons; and will take steps to assure them equal opportunity in the citizen participation process.

Ref: 2025-096 | **COUNCIL AGENDA: 10.B. (4/15/2025)**

SUBJECT: **Consider a Resolution Adopting a City of Ashland, Wisconsin Residential Anti-Displacement and Relocation Assistance Plan Required for the Submission of a Community Development Block Grant (CDBG) Application for the 2026 13th Avenue East Reconstruction Project** ***(Public Works)*** **Roll**

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: Public Works

CLEARANCES: Public Works Director

EXHIBITS: 1. Proposed Resolution No. 17828

EXPENDITURES REQUIRED: N/A

AMOUNT BUDGETED: N/A

APPROPRIATION REQUIRED: N/A

TREASURER'S CERTIFICATE: N/A

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: N/A

SUMMARY STATEMENT:

At theie September 24, 2024 meeting, Council approved entering into an agreement with Short Elliott Hendrickson Inc (SEH) for technical and administrative services related to pursuit of $1M through a Housing and Urban Development Community Development Block Grant (CDBG) for a street reconstruction project, which will be applied towards streets, storm sewer and sidewalk costs.

As indicated on the September 24, 2024 agenda bill, staff focused efforts on 13th Avenue East from US Highway 2 to 6th Street East, including completion of an income survey per CDGB requirements. City staff, with assistance from Councilor Sztyndor, and SEH successfully completed the income survey in winter 2025 and found that the project area does qualify for the funding.

As such, SEH is completing the HUD application, which requires Council approval of a Residential Anti-Displacement and Relocation Assistance Plan (RADRAP) for the CDGB program.

The attached RADRAP has been prepared by SEH and describes actions that the City will take to minimize the direct and indirect displacement of residents from their homes. The RADRAP is a requirement of the Housing and Community Development Act of 1974 and displacement of residents is anticipated as part of the 13th Ave E project.

Staff requests approval of the attached RADRAP to allow for submital of the CDGB application.

RESOLUTION No. 17828

RESOLUTION ADOPTING THE CITY OF ASHLAND WISCONSIN RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN REQUIRED FOR THE SUBMISSION OF A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION

WHEREAS, this Residential Anti-Displacement and Relocation Assistance Plan (RARAP) is
prepared by the City of Ashland in accordance with the Housing and Community Development Act of 1974, as amended; and HUD regulations at 24 CFR 42.325 and is applicable to our CDBG projects, and

WHEREAS, Consistent with the goals and objectives of activities assisted under the Act, the City of Ashland will take the following steps to minimize the direct and indirect displacement of persons from their homes:

- Coordinate code enforcement with rehabilitation and housing assistance programs.
- Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
- Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
- Where feasible, give priority to rehabilitation of housing, as opposed to demolition, to avoid displacement.
- Adopt tax assessment policies, such as deferred tax payment plans, to reduce impact of increasing property tax assessments on lower income owner-occupants or tenants in revitalizing areas.
- If feasible, demolish or convert only dwelling units that are not occupied or vacant occupiable dwelling units (especially those units which are “lower-income dwelling units” as defined in 24 CFR 42.305).

WHEREAS, The City of Ashland will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the CDBG Program, move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR 42.350. A displaced person who is not a lower-income tenant, will be provided relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24; and

WHEREAS, the City of Ashland will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than lower-income housing in connection with a project assisted with funds provided under the CDBG Program in accordance with 24 CFR 42.375.

Before entering into a contract committing the City of Ashland to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, the City of Ashland will make public by notice in the Ashland Daily Press and submit to the U.S. Department of Housing and Urban Development (HUD) through the State, under the State CDBG Program, the following information in writing:

1. A description of the proposed assisted project;
2. The address, number of bedrooms, and location on a map of lower-income dwelling units that will be demolished or converted to a use other than as lower-income dwelling units as a result of an assisted project;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. To the extent known, the address, number of lower-income dwelling units by size (number of bedrooms) and location on a map of the replacement lower-income housing that has been or will be provided. NOTE: See also 24 CFR 42.375(d).
5. The source of funding and a time schedule for the provision of the replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of lower-income dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom unit), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the HUD-approved Consolidated Plan and 24 CFR 42.375(b).

To the extent that the specific location of the replacement dwelling units and other data in items 4 through 7 are not available at the time of the general submission, the City of Ashland will identify the general location of such dwelling units on a map and complete the disclosure and submission requirements as soon as the specific data is available.

WHEREAS, under 24 CFR 42.375(d), the City of Ashland may submit a request to HUD (or to the State, if funded by the State) for a determination that the one-for-one replacement requirement does not apply based on objective data that there is an adequate supply of vacant lower-income dwelling units in standard condition available on a non-discriminatory basis within the area.

The Department of Planning and Development at 715-682-7071 is responsible for tracking the replacement of lower income dwelling units and ensuring that they are provided within the required period, and is responsible for providing relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any dwelling unit or the conversion of lower-income dwelling units to another use.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Ashland officially adopts the attached Citizen Participation Plan.

DATE ADOPTED: April 15, 2025
DATE EFFECTIVE: April 15, 2025

ATTEST:

Matthew Mac Kenzie, Mayor

Date Signed

Denise Oliphant, City Clerk

Date Signed

Ref: 2025-097 **COUNCIL AGENDA:**
10.C. (4/15/2025)

SUBJECT: **Public Hearing Regarding a Proposed Community Development Block Grant (CDBG) Application for Public Facilities (PF) Program Funds for the Proposed 2026 13th Avenue East Reconstruction Project *(Public Works)* Roll**

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: Public Works

CLEARANCES: Public Works Director

EXHIBITS:
1. Public Notice 3-27-2025
2. Public Notice 4-3-2025

EXPENDITURES REQUIRED:

AMOUNT BUDGETED:

APPROPRIATION REQUIRED:

TREASURER'S CERTIFICATE: N/A

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.

The Clerk's office has confirmed that proper notice has been made. The public hearing notice was published as a Class I notice on March 27, 2025 in the Ashland Daily Press, as well as posted at three public places, including City Hall, the Vaughn Library, and Ashland County.

STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN: N/A

SUMMARY STATEMENT:

As required by the Citizen Participation Plan, the City of Ashland must hold two Public Hearings related to the 2026 13th Avenue East Road Reconstruction Project. This project is partially funded through a Community Development Block Grant (CDBG) funding.

This is the first public hearing and the second will be scheduled at a later date to discuss progress to date.

For this hearing, the public was invited to gather their input on the project and identify community development needs.

This Public Hearing was publicly noticed twice as required, at least 15 days prior to the meeting, and posted in three public places, including the City's website and social media.

Legal Notices Legal Notices Legal Notices Legal Notices Legal Notices Legal Notices

SCHOOL DISTRICT OF ASHLAND

SCHOOL BOARD ELECTION - BOARD OF CANVASSERS MEETING MINUTES
Monday, February 24, 2025 – 3:00 PM
District Office – 2000 Beaser Avenue – Ashland, WI 54806

1.0 - CALL TO ORDER: The meeting was called to order by Michelle Vuorenmaa, Executive Administrative Assistant at 3:01 PM.
ROLL CALL: *Present-* Jessica Pergolski, Patti Larson, Kelsey Hopkins, and Michelle Vuorenmaa.
Absent- None.
The official Oath for the Board of Canvassers was conducted.
2.01 - CANVASS SCHOOL BOARD ELECTION BALLOTS: Michelle Vuorenmaa and Jessica Pergolski reviewed and confirmed the February 18, 2025 primary election returns as follows –

Ashland City Wards 1-12 -	Shaggy 87, Bussey 148, Maveety 201, Curtiss 135, Martinsen 211, Other Write In 3 = 785 Votes
Ashland Co. Gingles 1-2 -	Shaggy 2, Bussey 25, Maveety 15, Curtiss 5, Martinsen 45, Other Write In 0 = 92 Votes
Ashland Co. Marengo -	Shaggy 5, Bussey 2, Maveety 10, Curtiss 9, Martinsen 36, Other Write In 0 = 62 Votes
Ashland Co. Sanborn 1-2 -	Shaggy 35, Bussey 2, Maveety 7, Curtiss 1, Martinsen 4, Other Write In 0 = 49 Votes
Ashland Co. White River 1-2 -	Shaggy 4, Bussey 12, Maveety 4, Curtiss 12, Martinsen 106, Other Write In 0 = 138 Votes
Bayfield Co. Barksdale -	Shaggy 0, Bussey 0, Maveety 0, Curtiss 1, Martinsen 0, Other Write In 0 = 1 Vote
Bayfield Co. Eileen 1-2 -	Shaggy 5, Bussey 9, Maveety 9, Curtiss 3, Martinsen 43, Other Write In 0 = 69 Votes
Bayfield Co. Kelly -	Shaggy 1, Bussey 4, Maveety 4, Curtiss 4, Martinsen 34, Other Write In 0 = 47 Votes
***Bayfield Co. Keystone -**	Shaggy 2, Bussey 5, Maveety 5, Curtiss 8, Martinsen 13, Other Write In 0 = 33 Votes
Bayfield Co. Pilsen -	Shaggy 1, Bussey 4, Maveety 4, Curtiss 9, Martinsen 13, Other Write In 0 = 31 Votes

*The Board of Canvassers did not have all of the election return information from the Town of Kelly to complete the canvassing process. The Canvassing Board contacted the Town of Kelly Clerk. They were unable to obtain the necessary information to complete the canvassing process. Therefore, the Canvassing Board concluded the meeting at 3:45 PM with a plan to reconvene in the morning.

On Tuesday, February 25, 2025 at 8:45 AM the Canvassing Board reconvened, received the Town of Kelly election results, and resumed their meeting at 9:00 AM.

Canvassing Totals: Shaggy 142, Bussey 211, Maveety 259, Curtiss 187, Martinsen 505, Other Write In 3 = 1,307 Votes.

The Board of Canvassers signed the Ballot Canvassing sheets and the Certification of Determination of Election Primary (February 2025). The Board of Canvassers concluded that Maveety 259 and Martinsen 505 had the highest number of votes to be forwarded to the April 1, 2025 regular election ballot.

3.0 - ADJOURN: Michelle Vuorenmaa adjourned the meeting at 9:15 AM.
SUBMITTED BY: Michelle Vuorenmaa, Executive Administrative Assistant and Jessica Pergolski, School Board Clerk WNAXLP

LOCAL NOTICE

as Part of the Environmental Notification Process for the Federal Communications Commission (FCC's) Antenna Structure Registration

K2 Towers III, LLC is proposing to increase the overall height of its existing 199 foot tower to 310 feet. The existing tower is located at 25205 Namakagon Dump Rd, Cable, WI 54821 (Lat. 46°11'55.71"N/ Lon. 91° 2'57.98"W). The Federal Aviation Administration (FAA) requires the antenna structure to have markings and/or lighting for aviation safety.

Interested persons may review the application for this project by going to www.fcc.gov/asr/applications and entering the Antenna Structure Registration (ASR) Form 854, File Number "A1310325". Interested people may raise environmental concerns about the proposed structure by filing a Request for Environmental Review with the FCC within 30 days of this posting. Instructions for filing such requests can be found at www.fcc.gov/asr/environmentalrequest. The FCC strongly encourages interested parties to file Requests for Environmental Review online. Parties wishing to submit a request by mail may send the request to **FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554.**

ADP March 26, 2025 WNAXLP

BAYFIELD COUNTY – TOWN OF EILEEN

Notice of Public Testing of Electronic Voting Equipment

Pursuant to Section 5.84 (1) of Wisconsin State Statutes, electronic voting equipment to be used at the April 1, 2025, election will be tested by the Town Clerk on Saturday, March 29th at the Eileen Conference Hall at 8:00 AM. The public is welcome to attend.

Shannon Schneeberger, Clerk

WNAXLP

MEETING NOTICE

The Regular Meeting of the City of Ashland Housing Authority Board of Commissioners is scheduled for Thursday, March 27, 2025, at 4:00 PM via Zoom.
Please call the office for details
on how to connect remotely.
Office: 715-682-7066
Any person or persons in need of a Reasonable Accommodation to attend this meeting please contact the Housing Authority at 715.682.7066 and we will attempt to make arrangements to meet your need.

Safe. Healthy. Home.

BID NOTICE ADDENDUM

Addendum to Request of Proposal published, "Madeline Island Ferry Line Boat Dock and Ramp Reconstruction - 2025 – Engineering preconstruction site studies and planning". It should read: "No bid security (5%) is required to accompany the bid proposal"

ADP March 27, 2025
WNAXLP

NOTICE OF PUBLIC HEARING

City of Ashland
Proposed Community Development Block Grant Application
City Hall, 601 Main Street West, Ashland, WI 54806
Tuesday, April 15, 2025, 6:00 pm

The City of Ashland will conduct a public hearing regarding its proposed application for Community Development Block Grant (CDBG) Public Facilities (PF) program funds. The public is invited to attend to learn about the CDBG program, provide input on community development and housing needs, and comment on the activities proposed to be included in the CDBG application.

Agenda for the public hearing:

1. Identification of total potential funding available
2. Eligible CDBG activities
3. Presentation of identified community development and housing needs
4. Presentation of activities proposed for CDBG application
5. Review of any potential residential and non-residential displacement
6. Resident input regarding community development and housing needs, the proposed CDBG project, and other CDBG activities

Residents of the City of Ashland including residents with low and moderate incomes that may be impacted by the project, are encouraged to attend.

The meeting room is ADA accessible. Persons needing additional accommodations should contact Denise Oliphant, City Clerk, at 715.682.7071 or doliphant@coawi.org.

ADP March 27, April 3, 2025 WNAXLP

SCHOOL DISTRICT OF ASHLAND

Special Closed Session Board of Education Meeting Minutes
Tuesday, February 18, 2025 – 12:30 PM
District Office – 2000 Beaser Avenue – Ashland, WI 54806

1.0 - QUORUM / CALL TO ORDER / ROLL CALL
1.0 - QUORUM / CALL TO ORDER: The meeting was called to order by President Moravchik at 12:32 PM.
ROLL CALL: *Present-* Ann Bochler, Angela Lunn, Kelly Maday, and Jeff Moravchik.
Absent- Mary Kaulaity, Jessica Pergolski, and Shelly Viater.
2.0 - CLOSED SESSION: ***Motion by Bochler, seconded by Lunn to convene in closed session pursuant to Wisconsin State Statutes 120.13(1), 19.85(1)(f) & (a) as specified*** - for the purpose of conducting a student expulsion hearing pursuant to Wisconsin State Statute 19.85(1)(f) to consider social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par. (b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations. Further, the Board convened for the purpose of conducting a student expulsion hearing pursuant to Wisconsin State Statute 19.85(1)(a) deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. All in favor; none opposed. **Motion carried (4-0-3).**
3.0 - RETURN TO OPEN SESSION: No return to open session motions were documented.
4.0 – ADJOURN: ***Motion by Maday, seconded by Lunn to adjourn at 12:54 PM. All in favor; none opposed. Motion carried (4-0-3).***
SUBMITTED BY: Michelle Vuorenmaa, Executive Administrative Assistant and Jessica Pergolski, School Board Clerk / Closed Session Contributor.
The full Board of Education meeting agenda and attachments can be found on the District website: www.ashland.k12.wi.us> District >Board of Education> Meetings (BoardDocs).
WNAXLP

Employment Employment

Norvado THRIVE UP HERE

Accounting Analyst

Norvado, Northern Wisconsin's premier provider of broadband services and telecommunications products is looking for an Accounting Analyst reporting to our Cable, Phillips or Eagle River, Wisconsin offices. This Accounting Analyst position also provides the opportunity to Work from Home part of the time if internet speed and home office setup meets the needs of the position. This is a salaried position and requires knowledge and skills usually acquired through a bachelor's degree in accounting or equivalent training and experience. A minimum of one to three years of work experience in the accounting field desired but not required. Knowledge in Microsoft Office, Excel, and Power BI is essential in this role. Experience in the broadband and telecommunications industry a plus but not required.

If you are interested in being a part of a stable organization that offers a competitive salary, health and dental insurance, generous 401k match, profit-sharing, educational assistance, and many additional benefits then go to https://norvado.com/careers/ and complete the online application and attach your cover letter and resume by Friday, April 11, 2025.

All qualified applicants shall receive consideration for employment without regard to age, race, religion, color, handicap, sex or physical condition, development disability as defined in Wis. Stat 51.05(5), sexual orientation as defined in Wis. Stat. 111.32(13m), or national origin. Norvado and its staff must comply with applicable federal, State, and local laws regarding discrimination and equal opportunity in employment, including but not limited to: (a) Title VI and VII of the Civil Rights Act of 1964, as amended; (b) The Americans with Disabilities Act of 1990, as amended, (c) federal laws described in Attachment A to this Agreement.

NORVADO
715-798-7116 • www.norvado.com/careers

Apartments for Rent Apartments for Rent

2-3 Bedroom Single Family Homes OR 1 BR Apartments for rent Crestview Apartments, Mellen WI for those 62 or older or disabled. Amenities include free Wi-Fi, elevator, walking distance to downtown, small pets, indoor mail service, utilities included, laundry facility. Rent based on income.

Call E. Fuller Inc. 715-634-2040.
Section 8 affordable, Equal Housing Opportunity

Employment Employment

HELP WANTED

LABORERS: Must be over 18 yrs old, have a valid driving license and a clean driving record & chainsaw experience - seasonal position - Madeline Island - Pay Range: $25-$30 per hour

EXCAVATOR OPERATOR: 10 years plus experience - dredging experience - marine and land operations - seasonal position - Madeline Island - Pay Range: $38-$45 per hour

Please call 715-747-3300 for an application OR Mail resume to Nelson Construction, PO Box 5, La Pointe, WI 54850

Legal Notices

PUBLIC NOTICE - CITY OF BAYFIELD
OPEN BOOK AND BOARD OF REVIEW

The **Open Book Session** on property tax assessments will be held by phone with the City Assessor, Associated Appraisal Consultant. To schedule an appointment, call 920.749.1995 ext 1.
TIME: 9:00 AM to 11:00 AM by Phone
Monday, May 5, 2025

The **Board of Review** will be in session to hear objections that have not been resolved.
A quorum of the Common Council will be in attendance for this meeting.
TIME: 8:00 AM to 10:00 AM at City Hall
Wednesday, May 21, 2025

Anyone wishing to speak at the Board of Review must submit a Notice of Intent to File an Appeal along with an Objection Form (PA-115A) to the City Clerk before 8:00 am on Monday, May 19, 2025. Objection Forms may be obtained at the City Hall or from the Wisconsin Department of Revenue website: www.revenue.wi.gov.

Samaya Ray, City of Bayfield Clerk April, 2025
ADP April 3, April 10, 2024 WNAXLP

INVITATION TO BID
CITY OF BAYFIELD
BAYFIELD CARNEGIE LIBRARY
37 NORTH BROAD STREET, PO BOX 727
BAYFIELD, WI 54814

ITEMS TO BE BID: The project includes tuckpointing (repointing) the exterior brick, brownstone sills and lintels at the windows, and brownstone corner quoins above the level of the brownstone foundation.

BIDDING DOCUMENTS may be obtained on, or after **March 25, 2025**, at the office of **C&S DESIGN & ENGINEERING, INC.**, 2023 6th Street West, Ashland, Wisconsin, 54806, telephone number (715) 682-0330. An electronic copy of the plans and project manual is available free of charge. Hard copies are available upon request at architect's current copy costs. Additionally, a non-refundable fee is required to obtain hard copy bid documents by mail.

BID SUBMISSION & OPENING: Sealed bids will be received at the office of Bayfield Carnegie Library, Addressed to Teresa Weber, 37 North Broad Street, P.O. Box 727, Bayfield, Wisconsin 54814 or email to teresaw@bayfieldlibrary.org until **2:00 P.M., Tuesday, April 15, 2025,** at which time they will be opened and read. Bids may not be withdrawn within five (5) days of the bid opening without the approval of the owner.

START DATE: May 6, 2025, depending on weather conditions

COMPLETION DATE: July 31, 2025

BIDDERS QUALIFICATIONS: Only qualified General contractors may submit bids on this project work. The Owner reserves the right to reject any and all bids, to waiver any informalities and irregularities in bidding, and to accept any bid deemed in the best interests of the Owner.

All bids remain subject to acceptance for thirty (30) days after the day of the bid opening, but the owner may, in its sole discretion, release any bid and return it prior to that date.
The Owner does not discriminate on the basis of race, color, national origin, sex, religion, age, or disability in employment or provisions of services, programs, or activities.
ADP April 3, April 10, 2025 WNAXLP

ChipSealing Bids

The Town of Oulu, Bayfield County is seeking bids for double chipsealing Airport Road 1-mile south from Hwy B to Eastview Road and single chipsealing from Eastview Road to the town line (approximately 2.25 miles of road). Certificate of Insurance required for all bids submitted.

Please mail bids in a sealed envelope marked "Chipsealing Bid" to Town of Oulu, Diana Reijo, Clerk, 71530 Hoover Line Road, Iron River, WI 54847, hand deliver them to the clerk by 5pm, or deliver them to the regular board meeting.

Bids will be opened at the regular board meeting April 14, 2025, 6:45 pm at the Oulu Town Hall, 2525 West Colby Rd, Oulu, WI.

The Town of Oulu reserves the right to reject any or all bids, to waive technicalities, and to accept bids most advantageous to the Town of Oulu.

Diana Reijo, Clerk
WNAXLP

RAZE ORDER NOTICE
Notice is hereby given that the following Raze Order is issued for the property at 711 3rd St 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 razing of the building located at 711 3rd St E in the City of Ashland, Parcel No. 201-01558-0000 (the "Building").
On June 12th, 2024 and January 13th, 2025, 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.
ADP April 3, 2025 WNAXLP

PLANNING COMMISSION MEETING NOTICE

Notice is hereby given that a meeting of the Ashland City Planning Commission will be conducted on Tuesday, April 22nd, 2025 at 6:30 pm in the Ashland City Hall Council Chamber (601 Main St. W) and virtually via Go To Meeting. The meeting can be joined in person or by using a computer, smartphone or tablet at https://meet.goto.com/775025133. The meeting can also be joined by phone at 1-866-899-4679 using Access Code: 775-025-133.

The Planning Commission will hold a public hearing on the agenda items listed:

1. Review and approval of a General Development Plan and Zone Change to allow a Multi-Family Residential land use on Parcel # 201-00356-0000, zoned Mixed Residential/Commercial (MRC) Applicant: Vision Inc.
2. Review and approval of a Land Transfer Request for portions of City-owned Parcel #s 201-01049-0000, 201-01047-0000, and a portion of Water Street right-of-way. Applicants: Debra Joanis and Robert Polencheck
3. Review and approval of Unified Development Ordinance Text Amendments. Applicant: Planning and Development Department

ADP April 3, April 10, 2025 WNAXLP

NOTICE OF PUBLIC HEARING

City of Ashland
Proposed Community Development Block Grant Application
City Hall, 601 Main Street West, Ashland, WI 54806
Tuesday, April 15, 2025, 6:00 pm

The City of Ashland will conduct a public hearing regarding its proposed application for Community Development Block Grant (CDBG) Public Facilities (PF) program funds. The public is invited to attend to learn about the CDBG program, provide input on community development and housing needs, and comment on the activities proposed to be included in the CDBG application.

Agenda for the public hearing:
1. Identification of total potential funding available
2. Eligible CDBG activities
3. Presentation of identified community development and housing needs
4. Presentation of activities proposed for CDBG application
5. Review of any potential residential and non-residential displacement
6. Resident input regarding community development and housing needs, the proposed CDBG project, and other CDBG activities

Residents of the City of Ashland including residents with low and moderate incomes that may be impacted by the project, are encouraged to attend.

The meeting room is ADA accessible. Persons needing additional accommodations should contact Denise Oliphant, City Clerk, at 715.682.7071 or doliphant@coawi.org.
ADP March 27, April 3, 2025 WNAXLP

TOWN OF NAMAKAGON
NOTICE OF PUBLIC HEARING

Notice is hereby given that on May 13, 2025, a PUBLIC HEARING on the discontinuance of Mill Road (.15 miles) and Garmisch Landing Road (.10 mi.) will be held at 7:00pm at the Namakagon Town Hall, 23845 County Hwy M, Cable. A scale map of the land that will be affected by this application is available on the town website at namakagon-wi.org.
ADP April 3, April 10, April 17, 2025 WNAXLP

NOTICE OF THE BAYFIELD COUNTY BOARD OF CANVASS:

The Bayfield County Board of Canvassers will meet on Tuesday, April 8, 2025, at 9:00 a.m. The meeting will be held in the Bayfield County Board Room, in the Bayfield County Courthouse, at 117 East 5th Street, Washburn, Wisconsin. The purpose of the meeting is to review results from the April 1, 2025, election. It is open to the public pursuant to Wisconsin Statute §§19.81-89.
ADP April 3, 2025 WNAXLP

ADVERTISEMENT FOR QUOTE
March 25, 2025

The Ashland County Forestry Dept. is seeking quotations on a 2024 or newer, Polaris ranger XP 1000 Northstar Trail Boss, or comparable model. One vehicle will be purchased. Quotations will be received at the Ashland County Forestry Dept. until **12:00 pm on Monday, April 21, 2025**. Quotations will be opened at 1:00 pm on Monday, April 21, 2025 at the Forestry Office in Butternut, WI. The public is welcome at this opening. Quotations will be considered at the Ashland County Forestry and Recreation Committee regular monthly meeting on Wednesday, May 7, 2025. Quotations should be submitted in a sealed envelope with "UTV Truck Quotation" marked on the outside of the envelope. Bid specs can be obtained by contacting the Forestry Office.
No quotations will be opened until April 21st. The Ashland County Forestry and Recreation Committee reserves the right to reject any or all quotations, or to accept any quote they deem in the best interests of the Ashland County Forestry Dept.
Any questions or concerns can be addressed by contacting the Ashland County Forestry Dept. at 304 W. Michigan St., Butternut, WI or at 715-769-3777
ADP April 3, 2025 WNAXLP

Asphalt Patching Bid Notice

The Town of Oulu is soliciting sealed bids for asphalt patching of culverts at 5 crossing locations on Airport Road between East View Road and County Trunk Highway (CTH) B within the Town of Oulu. Construction by a contractor will involve minor excavation then filling with Dense Aggregate 1 ¼-inch gravel and compaction as necessary up to the base of the existing asphalt, and patching with hot-mix asphalt to level the existing pavement. Work by the contractor will involve only asphalt patching, and only traffic control to allow local access if needed. A certificate of insurance is required.

The documents for bidding purposes are available upon request by contacting Diana Reijo, Clerk, 71530 Hoover Line Rd, Iron River, WI, 54847 or email at townofoulu@gmail.com.

The Town will close the road and provide any needed detour signage for the duration of construction.

All bids must be prepared on the form provided for that purpose and submitted in accordance to the Instructions to Bidder.

Mail sealed bids to Town of Oulu, Diana Reijo, Clerk, 71530 Hoover Line Road, Iron River, WI 54847, you may hand deliver them to the clerk by 5 pm, **April 14, 2025**, or deliver them to the board meeting. Bids will be opened at the regular board meeting held on Monday, April 14, 2025, 6:45 pm.

The Town of Oulu reserves the right to reject any or all bids, to waive technicalities, and to accept bids most advantageous to the Town of Oulu.

Diana Reijo, Clerk
WNAXLP

Legal Notices

PUBLIC HEARING
BAYFIELD COUNTY
PLANNING AND ZONING COMMITTEE
THURSDAY APRIL 17, 2025
AT 4:00 P.M.
BOARD ROOM, COUNTY COURTHOUSE
WASHBURN, WISCONSIN

The Bayfield County Planning and Zoning Committee of the County Board of Supervisors will hold a public hearing on **Thursday, April 17, 2025** at ***4:00 P.M.*** in the Board Room of the Bayfield County Courthouse in Washburn, Wisconsin relative to the following:

Ref: 2025-099

COUNCIL AGENDA:
10.D. (4/15/2025)

SUBJECT:	**Consider a City of Ashland Resolution Authorizing to Submit a Community Development Block Grant (CDBG) Application for the 2026 13th Avenue East Reconstruction Project *(Public Works)* Roll**
RECOMMENDATION:	Approval

DEPARTMENT OF ORIGIN:	Public Works
CLEARANCES:	Public Works Director
EXHIBITS:	1. Proposed Resolution No. 17830
EXPENDITURES REQUIRED:	$500,000 - This is the minimum match amount required; full match amount won't be known until bids are received.
AMOUNT BUDGETED:	$500,000 Funds 680 Water Utility & 470 Street Improvements
APPROPRIATION REQUIRED:	N/A
TREASURER'S CERTIFICATE:	N/A

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: N/A

SUMMARY STATEMENT:

At their September 24, 2024 meeting, Council approved entering into an agreement with Short Elliott Hendrickson Inc. (SEH) for technical and administrative services related to pursuit of $1M from a Housing and Urban Development Community Development Block Grant (CDBG), for a street reconstruction project, which will be applied towards streets, storm sewer and sidewalk costs.

As indicated on the September 24, 2025 agenda bill, staff focused the efforts on 13th Avenue East from US Highway 2 to 6th Street East, including completion of an income survey per CDGB requirements. City staff, with assistance from Councilor Sztyndor, and SEH successfully completed the income survey during Winter 2025, and determined the project area does qualify for the funding.

As such, SEH is completing the HUD application, which requires Council approval via resolution to submit.

Staff requests approval of the attached resolution to allow for submittal of the CDGB application.

RESOLUTION No. 17830

CITY OF ASHLAND RESOLUTION AUTHORIZING TO SUBMIT A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION FOR THE 2026 13TH AVENUE EAST RECONSTRUCTION PROJECT

WHEREAS, federal monies are available under the CDBG Annual Public Facilities competition, administered by the State of Wisconsin Department of Administration (DOA) Division of Energy, Housing and Community Resources (DEHCR), for the purpose of the provision or development of a Public Facility Improvement for the CDGB-PF Program for the City of Ashland; and

WHEREAS, after public meeting and due consideration, the City Council has recommended that an application be submitted to DOA for the following project:

13th Ave E Reconstruction Project

WHEREAS, it is necessary for the City Council to approve the preparation and filing of an application for the City to receive funds from this program; and

WHEREAS, the City Council has reviewed the need for the proposed project and the benefit(s) to be gained there from.

NOW, THEREFORE, BE IT RESOLVED, that the City of Council does hereby approve and authorize the preparation and filing of an application for the above-named project; and that the Mayor is hereby authorized to sign all necessary documents on behalf of the City; and that authority is hereby granted to City Council to take the necessary steps to prepare and file the application under this program in accordance with this resolution.

APPROVED DATE: April 15, 2025
EFFECTIVE DATE: April 15, 2025

ATTEST:

___________________________________ __________________

Matthew Mac Kenzie, Mayor Date Signed

_____________________________ __________________

Denise Oliphant, City Clerk Date Signed

Ref: 2025-098 **COUNCIL AGENDA: 10.E. (4/15/2025)**

SUBJECT: **Consider a City of Ashland Resolution to Commit Matching Funds for Community Development Block Grant (CDBG) Application for the 2026 13th Avenue East Reconstruction Project *(Public Works)* Roll**

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN:	City Clerk
CLEARANCES:	Public Works Director
EXHIBITS:	1. Proposed Resolution No. 17829
EXPENDITURES REQUIRED:	$500,000 - This is the minimum match amount required; full match amount won't be known until bids are received.
AMOUNT BUDGETED:	$500,000 Funds 680 Water Utility & 470 Street Improvements
APPROPRIATION REQUIRED:	N/A
TREASURER'S CERTIFICATE:	N/A

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: N/A

SUMMARY STATEMENT:

At their September 24, 2024 meeting, the Council approved entering into an agreement with Short Elliott Hendrickson (SEH) for technical and administrative services related to pursuit of $1M from a Housing and Urban Development Community Development Block Grant (CDBG), for a street reconstruction project, which will be applied towards streets, storm sewer and sidewalk costs.

As indicated on the September 24th agenda bill, staff focused their efforts on 13th Avenue East from US Highway 2 to 6th Street East, including completion of an income survey per CDGB requirements. City staff, with assistance from Councilor Sztyndor, and SEH successfully completed the income survey in winter 2025 and the project area does qualify for the funding.

As such, SEH is completing the HUD application, which requires Council approval via resolution of a commitment of matching funds. The 13th Ave E Reconstruction project will consist of street reconstruction, storm sewer replacement, partial sidewalk replacement and watermain replacement. As a result, matching funds will be provided by the Water Utility. The estimated cost of the project was included in the recent water rate increase. In addition, street expenditures above the $1M CDGB grant amount are possible, so these costs are included in the resolution. These funds would be provided from general obligation borrowing planned for 2026.

Staff requests approval of the attached resolution describing the commitment of matching funds to allow for the submission of the CDGB application.

RESOLUTION No. 17829

CITY OF ASHLAND RESOLUTION TO COMMIT MATCHING FUNDS FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION FOR THE 2026 13TH AVENUE EAST RECONSTRUCTION PROJECT

WHEREAS, federal monies are available under the CDBG Annual Public Facilities competition, administered by the State of Wisconsin Department of Administration, for the purpose of the provision of public facilities; and

WHEREAS, the City Council of the City of Ashland has authorized the submission of a CDBG Public Facilities Application to the State of Wisconsin for the following:13th Street East Reconstruction Project; and

WHEREAS, an adequate local financial match must be provided for the proposed CDBG Public Facilities project by the City of Ashland; and

WHEREAS, the City of Ashland must acknowledge that a delay in starting construction by July 1, 2026 and/or completing construction by October 31, 2027 due to the City not having the matching funds that are reported as committed and secured in the CDBG application documents, then the State of Wisconsin Department of Administration Division of Energy, Housing and Community Resources may deny a timeline extension and may rescind the CDBG award.

NOW, THEREFORE, BE IT RESOLVED, that the City of Ashland does hereby authorize the commitment of match funds to be used as outlined in the CDBG application, for the match amount of $500,000 from the following secured source(s):

City of Ashland Water Utility
City of Ashland General Fund- Street Improvements Fund

APPROVED DATE: April 15, 2025
EFFECTIVE DATE: April 15, 2025

ATTEST:

_________________________________ _________________

Matthew Mac Kenzie, Mayor Date Signed

___________________________ _________________

Denise Oliphant, City Clerk Date Signed

Ref: 2025-100 | **COUNCIL AGENDA: 10.F. (4/15/2025)**

SUBJECT: **Consider to Accept Bid and Award the 2025 Crushed Aggregate Contract to Angelo Luppino Inc. *(Public Works)* Roll**

RECOMMENDATION: Approve

DEPARTMENT OF ORIGIN:	Public Works
CLEARANCES:	Public Works Director
EXHIBITS:	1. City of Ashland 2025 Crushed Aggregate Contract Bids
EXPENDITURES REQUIRED:	$52,920.00 Total Expenditures Required
AMOUNT BUDGETED:	$57,000.00 Fund 100 General Fund - Roadway Maintenance 100-53311-340 $ 8,000.00 Fund 680 Maintenance of Mains 680-67300-400 $10,000.00 Fund 690 Wastewater Utility - Maintenance of Collection System 690-82500-400 **$52,920.00**
APPROPRIATION REQUIRED:	N/A
TREASURER'S CERTIFICATE:	The Treasurer's Office has certified that Angelo Luppino is in compliance with the provisions of Ordinance 923.10 Ashland City Ordinances.

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 project has been budgeted for and approved by the department's advising committee. 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: N/A

SUMMARY STATEMENT:

The Public Works Department recently advertised for bids for 3500 tons of crushed aggregate (maintenance gravel); 750 tons for rural road repairs, 1,250 tons for alley maintenance and the remaining 1,000 tons for miscellaneous projects. Additionally, the Water Utility is requesting 500 tons of crushed aggregate to replenish current inventory for use during restoration of Utility digs (water main breaks, valve repair/replacement, etc.).

The bids include furnishing and delivering the aggregate for the Public Works and Utility stockpiles. Sufficient funds are budgeted for the purchase based on proposed costs. Submitted bids were opened by staff on April 4, 2025.

The Public Works Department requests that the Council approve to award the 2025 Crushed Aggregate Contract to the lowest responsible bidder, Angelo Luppino Inc.

Sec. 194.04. Purchases of more than $30,000. Purchases of more than $30,000 may be authorized by the City Council upon advertisement, unless the advertisement requirement is waived by a majority vote of the City Council. Advertisement may be supplemented by solicitation or, upon approval by a majority vote of the City Council, may be substituted for advertisement. This section applies to the purchase of tangible personal property and to services, but does not apply to construction contracts under sec. 62.15, Wis. Stats.

BID TABULATION															
City of Ashland 2025 Crushed Aggregate Contract Bids				Contractor A Olson Bros. Contractors		Contractor B Angelo Luppino Inc.		Contractor C M. Jolma Inc.		Contractor D Mika Construction & Transportation LLC		Contractor C Sipsas Trucking		Contractor D Ritola Inc.	
PAY ITEM	ITEM DESCRIPTION	BID QTY	UNIT	QUANTITY (TONS)	UNIT PRICE	QUANTITY (TONS)	UNIT PRICE	QUANTITY (TONS)	UNIT PRICE	QUANTITY (TONS)	UNIT PRICE	QUANTITY (TONS)	UNIT PRICE	QUANTITY (TONS)	UNIT PRICE
BASE BID ITEM															
305.011	Base Aggregate Dense 3/4 - Inch (Virgin Material Only)	1	EA	3500	$19.00	3500	$15.12	3500	$18.42	3500	$ 15.69	3500	$16.98	3500	$ 15.55
			TOTAL PRICE	$66,500.00		$52,920.00		$64,470.00		$54,915.00		$59,430.00		$54,425.00	

Ref: 2025-101

COUNCIL AGENDA:
10.G. (4/15/2025)

SUBJECT: **Consider a Resolution Creating Tax Incremental District No. 11, Approving its Project Plan and Establishing its Boundaries, City of Ashland, Wisconsin *(Planning)* Roll**

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN:	Planning & Development
CLEARANCES:	Plan Commission (Unanimously recommended approval at the April 1st, 2025 Plan Commission meeting) City Attorney Planning and Development Director
EXHIBITS:	1. Proposed Resolution No. 17831 2. DRAFT - Project Plan, City of Ashland, WI Tax Incremental District No. 11 3. Plan Commission Resolution No. 2202501 - April 1, 2025 4. 4.8.25 TID 11 Legal Opinion Letter - signed 5. Ehlers : Creation of tax Increment District No. 11, April 1, 2025
EXPENDITURES REQUIRED:	$12,500 for TID creation costs
AMOUNT BUDGETED:	None
APPROPRIATION REQUIRED:	To be reimbursed from tax increment created by the district
TREASURER'S CERTIFICATE:	NA

COMPLIANCE WITH CHAPTER 51: This item was introduced to the Joint Review Board and went before the Plan Commission which held a public hearing on April 1st. Since it was reviewed by the Plan Commission and there are statutory timing requirements for the TID approval process staff is referring it to the City Council as the next step.

STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN: The City's Comprehensive Plan includes economic development and housing-related goals. The proposed TID 11 Project Plan and projects listed within the plan are consistent with the goals listed in various sections of the Comprehensive Plan. The plan includes an overall goal of promoting place-based economic development. Tax Increment Financing is the main economic development tool that local governments in Wisconsin have available to them. Tax Increment Financing allows the City to offer financial incentives for development that would otherwise not occur without the assistance. By approving the proposed TID Project Plan, the Council is taking the next step towards opening the door to redevelopment/reuse of key infill properties along the Beaser Avenue corridor. Additionally, the tax increment generated by the district has the potential to fund other projects consistent with the Comprehensive Plan.

SUMMARY STATEMENT:

City staff have worked with staff at Ehlers Inc. on the creation of the City's latest Tax Increment District (TID# 11). This TID will encompass the former Roffers site along with the former CESA/Beaser School property and residential parcels between these two properties on the east side of Beaser Avenue. The City is working with a developer who is interested in acquiring and developing the former Roffers site on Beaser Avenue. The developer has asked the City for TIF assistance to help the project move forward.

The proposed TID is necessary to allow the City to provide development incentives and complete infrastructure and park improvements in and around the proposed district. Staff and Ehlers have created the boundaries and project plan for the proposed TIF district and presented these at an April 1, 2025 meeting of the Joint Review Board, and April 1, 2025 meeting of the City Plan Commission. The Plan Commission held a public hearing and heard input from the public on April 1, 2025 prior to voting to recommend approval of the proposed Project Plan and resolution.

Staff have asked the City Attorney to review the proposed plan, who determined that the plan is consistent with the Wisconsin Statutes. Staff now requests that the City Council review and consider the proposed TID 11 project plan and resolution and vote to approve both. If the Council approves the TID 11 project plan and resolution the Joint Review Board (made up of representatives from all taxing entities) would consider and vote on the plan at a Joint Review Board meeting likely in May. The project plan includes a list of proposed projects for the proposed TIF district but does not commit the City to any of them. In order for any of the projects to proceed, the project will require the appropriate staff and Council reviews and approvals.

Please see the project plan and other materials in the packet for more information.

RESOLUTION No. 17831

<u>RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 11, APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES CITY OF ASHLAND, WISCONSIN</u>

WHEREAS, the City of Ashland (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 11 (the "District") is proposed to be created by the City as a blighted area district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
b. An economic feasibility study;
c. A detailed list of estimated project costs;
d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
e. A map showing existing uses and conditions of real property in the District;
f. A map showing proposed improvements and uses in the District;
g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
h. A list of estimated non-project costs;
i. A statement of the proposed plan for relocation of any persons to be displaced;
j. A statement indicating how the District promotes the orderly development of the City;
k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Ashland County, the Ashland School District, and the Northwood Technical College, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the to owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on April 1, 2025 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Ashland that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 11, City of Ashland", are hereby established as specified in Exhibit A of this Resolution.

2. The District is created effective as of January 1, 2025.

3. The Common Council finds and declares that:

    (a) Not less than 50% by area of the real property within the District is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(ae)1.

    (b) Based upon the finding stated in 3.a. above, the District is declared to be a blighted area district based on the identification and classification of the property included within the District.

    (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.

    (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.

    (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.

    (f) The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).

    (g) The project costs relate directly to promoting the elimination of blight of the area consistent with the purpose for which the District is created.

4. The Project Plan for "Tax Incremental District No. 11, City of Ashland" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2025, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

PASSED: January 28, 2025

____
Alderperson

____
Denise Oliphant, City Clerk

____
Matthew Mac Kenzie, Mayor

Approved as to Form:

____
Tyler W. Wickman, City Attorney

April 1, 2025

PROJECT PLAN

City of Ashland, Wisconsin

Tax Incremental District No. 11

Prepared by:

Ehlers
3060 Centre Pointe Drive Suite 100
Roseville, WI 55113

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	April 1, 2025
Public Hearing Held:	April 1, 2025
Approval by Plan Commission:	April 1, 2025
Adoption by Common Council:	April 15, 2025
Approval by the Joint Review Board:	To Be Determined

TABLE OF CONTENTS

SECTION 1:
Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District ("TID") No. 11 ("District") is a proposed Blighted Area District comprising approximately 6.88 acres located along Beaser Avenue in Ashland. The District will be created to pay the costs of the construction of 130 residential housing units ("Project"). In addition to the incremental property value that will be created, the City expects the Project will result in new residential opportunities within the City.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately $18.9 million ("Project Costs") to undertake the projects listed in this Project Plan ("Plan"). Project Costs include Infrastructure Costs, Development Incentives, City Housing Grants, Business Development Grants, Park Improvements, Interest on Long-Term Debt, Financing Costs, and Ongoing Planning and Administrative Costs.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately $44,000,000 will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 27 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That "but for" the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

The Developer's representation that the Project is not economically viable without public participation based on extraordinary costs associated with redevelopment of existing sites.

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.

   As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. Not less than 50% by area of the real property within the District is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1.

5. Based on the foregoing finding, the District is designated as a blighted area district.

6. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.

7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.

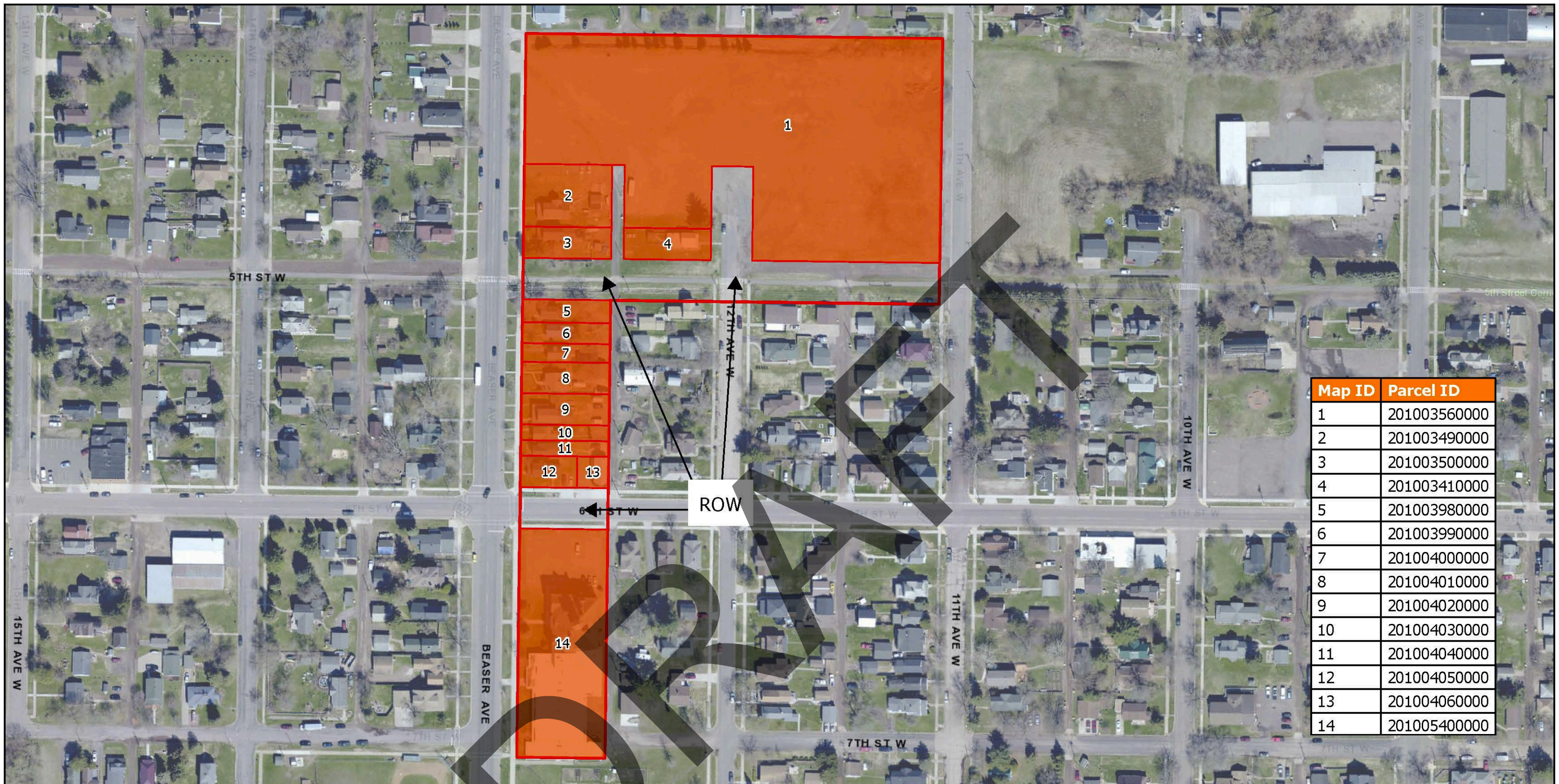
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.

9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:
Preliminary Map of Proposed District Boundary

Map Found on Following Page.



Map ID	Parcel ID
1	201003560000
2	201003490000
3	201003500000
4	201003410000
5	201003980000
6	201003990000
7	201004000000
8	201004010000
9	201004020000
10	201004030000
11	201004040000
12	201004050000
13	201004060000
14	201005400000

The CITY of ASHLAND WISCONSIN

TID #11 Boundary Map

TID 11 Boundary
TID 11 Parcels

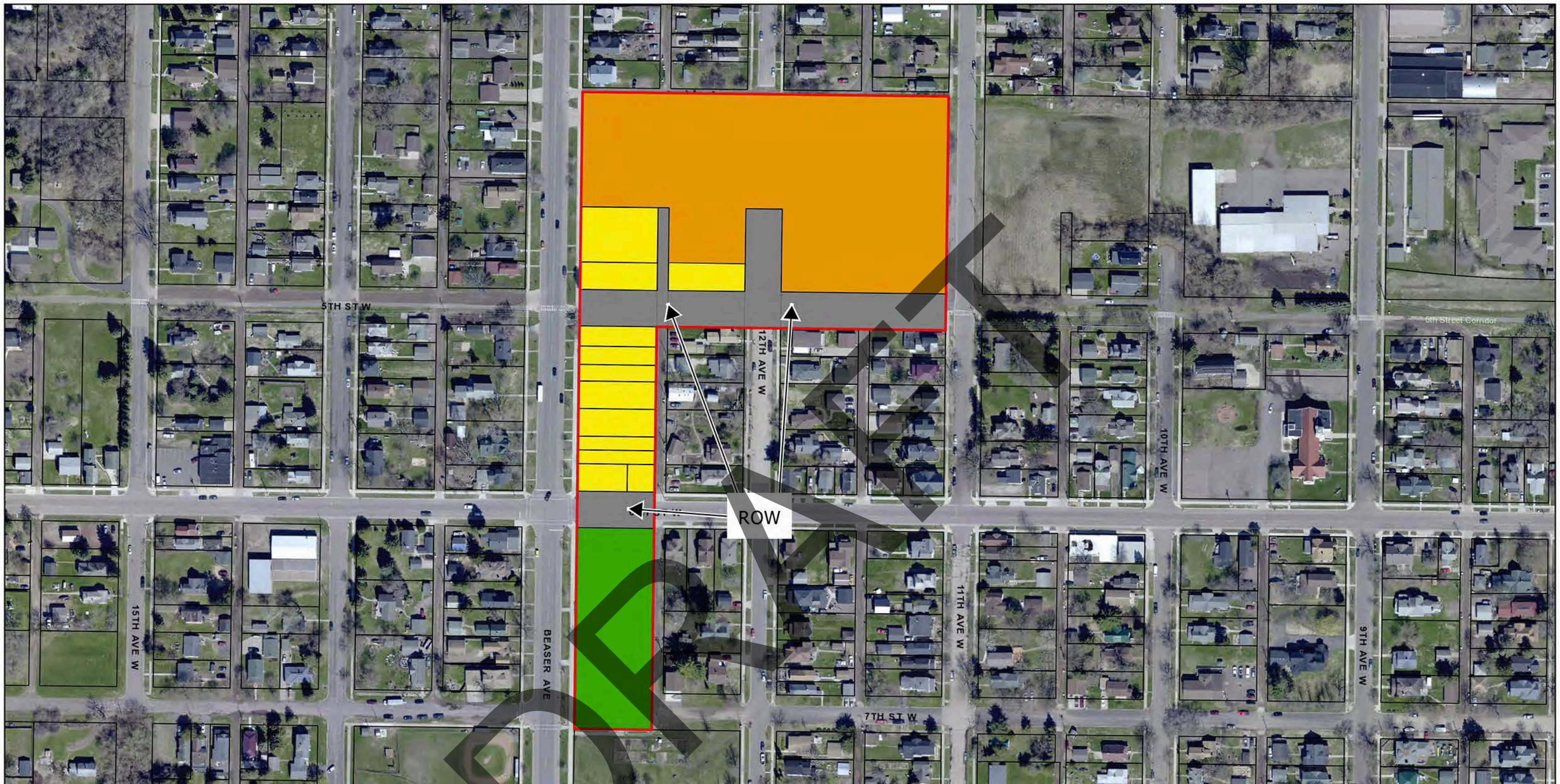
0 200 400 800 Feet

Data Source:
Public Works Department
City of Ashland
MWM

City of Ashland
Ashland County, WI

SECTION 3:
Map Showing Existing Uses and Conditions

Map Found on Following Page.



The CITY of ASHLAND WISCONSIN

TID #11 Existing Land Use

Parcels
TID 11 Boundary
Vacant
Public/ Institutional
Single & Two-Family Residential
ROW

0 250 500 1,000 Feet

Data Source:
Public Works Department
City of Ashland
MWM

City of Ashland
Ashland County, WI

SECTION 4:
Preliminary Parcel List and Analysis

Parcel Data

Map Reference Number	Parcel Number	Address	Owner	Acres	Acres Blighted
1	201-00356-0000	601 Main St W	CITY OF ASHLAND	4.262	4.26
2	201-00349-0000	418 BEASER AVE	JULIAN AND ARIANNA DEPLACITO	0.344	
3	201-00350-0000	420 BEASER AVE	DEFOE, WILLIAM & JEANETTE	0.172	
4	201-00341-0000	421 12TH AVE W	BECK-LAMBRECHT, CHRIST T.	0.172	
5	201-00398-0000	502 BEASER AVE	ZAKOVEC, MATTI LYNN	0.119	
6	201-00399-0000	504 BEASER AVE	CICERO, LAWRENCE E	0.106	
7	201-00400-0000	506 BEASER AVE	REED, ROSE A	0.096	
8	201-00401-0000	512 BEASER AVE	HERRSCHER, HAILEY E	0.161	
9	201-00402-0000	514 BEASER AVE	GAZDIK, KENNETH S.	0.161	
10	201-00403-0000	516 BEASER AVE	HERSHBERGER, KEITH	0.08	
11	201-00404-0000	518 BEASER AVE	MAZZELLA, JOSHUA	0.08	
12	201-00405-0000	522 BEASER AVE	KMETZ, MICHAEL J	0.103	
13	201-00406-0000	1215 6TH ST W	MAZZELLA, JOSHUA	0.057	
14	201-00540-0000	618 BEASER AVE	BEASER PROFESSIONAL BUILDING LLC	0.964	
TOTALS				6.88	4.26

Percentage of TID Area Designated as Blighted (at least 50%)	62%
Percentage of TID Area Not Designated as Blighted	38%

	Assessed Value			Equalized Value[2]		
Parcel	Land	Improvement	Total	Land	Improvement	Total
201-00356-0000	0	0	0	0	0	0
201-00349-0000	19,200	45,600	64,800	30,400	72,200	102,600
201-00350-0000	10,300	52,800	63,100	16,300	83,600	99,900
201-00341-0000	10,300	35,800	46,100	16,300	56,700	73,000
201-00398-0000	6,800	33,600	40,400	10,800	53,200	64,000
201-00399-0000	6,000	34,400	40,400	9,500	54,500	64,000
201-00400-0000	5,500	41,300	46,800	8,700	65,400	74,100
201-00401-0000	9,500	81,900	91,400	15,000	129,700	144,700
201-00402-0000	9,500	64,900	74,400	15,000	102,700	117,700
201-00403-0000	4,600	38,600	43,200	7,300	61,100	68,400
201-00404-0000	4,600	39,700	44,300	7,300	62,800	70,100
201-00405-0000	5,900	40,800	46,700	9,300	64,600	73,900
201-00406-0000	5,700	35,500	41,200	9,000	56,200	65,200
201-00540-0000	67,500	220,000	287,500	106,900	348,300	455,200
TOTALS	$165,400	$764,900	$930,300	$261,800	$1,211,000	$1,472,800

1) Estimated based on values as of January 1, 2024. Actual base value will be as of January 1, 2025.

2) Calculation based on aggregate assessment ratio of 63.17%.

SECTION 5:
Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals $9,675,200. This value is less than the maximum of $87,277,128 in equalized value that is permitted for the City.

City of Ashland, Wisconsin Tax Increment District No. 11 Valuation Test Compliance Calculation		
Calculation of City Equalized Value Limit		
City TID IN Equalized Value (Jan. 1, 2024)	$	727,309,400
TID Valuation Limit @ 12% of Above Value	**$**	**87,277,128**
Calculation of Value Subject to Limit		
Estimated Base Value of Territory to be Included in District	$	1,472,800
Incremental Value of Existing Districts (Jan. 1, 2024)	$	8,202,400
Total Value Subject to 12% Valuation Limit	**$**	**9,675,200**
Total Percentage of TID IN Equalized Value		1.33%
Residual Value Capacity of TID IN Equalized Value	$	77,601,928

SECTION 6:
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

__Communications Infrastructure__

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

__Street Improvements__

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

__Streetscaping and Landscaping__

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

__Cash Grants (Development Incentives)__

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

__Contribution to Community Development Authority (CDA) or Redevelopment Authority (RDA)__

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its CDA (RDA) to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA (RDA) for this purpose are eligible Project Costs.

***Revolving Loan/Grant Program* (Development Incentives)**

To encourage private development consistent with the objectives of this Plan, the City, through its CDA (RDA), may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the CDA (RDA) in the program manual. Any funds returned to the CDA (RDA) from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the CDA (RDA) for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

- Infrastructure Costs - $4,835,000
- Housing Grants - $200,000
- Business Development Grants - $200,000
- Park Improvements - $200,000

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

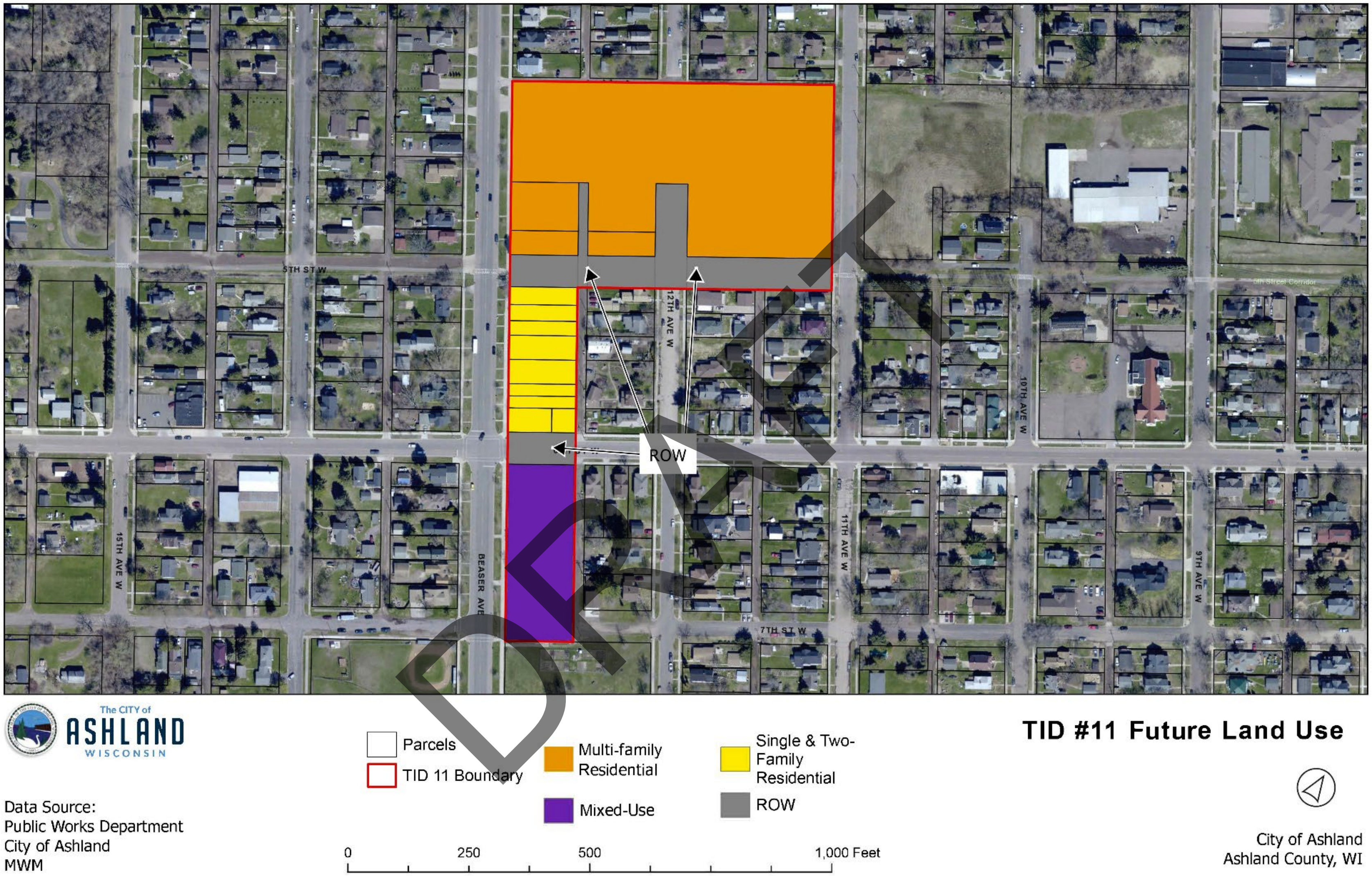
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

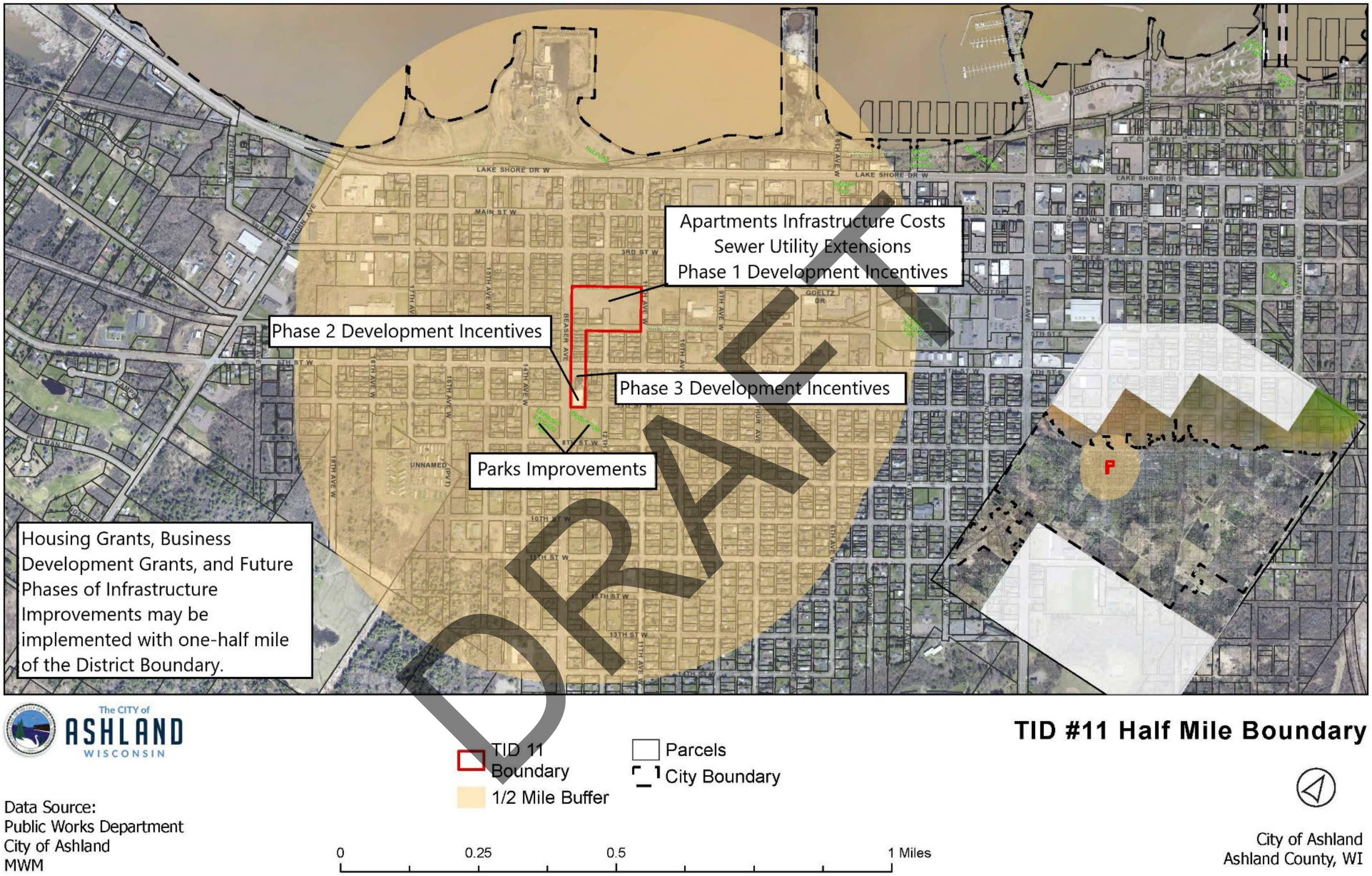
Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:
Map Showing Proposed Improvements and Uses

Map Found on Following Page.


5TH ST W
12TH AVE W
ROW
11TH AVE W
10TH AVE W
9TH AVE W
15TH AVE W
BEASER AVE
7TH ST W
The CITY of ASHLAND WISCONSIN
Parcels
TID 11 Boundary
Multi-family Residential
Mixed-Use
Single & Two-Family Residential
ROW
TID #11 Future Land Use
Data Source:
Public Works Department
City of Ashland
MWM
0
250
500
1,000 Feet
City of Ashland
Ashland County, WI
DRAFT


Apartments Infrastructure Costs
Sewer Utility Extensions
Phase 1 Development Incentives
Phase 2 Development Incentives
Phase 3 Development Incentives
Parks Improvements
Housing Grants, Business Development Grants, and Future Phases of Infrastructure Improvements may be implemented with one-half mile of the District Boundary.
DRAFT
The CITY of ASHLAND WISCONSIN
TID #11 Half Mile Boundary
TID 11 Boundary
1/2 Mile Buffer
Parcels
City Boundary
Data Source:
Public Works Department
City of Ashland
MWM
0
0.25
0.5
1 Miles
City of Ashland
Ashland County, WI

SECTION 8:
Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of Ashland, Wisconsin
Tax Increment District No. 11
Detailed List of Estimated Project Costs

Project ID	Project Name/Type	Est. Cost Phase I	Phase II	Phase III	Phase IV	Ongoing	Totals	1/2 Mile	Est. Timing
1	Infrastructure Costs*	3,200,000	4,835,000				**8,035,000**	4,835,000	2041
2	Interest on Long Term Debt	2,231,193	2,400,000		304,913		**4,936,106**		
3	Development Incentives					4,300,000	**4,300,000**		
5	Financing Costs	575,000	165,000		10,000		**750,000**		
6	Housing Grants			200,000			**200,000**	200,000	2029
7	Business Development Grants			200,000			**200,000**	200,000	2031
8	Park Improvements				400,000		**400,000**	400,000	2031
9	Ongoing Planning & Administrative Costs					155,000	**155,000**		
Total Projects		**$6,006,193**	**$7,400,000**	**$400,000**	**$714,913**	**$4,455,000**	**$18,976,106**	**$5,635,000**	

* Infrastructure Costs include, but are not limited to street and utility infrastructure improvements.

SECTION 9:
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create $44 million in incremental value by 2029. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the City's current equalized TID Interim tax rate of $17.30 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate $19,205,829 in incremental tax revenue over the 27-year term of the District as shown in Table 2.

Table 1 – Development Assumptions

City of Ashland, Wisconsin

Tax Increment District No. 11

Development Assumptions

Construction Year		Residential Development	**Annual Total**	Construction Year	
1	2025	5,000,000	**5,000,000**	2025	1
2	2026	25,000,000	**25,000,000**	2026	2
3	2027	6,000,000	**6,000,000**	2027	3
4	2028		-	2028	4
5	2029	5,000,000	**5,000,000**	2029	5
6	2030		-	2030	6
7	2031		-	2031	7
8	2032	3,000,000	**3,000,000**	2032	8
9	2033		-	2033	9
10	2034		-	2034	10
11	2035		-	2035	11
12	2036		-	2036	12
13	2037		-	2037	13
14	2038		-	2038	14
15	2039		-	2039	15
16	2040		-	2040	16
17	2041		-	2041	17
18	2042		-	2042	18
19	2043		-	2043	19
20	2044		-	2044	20
21	2045		-	2045	21
22	2046		-	2046	22
23	2047		-	2047	23
24	2048		-	2048	24
25	2049		-	2049	25
26	2050		-	2050	26
27	2051		-	2051	27
	Totals	**$44,000,000**	**$44,000,000**		

Table 2 – Tax Increment Projection Worksheet

City of Ashland, Wisconsin

Tax Increment District No. 11

Tax Increment Projection Worksheet

Type of District	Blighted Area	
District Creation Date	April 15, 2025	
Valuation Date	Jan 1,	2025
Max Life (Years)	27	
End of Expenditure Period	22	4/15/2047
Revenue Periods/Final Year	27	2053
Extension Eligibility/Years	Yes	3
Eligible Recipient District	Yes	

Base Value	1,472,800
Economic Change Factor	0.00%
Apply to Base Value	
Base Tax Rate	$17.30
Rate Adjustment Factor	0.00%

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
1	2025	5,000,000	2026	-	5,000,000	2027	$17.30	**86,513**
2	2026	25,000,000	2027	-	30,000,000	2028	$17.30	**519,076**
3	2027	6,000,000	2028	-	36,000,000	2029	$17.30	**622,892**
4	2028	-	2029	-	36,000,000	2030	$17.30	**622,892**
5	2029	5,000,000	2030	-	41,000,000	2031	$17.30	**709,405**
6	2030	-	2031	-	41,000,000	2032	$17.30	**709,405**
7	2031	-	2032	-	41,000,000	2033	$17.30	**709,405**
8	2032	3,000,000	2033	-	44,000,000	2034	$17.30	**761,312**
9	2033	-	2034	-	44,000,000	2035	$17.30	**761,312**
10	2034	-	2035	-	44,000,000	2036	$17.30	**761,312**
11	2035	-	2036	-	44,000,000	2037	$17.30	**761,312**
12	2036	-	2037	-	44,000,000	2038	$17.30	**761,312**
13	2037	-	2038	-	44,000,000	2039	$17.30	**761,312**
14	2038	-	2039	-	44,000,000	2040	$17.30	**761,312**
15	2039	-	2040	-	44,000,000	2041	$17.30	**761,312**
16	2040	-	2041	-	44,000,000	2042	$17.30	**761,312**
17	2041	-	2042	-	44,000,000	2043	$17.30	**761,312**
18	2042	-	2043	-	44,000,000	2044	$17.30	**761,312**
19	2043	-	2044	-	44,000,000	2045	$17.30	**761,312**
20	2044	-	2045	-	44,000,000	2046	$17.30	**761,312**
21	2045	-	2046	-	44,000,000	2047	$17.30	**761,312**
22	2046	-	2047	-	44,000,000	2048	$17.30	**761,312**
23	2047	-	2048	-	44,000,000	2049	$17.30	**761,312**
24	2048	-	2049	-	44,000,000	2050	$17.30	**761,312**
25	2049	-	2050	-	44,000,000	2051	$17.30	**761,312**
26	2050	-	2051	-	44,000,000	2052	$17.30	**761,312**
27	2051	-	2052	-	44,000,000	2053	$17.30	**761,312**
	Totals	**$44,000,000**		-		**Future Value of Increment**		**$19,205,829**

Notes:

1) Tax rate shown is actual 24/25 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

Infrastructure Costs and Utility Infrastructure improvements are anticipated to be financed with General Obligation Promissory Notes to be issued in 2025 and 2041. The City anticipates issuing a State Trust Fund Loan in 2030 for Park Improvements. Development incentives are anticipated to be financed with a pay-as-you-go structure based on a percentage of the tax increment revenue that is generated by each proposed development. Housing and Business Development Grants will be funded with cash as available. **Table 3.** provides a summary of the District's financing plan.

Table 3 – Financing Plan

City of Ashland, Wisconsin
Tax Increment District No. 11
Estimated Financing Plan

	DEBT ISSUES	DEBT ISSUES	DEBT ISSUES	MUNICIPAL REVENUE OBLIGATIONS	MUNICIPAL REVENUE OBLIGATIONS	
	G.O. Promissory Note 2025	**State Trust Fund Loan 2030**	**G.O. Promissory Note 2041**	**Municipal Revenue Obligation (MRO) 2028**	**Municipal Revenue Obligation (MRO) 2031 - 2034**	**Totals**
Projects						
Phase I	3,200,000			3,500,000		6,700,000
Phase 2					500,000	500,000
Phase 3					300,000	300,000
Park Improvements		400,000				400,000
Street Improvements			4,835,000			4,835,000
Total Project Funds	$3,200,000	$400,000	$4,835,000	$3,500,000	$800,000	$12,735,000
Other Funds						
Debt Service Reserve						
Capitalized Interest	430,010					
Estimated Finance Related Expenses	47,188	10,000				
Total Financing Required	3,677,198	410,000	4,835,000			
Net Issue Size	$3,775,000	$410,000	$5,000,000	$3,500,000	$800,000	$13,485,000

Based on the Project Cost expenditures as included within the cash flow exhibit **(Table 4)**, the District is projected to accumulate sufficient funds by the year 2053 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 – Cash Flow

City of Ashland, Wisconsin
Tax Increment District No. 11
Cash Flow Projection

	Projected Revenues		Projected Expenditures									Balances			
Year	Tax Increments	**Total Revenues**	2025 G.O. Promissory Notes $3,775,000	2030 State Trust Fund Loan $410,000	2041 G.O. Promissory Note $5,000,000	Total Debt Service	Phase 1 Development Incentives $3,500,000	Future Development Incentives $800,000	Housing Bus Dev. Grants $400,000	Ongoing Planning & Administration	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
2025		**-**	-	-	-	-				15,000	**15,000**	(15,000)	(15,000)	18,821,106	2025
2026		**-**	-	-	-	-				5,000	**5,000**	(5,000)	(20,000)	18,821,106	2026
2027	86,513	**86,512.7**	-	-	-	-				5,000	**5,000**	81,513	61,513	18,821,106	2027
2028	519,076	**519,076**	333,285	-	-	333,285	167,212			5,000	**505,497**	13,579	75,092	18,320,609	2028
2029	622,892	**622,892**	336,770	-	-	336,770	257,510		40,000	5,000	**639,280**	(16,388)	58,704	17,686,329	2029
2030	622,892	**622,892**	334,859	-	-	334,859	259,230		40,000	5,000	**639,088**	(16,197)	42,507	17,052,240	2030
2031	709,405	**709,405**	332,668	35,746	-	368,413	261,202	50,000	40,000	5,000	**724,615**	(15,210)	27,297	16,332,625	2031
2032	709,405	**709,405**	335,073	35,746	-	370,818	259,037	50,000	40,000	5,000	**724,856**	(15,451)	11,846	15,612,770	2032
2033	709,405	**709,405**	332,069	35,746	-	367,814	261,741	50,000	40,000	5,000	**724,555**	(15,151)	(3,305)	14,893,215	2033
2034	761,312	**761,312**	333,566	35,746	-	369,312	260,393	80,000	40,000	5,000	**754,705**	6,607	3,303	14,143,510	2034
2035	761,312	**761,312**	334,384	35,746	-	370,129	259,657	80,000	40,000	5,000	**754,787**	6,526	9,828	13,393,723	2035
2036	761,312	**761,312**	329,538	35,746	-	365,283	264,019	80,000	40,000	5,000	**754,302**	7,010	16,838	12,644,421	2036
2037	761,312	**761,312**	333,920	35,746	-	369,666	260,075	80,000	40,000	5,000	**754,740**	6,572	23,410	11,894,681	2037
2038	761,312	**761,312**	332,526	35,746	-	368,272	261,329	80,000	40,000	5,000	**754,601**	6,711	30,121	11,145,080	2038
2039	761,312	**761,312**	335,285	35,746	-	371,031	258,846	80,000		5,000	**714,877**	46,435	76,557	10,435,203	2039
2040	761,312	**761,312**	332,123	35,746	-	367,868	261,692	80,000		5,000	**714,561**	46,752	123,308	9,725,643	2040
2041	761,312	**761,312**	332,948	35,746	150,000	518,693	208,058	30,000		5,000	**761,751**	(439)	122,870	8,968,892	2041
2042	761,312	**761,312**	332,655	35,746	350,000	718,401		30,000		5,000	**753,401**	7,911	130,781	8,220,492	2042
2043	761,312	**761,312**	336,203	35,746	350,000	721,948		30,000		5,000	**756,948**	4,364	135,145	7,468,543	2043
2044	761,312	**761,312**	333,574	35,746	375,000	744,319				5,000	**749,319**	11,993	147,138	6,724,224	2044
2045	761,312	**761,312**	334,750	35,746	375,000	745,496				5,000	**750,496**	10,816	157,955	5,978,728	2045
2046	761,312	**761,312**	-	35,746	725,000	760,746				5,000	**765,746**	(4,434)	153,521	5,217,983	2046
2047	761,312	**761,312**	-	35,746	725,000	760,746				5,000	**765,746**	(4,434)	149,088	4,457,237	2047
2048	761,312	**761,312**	-	35,746	725,000	760,746				5,000	**765,746**	(4,434)	144,654	3,696,491	2048
2049	761,312	**761,312**	-	35,746	725,000	760,746				5,000	**765,746**	(4,434)	140,221	2,935,746	2049
2050	761,312	**761,312**	-	35,746	725,000	760,746				5,000	**765,746**	(4,434)	135,787	2,175,000	2050
2051	761,312	**761,312**	-	-	725,000	725,000				5,000	**730,000**	31,312	167,099	1,450,000	2051
2052	761,312	**761,312**	-	-	725,000	725,000				5,000	**730,000**	31,312	198,411	725,000	2052
2053	761,312	**761,312**	-	-	725,000	725,000				5,000	**730,000**	**31,312**	**229,724**		2053
Totals	**$19,205,829**	**$19,205,829**	**$6,006,193**	**$714,913**	**$7,400,000**	**$14,121,106**	**$3,500,000**	**$800,000**	**$400,000**	**$155,000**	**$18,976,106**				Totals

Notes: **LEGEND:** END OF EXP. PERIOD

PROJECTED CLOSURE YEAR

SECTION 10:
Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:
Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for residential housing.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:
Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:
How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by eliminating blighted areas, providing necessary public infrastructure improvements, and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment and housing opportunities.

SECTION 15:
List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

Legal Opinion Found on Following Page.

NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY LETTERHEAD

SAMPLE

Mayor
City of Ashland
601 Main St W
Ashland, Wisconsin 54806

RE: Project Plan for Tax Incremental District No. 11

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Ashland, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Ashland Tax Incremental District No. 11 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 17:
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

City of Ashland, Wisconsin

Tax Increment District No. 11

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Revenue Year	Ashland County	Northwood Technical College	City of Ashland	School District of Ashland	Total	Revenue Year
2027	21,529	1,012	35,722	28,250	86,513	2027
2028	129,173	6,074	214,330	169,499	519,076	2028
2029	155,007	7,289	257,196	203,399	622,892	2029
2030	155,007	7,289	257,196	203,399	622,892	2030
2031	176,536	8,302	292,918	231,649	709,405	2031
2032	176,536	8,302	292,918	231,649	709,405	2032
2033	176,536	8,302	292,918	231,649	709,405	2033
2034	189,453	8,909	314,351	248,599	761,312	2034
2035	189,453	8,909	314,351	248,599	761,312	2035
2036	189,453	8,909	314,351	248,599	761,312	2036
2037	189,453	8,909	314,351	248,599	761,312	2037
2038	189,453	8,909	314,351	248,599	761,312	2038
2039	189,453	8,909	314,351	248,599	761,312	2039
2040	189,453	8,909	314,351	248,599	761,312	2040
2041	189,453	8,909	314,351	248,599	761,312	2041
2042	189,453	8,909	314,351	248,599	761,312	2042
2043	189,453	8,909	314,351	248,599	761,312	2043
2044	189,453	8,909	314,351	248,599	761,312	2044
2045	189,453	8,909	314,351	248,599	761,312	2045
2046	189,453	8,909	314,351	248,599	761,312	2046
2047	189,453	8,909	314,351	248,599	761,312	2047
2048	189,453	8,909	314,351	248,599	761,312	2048
2049	189,453	8,909	314,351	248,599	761,312	2049
2050	189,453	8,909	314,351	248,599	761,312	2050
2051	189,453	8,909	314,351	248,599	761,312	2051
2052	189,453	8,909	314,351	248,599	761,312	2052
2053	189,453	8,909	314,351	248,599	761,312	2053
Totals	**$4,779,387**	**$224,752**	**$7,930,215**	**$6,271,475**	**$19,205,829**	

RESOLUTION NO. 202501

RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 11

WHEREAS, the City of Ashland (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 11 (the "District") is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
b. An economic feasibility study;
c. A detailed list of estimated project costs;
d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
e. A map showing existing uses and conditions of real property in the District;
f. A map showing proposed improvements and uses in the District;
g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
h. A list of estimated non-project costs;
i. A statement of the proposed plan for relocation of any persons to be displaced;
j. A statement indicating how the District promotes the orderly development of the City;
k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Ashland County, the Ashland School District and the Northwood Technical College, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the to owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on April 1, 2025 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Ashland that:

1. It recommends to the Common Council that Tax Incremental District No. 11 be created with boundaries as designated in Exhibit A of this Resolution.

2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.

3. Creation of the District promotes orderly development in the City.

Adopted this 1st day of April, 2025.

____
Plan Commission Chair

Steven D. Wiley
Secretary of the Plan Commission

EXHIBIT A -

TAX INCREMENTAL DISTRICT NO. 11
BOUNDARY MAP

[INCLUDED IN PROJECT PLAN]

EXHIBIT B -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

ANICH, WICKMAN & LINDSEY, S.C.
ATTORNEYS AT LAW
220 SIXTH AVENUE WEST
POST OFFICE BOX 677
ASHLAND, WISCONSIN 54806-0677
TELEPHONE (715) 682-9114
FAX NO. (715) 682-9504

MATTHEW F. ANICH
TYLER W. WICKMAN
MAX T. LINDSEY

ROBERT E. EATON
KATIE M. POSEWITZ

April 8, 2025

Mayor Matthew MacKenzie
City of Ashland
601 Main St. W
Ashland, WI 54806

RE: Project Plan for Tax Incremental District No. 11

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Ashland, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Ashland Tax Incremental District No. 11 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Yours truly,
ANICH, WICKMAN & LINDSEY, S.C.

Max T. Lindsey
City of Ashland City Attorney for TID 11

City of Ashland, WI

Creation of Tax Increment District No. 11

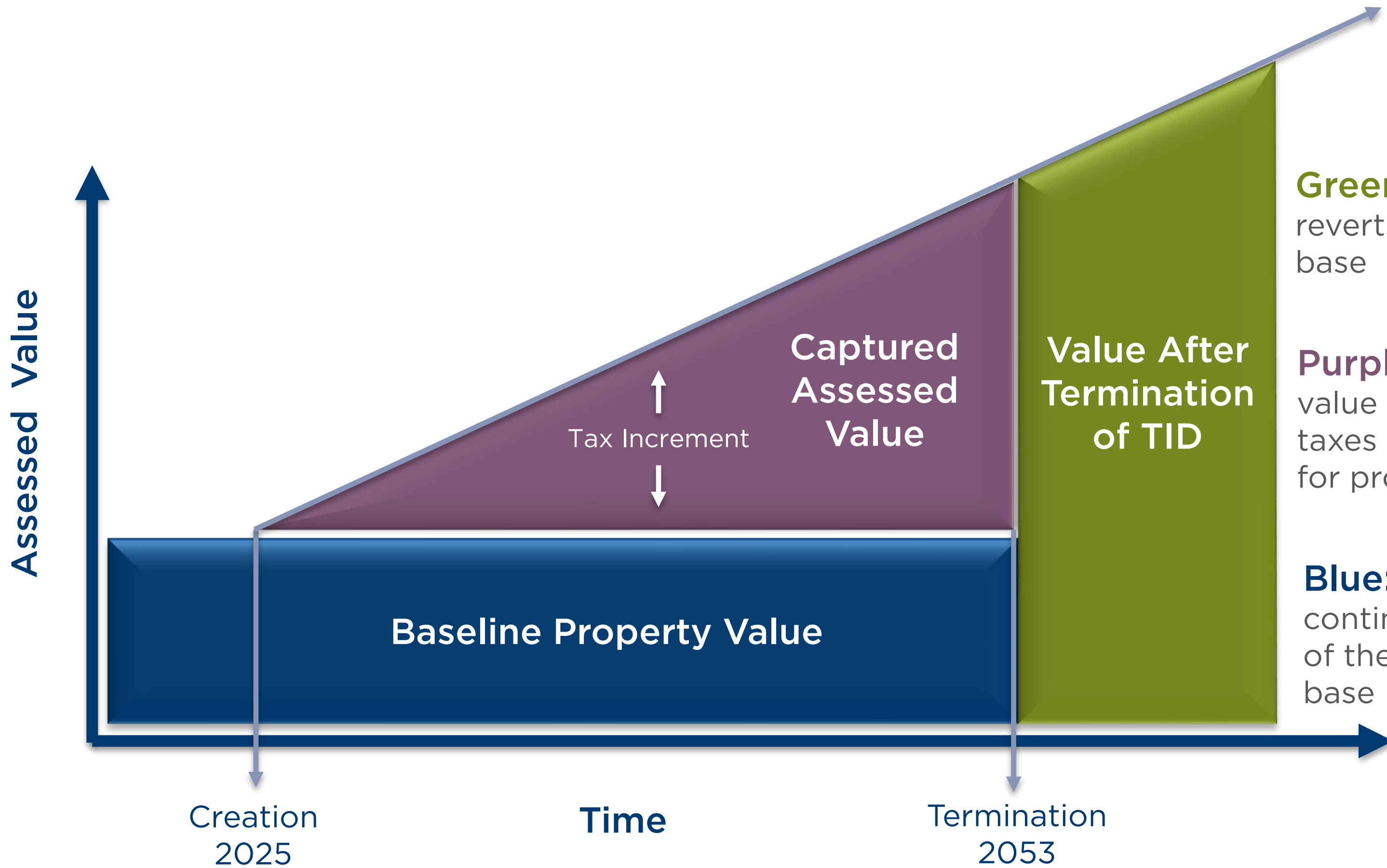
April 1, 2025

Tax Increment Financing

How can we fund the necessary incentives and infrastructure to redevelop this site to meet the City's goals and vision?

Tax Increment Financing captures tax revenue from new construction to create a funding source for incentives and infrastructure for development.

TIF Building Blocks: Cash Flows



Green: Full value reverts to general tax base

Purple: Increased value "captured" & taxes remitted to City for project assistance

Blue: Base value continues to be part of the general tax base

"But for" test: But for use of TIF, the proposed redevelopment would not occur.

EHLERS PUBLIC FINANCE ADVISORS

Tax Increment District No. 11

Purpose

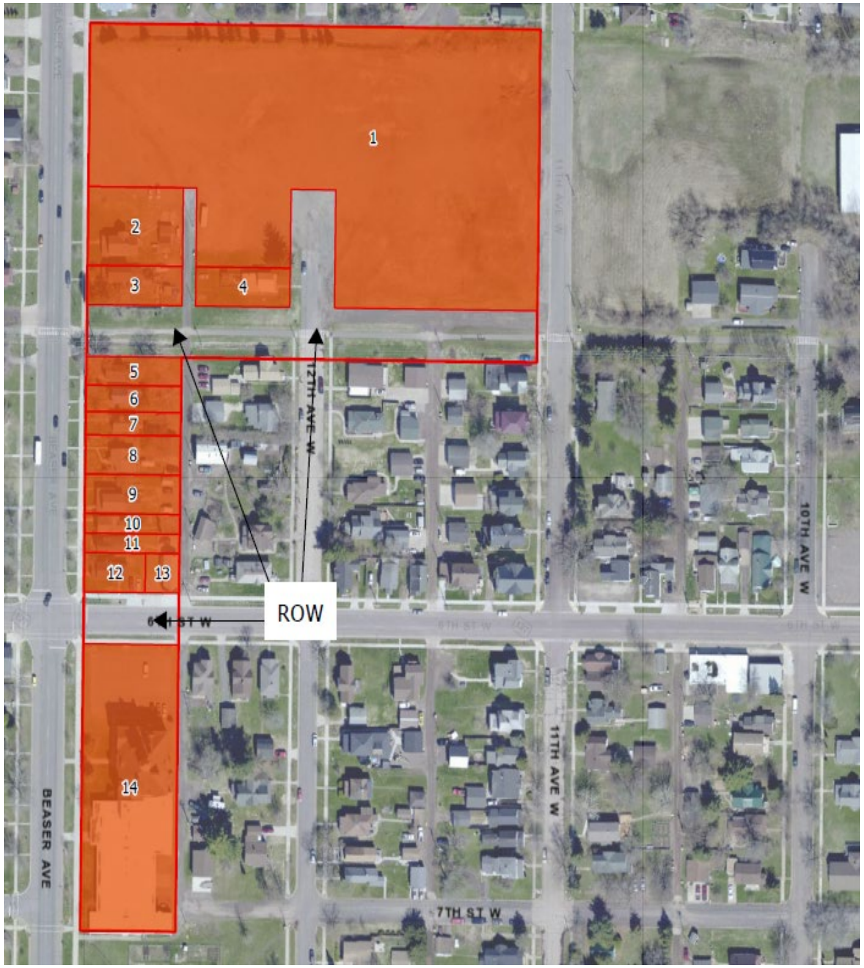
- Provide funding for 130 residential housing units ("Project").
- Assist with redevelopment opportunities and initiatives.

Goal

- Redevelop blighted areas and increase residential housing opportunities within the City.

Required Finding

- Not less than 50% by area of real property within District is a blighted area.



EHLERS
PUBLIC FINANCE ADVISORS

TID No. 11: Anticipated Projects

- Anticipated projects include:
  - Infrastructure Costs Phase 1 ($3,200,000)
  - Development Incentives* Phase 1 ($3,500,000)
  - Future Street and Utility Infrastructure ($4,835,000)
  - Park Improvements ($400,000)
  - Phase 2 and 3 Development Incentives* ($800,000)
  - Housing and Business Development Grants ($400,000)

- Projects may be located within ½ mile of the District's boundary.

*Development Incentives include pay-as-you-go and more traditional TID incentives.

EHLERS PUBLIC FINANCE ADVISORS

TID 11 – Development Assumptions and Revenue Forecast

City of Ashland, Wisconsin
Tax Increment District No. 11
Tax Increment Projection Worksheet

Type of District	Blighted Area	Base Value	1,472,800
District Creation Date	April 15, 2025	Economic Change Factor	0.00%
Valuation Date	Jan 1, 2025	Apply to Base Value	
Max Life (Years)	27	Base Tax Rate	$17.30
End of Expenditure Period	22 4/15/2047	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	27 2053		
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	Yes		

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
1	2025	5,000,000	2026	-	5,000,000	2027	$17.30	**86,513**
2	2026	25,000,000	2027	-	30,000,000	2028	$17.30	**519,076**
3	2027	6,000,000	2028	-	36,000,000	2029	$17.30	**622,892**
4	2028	-	2029	-	36,000,000	2030	$17.30	**622,892**
5	2029	5,000,000	2030	-	41,000,000	2031	$17.30	**709,405**
6	2030	-	2031	-	41,000,000	2032	$17.30	**709,405**
7	2031	-	2032	-	41,000,000	2033	$17.30	**709,405**
8	2032	3,000,000	2033	-	44,000,000	2034	$17.30	**761,312**
9	2033	-	2034	-	44,000,000	2035	$17.30	**761,312**
10	2034	-	2035	-	44,000,000	2036	$17.30	**761,312**
11	2035	-	2036	-	44,000,000	2037	$17.30	**761,312**
12	2036	-	2037	-	44,000,000	2038	$17.30	**761,312**
13	2037	-	2038	-	44,000,000	2039	$17.30	**761,312**
14	2038	-	2039	-	44,000,000	2040	$17.30	**761,312**
15	2039	-	2040	-	44,000,000	2041	$17.30	**761,312**
16	2040	-	2041	-	44,000,000	2042	$17.30	**761,312**
17	2041	-	2042	-	44,000,000	2043	$17.30	**761,312**
18	2042	-	2043	-	44,000,000	2044	$17.30	**761,312**
19	2043	-	2044	-	44,000,000	2045	$17.30	**761,312**
20	2044	-	2045	-	44,000,000	2046	$17.30	**761,312**
21	2045	-	2046	-	44,000,000	2047	$17.30	**761,312**
22	2046	-	2047	-	44,000,000	2048	$17.30	**761,312**
23	2047	-	2048	-	44,000,000	2049	$17.30	**761,312**
24	2048	-	2049	-	44,000,000	2050	$17.30	**761,312**
25	2049	-	2050	-	44,000,000	2051	$17.30	**761,312**
26	2050	-	2051	-	44,000,000	2052	$17.30	**761,312**
27	2051	-	2052	-	44,000,000	2053	$17.30	**761,312**
	Totals	**$44,000,000**		**-**		**Future Value of Increment**		**$19,205,829**

Notes:
1) Tax rate shown is actual 24/25 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

- Creation of TID captures construction occurring in 2025 – 2027, 2029, and 2032.
- Total estimated new value: $44,000,000.
- Estimated TIF revenue of $19,205,829 through 2051.
- Revenue estimates based on pace of development and City's tax rate.

EHLERS
PUBLIC FINANCE ADVISORS

TID 11 Cash Flow

City of Ashland, Wisconsin

Tax Increment District No. 11

Cash Flow Projection

	Projected Revenues		Projected Expenditures									Balances			
Year	Tax Increments	**Total Revenues**	2025 G.O. Promissory Notes $3,775,000	2030 State Trust Fund $410,000 Issue Total	G.O. Promissory $5,000,000 Issue Total	Total Debt Service	Phase 1 Development Incentives $3,500,000	Future Developmen Incentives $800,000	Housing Bus Dev. Grants $400,000	Ongoing Planning & Administration	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
2025		-	-	0	0	0				15,000	**15,000**	(15,000)	(15,000)	18,821,106	2025
2026		-	-	0	0	0				5,000	**5,000**	(5,000)	(20,000)	18,821,106	2026
2027	86,513	**86,512.7**	-	0	0	0				5,000	**5,000**	81,513	61,513	18,821,106	2027
2028	519,076	**519,076**	333,285	0	0	333,285	167,212			5,000	**505,497**	13,579	75,092	18,320,609	2028
2029	622,892	**622,892**	336,770	0	0	336,770	257,510		40,000	5,000	**639,280**	(16,388)	58,704	17,686,329	2029
2030	622,892	**622,892**	334,859	0	0	334,859	259,230		40,000	5,000	**639,088**	(16,197)	42,507	17,052,240	2030
2031	709,405	**709,405**	332,668	35,746	0	368,413	261,202	50,000	40,000	5,000	**724,615**	(15,210)	27,297	16,332,625	2031
2032	709,405	**709,405**	335,073	35,746	0	370,818	259,037	50,000	40,000	5,000	**724,856**	(15,451)	11,846	15,612,770	2032
2033	709,405	**709,405**	332,069	35,746	0	367,814	261,741	50,000	40,000	5,000	**724,555**	(15,151)	(3,305)	14,893,215	2033
2034	761,312	**761,312**	333,566	35,746	0	369,312	260,393	80,000	40,000	5,000	**754,705**	6,607	3,303	14,143,510	2034
2035	761,312	**761,312**	334,384	35,746	0	370,129	259,657	80,000	40,000	5,000	**754,787**	6,526	9,828	13,393,723	2035
2036	761,312	**761,312**	329,538	35,746	0	365,283	264,019	80,000	40,000	5,000	**754,302**	7,010	16,838	12,644,421	2036
2037	761,312	**761,312**	333,920	35,746	0	369,666	260,075	80,000	40,000	5,000	**754,740**	6,572	23,410	11,894,681	2037
2038	761,312	**761,312**	332,526	35,746	0	368,272	261,329	80,000	40,000	5,000	**754,601**	6,711	30,121	11,145,080	2038
2039	761,312	**761,312**	335,285	35,746	0	371,031	258,846	80,000		5,000	**714,877**	46,435	76,557	10,435,203	2039
2040	761,312	**761,312**	332,123	35,746	0	367,868	261,692	80,000		5,000	**714,561**	46,752	123,308	9,725,643	2040
2041	761,312	**761,312**	332,948	35,746	150,000	518,693	208,058	30,000		5,000	**761,751**	(439)	122,870	8,968,892	2041
2042	761,312	**761,312**	332,655	35,746	350,000	718,401		30,000		5,000	**753,401**	7,911	130,781	8,220,492	2042
2043	761,312	**761,312**	336,203	35,746	350,000	721,948		30,000		5,000	**756,948**	4,364	135,145	7,468,543	2043
2044	761,312	**761,312**	333,574	35,746	375,000	744,319				5,000	**749,319**	11,993	147,138	6,724,224	2044
2045	761,312	**761,312**	334,750	35,746	375,000	745,496				5,000	**750,496**	10,816	157,955	5,978,728	2045
2046	761,312	**761,312**	0	35,746	725,000	760,746				5,000	**765,746**	(4,434)	153,521	5,217,983	2046
2047	761,312	**761,312**	0	35,746	725,000	760,746				5,000	**765,746**	(4,434)	149,088	4,457,237	2047
2048	761,312	**761,312**	0	35,746	725,000	760,746				5,000	**765,746**	(4,434)	144,654	3,696,491	2048
2049	761,312	**761,312**	0	35,746	725,000	760,746				5,000	**765,746**	(4,434)	140,221	2,935,746	2049
2050	761,312	**761,312**	0	35,746	725,000	760,746				5,000	**765,746**	(4,434)	135,787	2,175,000	2050
2051	761,312	**761,312**	0	0	725,000	725,000				5,000	**730,000**	31,312	167,099	1,450,000	2051
2052	761,312	**761,312**	0	0	725,000	725,000				5,000	**730,000**	31,312	198,411	725,000	2052
2053	761,312	**761,312**	0	0	725,000	725,000				5,000	**730,000**	**31,312**	**229,724**		2053
Totals	**19,205,829**	**19,205,829**	**6,006,193**	**714,913**	**7,400,000**	**14,121,106**	**3,500,000**	**800,000**	**400,000**	**155,000**	**18,976,106**				Totals

Notes: **LEGEND:** ________ **END OF EXP. PERIOD** **PROJECTED CLOSURE YEAR**

- Infrastructure costs to be funded with G.O. Promissory Notes in 2025 and 2040 and a State Trust Fund Loan in 2030.
- All other projects to be financed with cash as available.
- All projects are subject to authorization by City Council at the time of implementation.

EHLERS PUBLIC FINANCE ADVISORS

Preliminary Timeline

- April 1
  - ✓ Initial Joint Review Board meeting
  - ✓ Plan Commission public hearing
    - ➢ Approval of resolution recommending approval of TID 11 Project Plan to City Council
- April 15
  - ✓ City Council meeting to consider approval of TID 11 Project Plan
- To be determined
  - ✓ Final JRB meeting to vote on TID 11 Project Plan

EHLERS
PUBLIC FINANCE ADVISORS

Questions?

Sean Lentz

Senior Municipal Advisor

(651) 697-8509

slentz@ehlers-inc.com

EHLERS
PUBLIC FINANCE ADVISORS

Important Disclosures

Ehlers is the joint marketing name of the following affiliated businesses (collectively, the “Affiliates”): Ehlers & Associates, Inc. (“EA”), a municipal advisor registered with the Municipal Securities Rulemaking Board (“MSRB”) and the Securities and Exchange Commission (“SEC”); Ehlers Investment Partners, LLC (“EIP”), an SEC registered investment adviser; and Bond Trust Services Corporation (“BTS”), a holder of a limited banking charter issued by the State of Minnesota.

Where an activity requires registration as a municipal advisor pursuant to Section 15B of the Exchange Act of 1934 (Financial Management Planning and Debt Issuance & Management), such activity is or will be performed by EA; where an activity requires registration as an investment adviser pursuant to the Investment Advisers Act of 1940 (Investments and Treasury Management), such activity is or will be performed by EIP; and where an activity requires licensing as a bank pursuant to applicable state law (paying agent services shown under Debt Issuance & Management), such activity is or will be performed by BTS. Activities not requiring registration may be performed by any Affiliate.

This communication does not constitute an offer or solicitation for the purchase or sale of any investment (including without limitation, any municipal financial product, municipal security, or other security) or agreement with respect to any investment strategy or program. This communication is offered without charge to clients, friends, and prospective clients of the Affiliates as a source of general information about the services Ehlers provides. This communication is neither advice nor a recommendation by any Affiliate to any person with respect to any municipal financial product, municipal security, or other security, as such terms are defined pursuant to Section 15B of the Exchange Act of 1934 and rules of the MSRB. This communication does not constitute investment advice by any Affiliate that purports to meet the objectives or needs of any person pursuant to the Investment Advisers Act of 1940 or applicable state law.