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

PLAN COMMISSION MEETING AGENDA

April 22nd, 2025 at 6:30PM at the City Hall Council Chambers and via Go To Meetings

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

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

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

AGENDA

1. Call to Order and Roll Call
2. Approval of the Agenda
3. Consent Agenda
 - a. Approval of minutes from the March 18th, and April 1st, 2025 Plan Commission meetings
4. Identify potential conflicts of interest
5. Citizen Participation (non-agenda items)
6. Action Items:
 - a. Public Hearing: 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) with Gateway Overlay (GTWY-O), Applicant: Vision, Inc.
 - b. Public Hearing: 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, zoned Waterfront Public/Institutional (W-PI) with a Waterfront Overlay (W-O), Applicants Debra Joanis and Robert Polencheck.
 - c. Public Hearing: Review and approval of Unified Development Ordinance Text Amendments. Applicant: Planning and Development Department
7. Discussion Items:
 - a. Update on Property Maintenance Enforcement
 - b. Update on Building Permits for March 2025
 - c. Update on Miscellaneous Planning and Development Items
8. Announcement/Reports/Comments/Questions
9. Adjournment

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

PLAN COMMISSION MEETING MINUTES

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

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

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

The meeting can also be joined by phone at

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

Present: Mayor Matt Mackenzie, John Beirl, Jeff Beirl, David Eades, Laurie Gregor, Steven Wiley (Planning and Development Director), Terri Erickson (Assistant Planner)

Online: Debra Eichman

Absent: JoAnn Erickson (excused)

AGENDA

1. Call to Order and Roll Call
Mayor Mackenzie called the meeting to order at 6:31 pm and a quorum was declared present. He noted that Ana Tochtermann has resigned as a city councilor and that she was on this commission as a representative for the council so she will no longer be with the group.
2. Approval of the Agenda
John Beirl moved to approve the agenda as proposed and Jeff Beirl seconded. The motion carried 5-0.
3. Consent Agenda
 - a. Approval of minutes from the February 18th, 2025 Plan Commission meeting.
Mr. Eades moved to approve the minutes. Ms. Gregor seconded. The motion carried 5-0.
4. Identify potential conflicts of interest
None
5. Citizen Participation (non-agenda items)
None
6. Action Items:
 - a. Public Hearing: Review and approval of a Conditional Use Permit to allow a Two-Family Residential (Duplex) land use at 709 17th Avenue West (Parcel # 201-00592-0000), zoned Single-Family Residential (R-1) Applicant: Debra Eichman

Motion to go into public hearing by John Beirl, second by Mr. Eades. Carried 5-0.

Ms. Erickson made a presentation on the proposed project. She reviewed background information and noted that this is a resubmittal of a CUP that was first applied for in 2023. Since then, the size of the duplex has gotten smaller. The lot is vacant aside from an accessory structure that is to be renovated. As is, the parcel is non-conforming because it does not contain a primary structure. This

development would bring the property back into conformance. Ms. Erickson reviewed the surrounding uses and location of the proposed building, the existing accessory structure and compliance with required setbacks. She briefly reviewed the proposed floor plan, exterior elevations, materials, and improvements planned for the existing accessory structure. She noted additional details and information will need to be submitted before a permit can be approved. The standards for review were presented as defined by the CUP approval process. Staff recommends approval of the CUP contingent on the following conditions:

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

Ms. Erickson noted the required Class 2 public hearing notice was issued on Feb 27th and March 6th and discretionary letters were sent to all surrounding property owners within 200 feet of the proposed development.

She relayed that as of Thursday, March 13th, two email responses were received as a result of the required mailing and she read these comments aloud:

Todd Mattson – 623 17th Ave W:

Since the property was recently purchased the lawn/field has not been maintained on a consistent basis. The area has been more than 8 inches (probably more than 12 inches) for most of last summer and was more of a field than a lawn which brings unwanted ticks, pests and disease into the neighborhood. When trees were removed it looked to be high school kids that had no safety protection and I'm assuming were not insured. Based on what I have observed so far, I am completely opposed to granting any CUP for this property.

Janet Spear – Neighbor:

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

Merel Kerr -700 17th Ave W:

Mr. Kerr was in attendance. He noted he lives on the corner across from the proposed development. He stated that property maintenance on the site has been terrible since purchased by the new owner. He said he is not for it or against it. He noted his family has been there since the fifties and its always been single family in the area aside from when the trailer court moved in years ago. He doesn't see a problem with it and understands the city does need more tax base as well as housing. He mentioned a similar duplex on 17th Avenue across from H window that works there and that the traffic is pretty bad due to the trailer court. He feels that the duplex would probably fit in good and the property has sat empty for a while. He noted the existing building was formerly a barn and it housed chickens and cows. He wanted to know if it was going to be owner occupied as well as some other people and so that is good. (This was confirmed in the presentation.) There has been concern among neighbors that it may not be owner occupied and the property wouldn't be taken care of and attract a bunch of people. From what he sees in the pictures, he thinks it will look really nice and said it's a beautiful piece of property and personally has no problem with the project.

Mayor Mackenzie let Mr. Kerr know that if he has maintenance concerns with grass to give Public Works a call and they will take a look at it. Mr. Kerr noted it looked like someone was trying to clean it up and it was thrown into piles and looks terrible. He noted the pictures shown (in the presentation) look beautiful but they have hacked down all the trees and piled them and left it. He agreed with Todd that there were kids there hacking trees and loading with no safety equipment and they just took what they wanted and left the rest there.

Motion to go out of public hearing by Mr. Eades. Second by Ms. Gregor. Carried 5-0.

Jeff Beirl noted he did not hear the answer to Mr. Kerr's question if both units will be rented or if the owner will reside in one of the units. Motion to approve the recommendation of the CUP with conditions onto council by Mr. Eades. It was noted by Mr. Kerr that the presentation had displayed that one unit would be owner occupied. Jeff Beirl responded that this makes a big difference. Jeff Beirl seconded the motion. Mayor Mackenzie asked if there was any further discussion. Jeff Beirl asked where duplexes are allowed in the R-1 district. Mr. Wiley responded they are considered Conditional Uses in the R-1 zone. They are not prohibited outright but are a more intense use than a traditional single-family use so it requires the plan commission to weigh in. They are allowed without a Conditional Use in the R-2 district and multi-family districts. Ms. Erickson noted that the applicant was in attendance online to answer any questions. Mayor Mackenzie reiterated that this is a second go-around for the CUP request as time ran out on the initial approval. Mr. Eades asked if the existing garage is fine the way it is? Mr. Wiley responded that if it does not meet current setbacks it likely went in before the ordinance and it can be maintained as is but not expanded further into the setback. Utilities are existing along 17th Avenue that the applicant would stub into. Who pays for what portion of the stubbing would need to be further determined by the Public Works department. Mayor Mackenzie asked the applicant if she is agreeable to the conditions as stated in the recommendations. She responded yes. She noted that when she bought the lot there were no fewer than six dead trees on it and agreed that the lot needs to be improved. She stated she does plan to live on the south side of the duplex and noted that the existing garage has a concrete floor which may have another layer of rebar and concrete applied over the top. A concrete contractor who looked at it told her it was overbuilt and still very structurally sound.

A roll call vote was taken to approve the recommendation of the CUP with conditions onto council. Motion carried 5-0.

- b. Public Hearing: Review and approval of Unified Development Ordinance Text Amendments. Applicant: Planning and Development Department

Motion to go into public hearing by Jeff Beirl. Second by Mr. Eades. Carried 5-0.

Mr. Wiley reviewed the details of the proposed ordinance amendment to design standards in regards to part 6.2 of the UDO in relation to the use of metal as a siding product. He noted that the text has been amended some from the last meeting and that it has been reviewed by the city attorney. He went on to explain that the revisions are an attempt to provide more flexibility to owners who want to use various metal siding products which have become more prevalent. He reiterated some of the products look better than others and are not all created equal. He explained we want to avoid products that cause erosion of our city's design standards and be cognizant of where we allow these materials. He clarified how UDO section 6.2C-3 mandates these design standards. When language states that development "*should*" follow these standards. "*Should*" or "*may*" is permissive in ordinance language and "*shall*" or "*must*" signifies mandatory. We are looking at two subsections: one residential and the non-residential and language would be similar for both. Mr. Wiley reviewed several photo examples of different applications of metal siding. John Beirl mentioned some local projects that utilize metal as siding including the Pizza Pub and Daryl Jolma's State Farm office addition. (It was subsequently verified that this project is not using any metal siding). It was noted that these were good examples of the use of metal as a siding material. The level of detailing and integration with other materials help determine if it is considered good design. The quality of finishes and mechanical fasteners also have an impact on aesthetics and longevity. Mr. Wiley suggested using a tiered approach to the guidelines restricting certain types of metal products in some districts but not in others. How close the buildings are from the streets and public view may also be a consideration. A few photo examples showed a base or wainscot material extending a few feet above the ground that helped to break up the façade and could be used as a design requirement in certain applications. Mr. Wiley noted that Ms. Erickson did research on metal siding use in other Wisconsin cities of a similar size to Ashland help give examples of how other communities regulate the use of metal. Prohibiting the use of metal siding on historic properties, unless they historically had it, does not seem appropriate and is incorporated into the new language. Metal lap siding would not be included in prohibited materials per SHPO guidelines. For residential applications, materials typically used for agricultural type buildings would be prohibited. The amendment proposal includes prohibiting the use of metal siding in the Gateway and Waterfront Overlay Districts unless they are completely screened from view of the street or right-of-way. The amendment includes heightened standards for the painting and finishing of siding, installation methods, and a prohibition of exposed fasteners in view of the public right of way. Tin style siding and patchwork applications would also be prohibited. Additional language has been added requiring heightened maintenance requirements and a minimum of 26-gauge thickness. For non-residential uses, standing seam metal or tin style siding would be prohibited on properties downtown between Ellis Avenue and 10th Avenue West. There have been a few examples downtown where historic brick or stone building facades have been greatly spoiled by being covered up or replaced with unsightly materials. Considering the formation of an Architectural Review Board may be a benefit to the city. Mr. Wiley covered the review standards with regards to the proposed ordinance amendments. The Comprehensive Plan recognizes the

significance of historic districts and improving the image of gateways as well as incorporating sensitive development in these areas. Mr. Wiley talked more about creating tiers of districts where standards are raised in some and left alone in others, such as in the industrial park where aesthetics are not as much of a concern. Sustainability factors support the use of using metal as they can last a long time, potentially have less maintenance and can be recyclable. It was noted that action taken on this proposed amendment can range from approval to tabling for additional discussion.

Mr. Wiley noted that remedies in the UDO for violations do include a defined process for penalties with things like abatements or injunctions through the court system. If a resident was to install a noncompliant material, there is a process for which the city can take them to court and recover the costs incurred by the city to reverse the action. The property maintenance ordinance does have language to recover costs due to violations and it may make sense to add similar language to the UDO. Mayor Mackenzie added that our goal with this discussion is to be open and transparent. There is also hope to engage the public in this discussion and to take the time needed to get this right; these amendment updates should not be rushed or pushed through. Mr. Wiley noted a class II notice was published for this item. Mayor Mackenzie added, regarding the penalty topic, that there are some people that put a bigger drain on the city maintenance inspections than others. The city is considering provisions to be able to pass some of this excessive cost onto these specific individuals. Mr. Wiley noted he did not get any calls or emails regarding this item.

Motion to move out of public hearing by Jeff Beirl. Second by Ms. Gregor. Carried 5-0. John Beirl made a motion to table the item. Mayor Mackenzie wanted to initiate more discussion first and asked if the commission thinks we are headed in the right direction. John Beirl commented that he understands it on the residential side but that we have to be sensitive on the commercial end with regards to small businesses. Storage buildings and car dealerships are types of buildings that seem okay to have exposed fasteners in his opinion. We don't want to put up an ordinance that is cost prohibitive for small business or gives this perception. He advocates for another public hearing to address this and give the public more opportunity to voice their opinion. He agreed that he would rather not see residences covered with standing seam metal. He brought up how the city did not allow metal panels on the backside of the recent condo development and it was painted instead. He questioned how long the paint would look good before spalling, etc. starts to occur. Upon reviewing the photo examples, Mr. Wiley noted he's mostly concerned about the use of more utilitarian products like tin, standing seam profiles. A few existing examples in Ashland of unsightly uses were mentioned. Mr. Eades noted that just because these exist now does not mean that we cannot say "no more". Mayor Mackenzie asked if the affected area should expand to the east? Mr. Eades responded, yes – it absolutely should. It was agreed Stuntz Avenue would be a good extension boundary. Discussion continued about the differences in process and requirements of state verse city codes with the zoning board of appeals and granting of variances. Mr. Eades noted he does not have a big issue with visible fasteners. Mayor Mackenzie suggested maybe restrictions only apply to residential applications. Mr. Eades commented he would be okay with that. Ms. Erickson noted the visible fasteners are an indication about the level of quality and potential issues with water infiltration. John Beirl considered the consequence that buildings closer to the road, but in compliance, potentially get punished for not being able to use exposed fasteners where more distant buildings, like L & M, do not. Mayor Mackenzie noted some communities are using this type of discretion to define where the materials are allowed. John Beirl felt that this seems a bit discriminatory. Jeff Beirl agreed that not allowing exposed fasteners in residential applications makes sense but commercial uses should allow more flexibility. Product industry

standards should be spelled out clearly in the ordinance language. Jeff Beirl asked how the process is going to be controlled – through the building permit process? And what percent of people who do work on their house actually acquire a building permit? Mayor Mackenzie replied that the new ordinance language could note an exception that if metal siding is being used, that there's no dollar limit without showing that you're using specified materials. Ms. Gregor agreed with the limited use of metal in historic districts and downtown. She not opposed to visible fasteners most specifically on commercial buildings. She asked where the standards are derived from and are they user friendly for residents to make informed decisions? Mr. Wiley suggested coming up with a brochure or FAQ to hand out to residents/applicants. Mayor Mackenzie felt the consensus was to look deeper at the standards and try to simplify the process. We should further investigate requirements for exposed versus concealed fasteners. In regards to engaging the public, the April meeting could be used as another discussion on the topic and then it could be opened up again in May as a public hearing. John Beirl commended the staff for the work involved in defining and setting these standards. Ms. Erickson noted that most of the photos shown as good examples are materials that are likely not available locally because they are higher-end and cost prohibitive. She added that most (if not all) of the applicants requesting to use metal panels in Ashland are wanting to use these materials, available locally, because they save money. Mayor Mackenzie noted that if the commission has any more input or questions to reach out to staff. John Beirl stated that there are people in the community who think that the metal siding we are discussing is historic and attractive. Mr. Eades commented that he does not believe that the overlay districts are enforceable as ordinance but that they are simply recommendations. Mr. Wiley said that he would have to do some research on this.

Motion to table by John Beirl and second by Mr. Eades. Motion Carried 5-0.

7. Discussion Items:

a. Update on Property Maintenance Enforcement

John Beirl asked what Dave (Martinsen) is doing with the sign down at Great Lakes Insurance? The location is noted as 124 Main St W. Mr. Wiley stated that it is for a renewal of his billboard on the highway.

b. Update on Building Permits for February 2025

No questions or updates

c. Update on Miscellaneous Planning and Development Items

Mr. Wiley noted that aside from more ordinance discussion, there will be a right-of-way property transfer on the upcoming agenda. The Beaser housing development is still ongoing. The developer has submitted their preliminary PUD application with required documents that he will be reviewing. There will be a special meeting on April 1st for the creation of TID 11 which includes the Beaser development, the Beaser school site and several residences in between. There will be a joint review board meeting at 11 AM the same day with Plan Commission in the evening at 6pm. Jeff Beirl asked if they will be informed on what the city's property tax base will be from this and how much will be taken away from taxes the city receives. He had concerns about several other local referendums taking place simultaneously. Mr. Wiley responded that he believes this will be part of the presentation from Ehlers. He noted the TID will function as a redevelopment or "blighted"

district. Generally, TID's are limited to no more than 35 percent residential development and this one will be almost all residential which would not qualify for a standard TID. The vacant former brownfield site and possibly the CESA building both help meet the criteria for blight definition. John Beirl asked if we know what the developers expect for accommodations from the city? Mr. Wiley noted they have laid out how much TIF assistance they are seeking and what they would want the city to bond for. It is over 3 million dollars for a 36-million-dollar project cost. Existing utilities under the Beaser site would also need to be relocated with the assistance of TID money. The city may also apply for a CDI grant through WEDC. (Wisconsin Economic Development Corporation) A similar grant was awarded for the Union Bank building remodel. Mayor Mackenzie noted that everything looks good as the project progresses with regards to communication and commitment by the developers. Ehlers has also shown support and seem positive about the direction of the project. He reiterated the cost of the project is about 36.2 million dollars for total cost.

Mr. Wiley stated that staff is getting more aggressive with property maintenance. We've been documenting and working with the city attorney on the most problematic properties. Law suits are moving ahead against some of them. He explained what the process has been for a few of the properties including getting a warrant to go on the properties to get them cleaned up and then adding the bill for the work to the property owner's taxes. There is a raze order out for the Koenamann Property at 118 10th Ave East. John Beirl asked if every other avenue has been exhausted with the owner to get this into compliance. Mr. Wiley responded yes and explained the process that has already taken place and stated it has gone on much too long. Mayor Mackenzie noted that they continue to look at empty houses in town and evaluating ways to acquire them or get them torn down if they are dilapidated. He mentioned a progressive permit based on the number of years it sits empty.

8. Announcement/Reports/Comments/Questions

Mayor Mackenzie noted they have talked to Northland College administration and their main priority at this time is their students and how to help fill their needs. After that they will begin to consider what they want to do with their property. Anything being said or spread is purely rumor at this point. The city's interest in the property is to help them out as needed. The main concern regarding what happens to the property and buildings is that it will be a benefit to the city. They will need to work with Steven regarding what types of uses are an option with regards to zoning. The future use of this property could also affect the voting districts.

Jeff Beirl asked about the Timeless Timber LP. It was noted that nothing is going on with this property. They determined they did not want to pursue a restaurant there. There has been no more communication or advancement with the Copper Cup property owners.

It is not clear what will happen with the Bureau of Indian Affairs. One of the buildings is leased and the other one is owned. The government may be looking to sell this building but there has been no confirmation of this.

The Brewpub restaurant is looking at the Stagecoach site a for possible new location. They were not able to get the financing to work out for the downtown building. The city is considering turning this building back into two storefronts on the main floor (as it historically was) and make the second floor into offices or apartments in a condo type arrangement.

Progress is underway with the library renovation and the temporary location at the Beaser school is functioning fine.

9. Adjournment

John Beirl made a motion to adjourn. Jeff Beirl seconded. Motion carried 5-0. The meeting adjourned at 8:17 PM.

Recorded by:
Terri Erickson
Assistant Planner

PLAN COMMISSION MEETING MINUTES

April 1st, 2025 at 6:00PM at the City Hall Council Chambers and via Go To Meetings

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

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

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

Present: John Beirl, Jeff Beirl, Laurie Gregor, JoAnn Erickson, David Eades, Steven Wiley (Planning and Development Director), Mayor Matt Mackenzie, Terri Erickson (Assistant Planner), Sean Lentz (Ehlers, Inc.), various members of the public

Absent: None

AGENDA

1. Call to Order and Roll Call
Mayor Mackenzie called the meeting to order at 6:00 pm and a quorum was declared present. Mayor Mackenzie explained the reasoning for the special meeting and that there were two action items on the agenda for a public hearing and consideration for approval. Mr. Eades made a motion to approve the agenda and John Beirl seconded. Motion Carried 5-0.
2. Approval of the Agenda
Mackenzie asked for approval of the agenda. Mr. Eades moved to approve the agenda as proposed and John Beirl seconded. The motion carried 5-0.
3. Identify potential conflicts of interest
None
JoAnn Erickson arrived (6:31pm)
4. Citizen Participation (non-agenda items)
None
5. Action Items:
 - a. Public Hearing: Regarding the proposed creation of Tax Incremental District No. 11, the proposed boundaries of the District, and the proposed Project Plan for the District.

Mr. Mackenzie asked Sean Lentz, from Ehlers Public Finance Advisors, to present a briefing of the project plan for TID #11 before asking for motion to go into public hearing.

Mr. Lentz noted he has been working with Steven Wiley and other city staff on creating Tax Increment District #11 which was summarized in the document prepared and distributed. He reviewed how TID's came about and how they are used as a tool for development. He noted this

would be Ashland's 11th TID with no.10 being the only one that is still open. He went on to describe how these funds are generated and used to help develop or redevelop sites in communities. This is an approved tool by the legislature for cities to utilize. He described how the district captures tax dollars on the increased value of the property when it is developed to help pay off the new improvements. He noted that the base tax that is currently distributed to various city entities does not change during the life of the TID. Mr. Eades asked where the tax increment money comes from? Mr. Lentz replied that it is the entity that owns the improved asset on the property. The tax increment funds can be used to pay back infrastructure and utility expenses. Once the TID district closes, the tax funds generated by the improved property reverts back to the original entities that already receive them from the baseline value – the city, school, county and technical college. Mr. Eades asked if all these entities need to approve the TID? Mr. Lentz replied they are part of a Joint Review Board which has a vote similar to the plan commission and council. It was explained that the line of homes between the two potential development areas of the TID will not have raised taxes that contribute to the TID base unless the value of that property goes up. Mr. Eades questioned if the value of these homes will increase due to these potential developments. Mr. Lentz responded that they could depending on what the assessor decides. It is hard to know exactly but the creation of a TID does not affect this outcome. There was additional discussion regarding how or if property values could increase for these homes in between the development nodes and that this may be a concern for these residents. There are many factors that play into this, including the economy of supply and demand. Mr. Lentz went on to explain the specifics of the proposed TID 11. This included the district boundaries, the proposed housing development and the improvement of a "blight elimination district" as defined by Wisconsin law. Fifty percent of the property in the TID must be defined under this category to meet the requirements. Projects are eligible for TID funds within a half mile of the designated district. The projects must be listed in the plan although this does not mean it will necessarily happen and would need to be approved on an individual and ongoing basis by the city. The maximum life of the TID is 27 years and projects receiving funds must be occurring within the first 22 years. He noted that the eligible projects are listed in the plan. This includes utility, infrastructure and park improvements as well as the housing projects. The council would have the power to close the TID earlier if they choose. Mr. Lentz went on to describe the finance aspects of the TID with regards to expenditures and revenue. The total added new value occurring is projected to be about 44 million dollars with the potential housing developments on the north and south ends of the proposed TID. This would generate approximately 19.2 million dollars through 2051 based on the current city's tax rate. Jeff Beirl asked if there are special projects already listed that add up to the 44-million-dollar value? Mr. Lentz responded that the first 30-35 million shown for the first three years stems from the discussions with the development group for the potential apartment building on the north end. The 9-million-dollar value is more of a speculative projection that is estimated for a potential similar type of project on the south end. Jeff Beirl asked if the TIF District will support the first 30-35 million dollars? Mr. Lentz responded that the plan lays out the potential projects and development needed during the TID timeframe to pay it back. If the first phase project moves forward, there is good reason to anticipate success based on input from the development team. The key is matching the revenues with sound decision on expenditures. If all projects moved forward shown in the plan, we would need to get the 44-million-dollar added value to meet the goal. When council considers future projects, planning and financial projections need to take place in order to determine if the value added meets the tax increment goals in order to pay it back. On previous TID's, Ehlers has helped the city to evaluate these decisions and determine risk which is currently taking place on phase1 of this TID proposal. He reiterated that just because a project is listed in the plan now does not mean it is set in stone – each project will still be analyzed individually. Mayor Mackenzie noted

that if a project is not on the list than TID money cannot be used to finance it. Mr. Lentz reviewed the timeline for the TID creation. This includes review by the Joint Review Board, a Plan Commission public hearing, a City Council approval and a final JRB (Joint Review Board) meeting for a final vote. An approval of tonight's resolution would move the recommendation to City Council on April 15th. May 22nd would be a second meeting by the JRB for a vote on the TID.

Mayor Mackenzie asked for a motion to go into public hearing. Motion by Jeff Beirl, second by JoAnn Erickson. Carried 6-0.

Jeran Delaine - 507 Beaser Ave:

Her understanding it that the reason for creating the TID is for the apartment complex development on the north end. She would like more detail regarding what it is that the developers will get out of the TID formation? Mr. Wiley answered that using TIF assistance for this project helps cover the funding gap in their capitol stack. Developers need to seek out multiple funding sources to cover the construction and development costs and the city can help to provide some of this with the formation of a TID. They are asking around 3.5 million (about 10 percent of total costs) in assistance from the city. The developers would pay the taxes but get back around 90 percent each year until their incentive is paid out. The city can take out bonds at a lower rate than what the developers can get loan financing for. He noted that it is unlikely the development could move forward without the TIF assistance. Mayor Mackenzie added that it also helps with the infrastructure and utility costs of the development and surrounding area. It allows the city to bond for the work and use the TIF money to pay off the bond. Mr. Wiley noted that a sewer line will need to be relocated as part of the development which would amount to around 200,000 dollars and would be eligible to receive TIF money. Ms. Delaine asked if the residents would be subsidizing the building costs through taxes? Mr. Wiley responded the city would be helping them with building costs, including materials and labor. Mayor Mackenzie added that it would be considered an investment that the city is making to support getting a big project off the ground that will eventually be adding more to the tax base for the community.

Dave Vandermeulen – 509 Beaser Ave:

He is aware that the city currently owns the Roffers site and asked if it has any value. Mayor Mackenzie responded that tax-wise it has zero value. Mr. Vandermeulen asked if this land will be transferred to the developers and will it have more value? Mr. Wiley responded yes, it would be and currently there are no taxes on it because it is city owned. He then asked if the future taxes on the land go back to the developer or go towards other entities, like the school system? Mr. Lentz answered that if the district is approved, the base value would go back to January 1st of 2025, which is zero. The increment value would be both the land and the residential improvements made. Therefore, the TID would capture all of the value on this parcel. But when the TID period is over the taxes on this property moving forward would then start being dispersed to other entities, such as the schools. Mayor Mackenzie reiterated that currently there is no money going towards the school district or other community entities from this property and moving forward that would still continue to be the case until the TID closes. Ms. Delaine asked if the new building draws in new families which in effect causes the student population to increase in the school district and none of the tax money from this development is going to support this growth and greater demand on the community, how does this get supported financially by the city and community? Mayor Mackenzie noted that, while not being an expert on school spending, the schools receive "per-child" funding from the state regardless of where they are living. In other words, if enrollment goes up, so does the state funding for the school district. Mr. Lentz added that the aid the school district receives

from the state is dependent on how much value is in the school district. It is calculated on the TID out value. If there is a TID that increases the value in the city the school district is not punished by this because that value of the TID is not included in the equation. Mayor Mackenzie noted that the school district does have a seat on the Joint Board of Reviews for their input.

Julian Deplacito – 418 Beaser:

Mr. Deplacito is wondering how far things have moved along with the development of the apartment complex. He noted the last time he attended a meeting for a development of this site there was a site plan that showed tiny homes placed up to his property line that wouldn't have allowed him to get out of his driveway. Mr. Wiley responded the applicant has filed for the first part of a Planned Unit Development which will be on the Plan Commission agenda for the end of the month. He noted the plans are being evaluated for code compliance and must meet ordinance standards unless granted relief for specific conditions which requires justification and possible relief in other ways. They will need to meet zoning setbacks along with impervious standards and there should not be any issues with getting out of his driveway. The developer has requested relief from the height standards which is 45 feet. They are proposing a pitched roof that may go as high as 60 feet at the peak that would fit in better aesthetically with the neighborhood. Current drawings are not detailed but they do have a site plan that shows the building, access and drives. He noted they have been accommodating to requested revisions by the city staff. Mr. Deplacito asked if there is a timeframe when residents will be able to see the development plans? Mr. Wiley responded that there will be a notice published and another public hearing for the Planned Unit Development coming up at the end of the month. Notices will be sent out to all neighbors within 200 feet of the development. Mayor Mackenzie added that they are looking at having the first floor of the building contain parking to help minimize the size of the open parking lot on the site.

Kelly Westlund (501 11th Ave E)

First, Ms. Westlund was concerned about requirements from the DNR after remediation of the Roffers site. She is wondering if the costs that come with the relocation of utilities in regards to this development have been factored in with existing DNR requirements still in place for this site? Second, if the city is helping to come up with gap financing for this project up to 3.4 million dollars, she noted that efficiency units starting at \$1,200 per month is almost double what fair market rent is according to HUD. Due to the public investment that is making the development possible, she is wondering if there are any provisions within the development agreement that would make sure there are some apartments kept affordable for people who live here. Mayor Mackenzie responded that the details of the development agreement have not been reached and is still being worked on. Regarding clean-up of the site, the shallow area that has not yet been cleaned up is where the residents still exist on the southwest corner. If there are any contaminated soils found it will have to be disposed of properly. Mr. Wiley added that all the DNR information has been shared with the developer during the RFP process.

Motion to go out of public hearing: motion by Ms. Erickson, second by Ms. Gregor, Carried 6-0.

Mr. Wiley noted that he sent plan information to one individual whose property was in the proposed TIF district that asked for additional information.

- b. Consideration and possible action on a "Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 11."

Motion for recommendation for approval to forward to council: motion by Ms. Erickson, second by Mr. Eades.

Discussion:

John Beirl commented that the entire plan seems to be based on estimates. How did the city arrive at 44 million dollars? Is it based on cost or an appraisal of the improvements? Mr. Lentz responded that it is a combination of evaluating similar facilities and consulting with the city assessor on the proposed facility for phase one. The future phases, which encompasses about 9 million of the 44 million dollars, are not projects that the city currently has in hand. It is based more on the potential of the property with regards to size and scale. Mr. Wiley noted that the project will have a re-evaluation in the next year or so because the assessment ratio is rather low at 63 percent and this is not compliant with the state DOR requirements. The goal is to get it back up towards 100 percent. John Beirl asked again if this was based on estimates including the breakdown of the costs. Mr. Wiley responded that we do have preliminary plans for a 150 unit building but they are not finalized. The developer has filed for a Planned Unit Development and intend to move forward. John Beirl inquired about the development incentive for 4.3 million dollars which is mainly paid to the developer as incentive to do the project in Ashland. Is that a specific amount for the 130 unit building or is some of it built in for future projects as well? Mr. Wiley and Mr. Lentz responded there is a specific amount for the apartment building and some built in for future projects. Going back to page seven on the handout, Mr. Lentz explained that it was broken into multiple phase development incentives. John Beirl stated that moving forward with this development as shown with the TIF financial plan would require borrowing on behalf of the city and the matching of revenue to expenses in order to afford this financing. Does this project handcuff the city to borrowing limits for future projects or capitol expenditures in the future? Mr. Lentz responded that they are working with Julie Vaillancourt (City of Ashland finance director) to assist with researching and selecting the best financial tools to avoid putting the city in a position where it cannot pursue other projects. He also noted that the incentives and projects are broken into two categories. Some would be financed with debt by the city. The 3.5 million dollar incentive is proposed to be paid on a pay-as-you-go basis where the tax revenue from the proposed residential development would be used to pay debt service that the city issues. What is left over can go to pay that incentive and if there is a shortfall, it's the incentive that is not getting paid. Mr. Beirl inquired if the incentive to the developer is the lynch pin for a project? Mr. Lentz agreed and explained that the developer will take that incentive to the bank and they will lend the money based on this revenue. They will only do this to the extent that they are comfortable that the money will be there to pay them back. Mr. Beirl asked if this was part of the development agreement and Mr. Lentz replied, absolutely. The development agreement, which will come back before the mayor and the council, will have these details further locked in with specified commitments from both sides to minimize the risk. Mr. Beirl commented again that these numbers were based on estimates and it comes down to trusting the city staff to check the boxes and flesh out all the details. Mr. Lentz replied that the development is in a preliminary planning stage and is not yet approved. This only allows the TIF to be used to help pay for the project. It is the approval of the Development Agreement, down the road, that is a firm commitment to moving forward with the actual project. That is the point at which the numbers need to be tighter and possibly include provisions in the agreement that state a minimum guaranteed value, for example, to help mitigate the risk of the development going forward. Mr. Beirl asked what has been the history of the city with successful TIF plans in the past, as this would be #11? Mayor Mackenzie responded that a couple have recently closed that were successful. There is only one district that is still open. Jeff Beirl asked if it is under water? Mr. Lentz replied no, it is in the black; this is the district that includes the Cobblestone Hotel. The mayor noted that two TIDs, one near

the Culvers and another near the fire station, both recently closed successfully. Jeff Beirl commented that the city had to extend the Ellis Avenue TIF district to help pay for two or three that were severely under water. Mayor Mackenzie responded that the district that was distressed was the Culvers district and money was transferred from the Ellis Avenue district and it turned around and ended up being a good project. He agreed that several TID's have not been without challenges but reiterated without this new district, this project will not move forward. The city does not have the money to pay for the required infrastructure improvements and this is a way to do it without relying solely on a bank. Jeff Beirl asked if the TIF funding mechanism could be further broken down and explained. Is the 18 or 19 million borrowed right up front? Mr. Lentz responded that phase one included infrastructure improvements for about 3 million dollars and a 3.5 million dollar development incentive. The 3 million would be borrowed and the 3.5 million is on the pay-as-you-go basis meaning the revenue is there once the building is built and people pay their taxes which goes towards the city's debt and payments to the developer. Phase one would not include borrowing from the outside. To move forward into phase two, there would be an analysis completed at that time looking at the ability of the TID to pay the costs to do additional projects. This would require further approval by the council. Mayor Mackenzie noted that there is an annual review by the Joint Board of Review that consists of the city, county, public schools, and the technical college that reviews the status of the TID districts and gives recommendations. Ms. Erickson asked if the development was less than 150 units, would it be less money generated? Mayor Mackenzie stated that the development will be no less than 130 units, possible up to 150 units. Mr. Eades inquired if it is accurate to say that the developer is paying the taxes but 90 percent of this is going back to the developer? This would mean that the city is taking out loans to fund the TID? Mr. Lentz replied that from his discussions with the developer, when the development is completed it will be in the 30 to 35-million-dollar taxable value. The taxes would be paid and the city would use it to pay their debt first. What is left from the taxes (that the developer paid 90 percent of) goes to their pay-as-you-go incentive. The other 10 percent from their development goes to the city. It was established that the developers will own the land. Ms. Gregor asked if the agreement holds any requirements for a preference to hiring local contractors for the construction work? Mr. Wiley noted that this is something that could be discussed with the developer. Mr. Lentz noted that there may be certain rules regarding this and that input from the city attorney may be helpful.

Mayor Mackenzie called the question to vote to make a recommendation of approval for a resolution to establish the boundaries of and approving the project plan for Tax Incremental District no.11.

Roll call vote: motion carried 6-0.

6. Next Meeting Date
There will be a required council reorganization meeting on April 15th. Due to this, the next Plan Commissions meeting will be on April 22nd at 6:30 PM.
7. Adjournment
Motion by Ms. Gregor, Second by John Beirl. Carried 6-0.
Meeting closed at 7:06 pm

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



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

STAFF REPORT

Plan Commission – April 22nd, 2025

Agenda Item # 6a:	Public Hearing: Planned Unit Development Review – General Development Plan (GDP) Approval for a Multi-Family land Use
Zoning District:	Mixed Residential/Commercial (MRC) with Gateway Overlay (GTWY-O)
Property Address:	No Address-Vacant
Parcel #:	# 201-00356-0000
Applicant:	Vision Inc.
Staff Contact:	Steven Wiley

Background

The City of Ashland has owned the subject site which is vacant parcel # 201-00356-0000 for several years. The City has put out Requests for Proposals (RFPs) for developers to reuse the site for the past few years and until now has not seen much interest in redeveloping the site. In late 2024 developer Vision Inc. reached out to City staff regarding their interest in acquiring and redeveloping the site. City staff has met with the developer several times regarding the proposed multi-family proposal. The developer would like to proceed with their proposal to redevelop the property. Due to this, City staff and the developer have drafted a Development Agreement which is still in progress. City staff and staff from Ehlers Inc. have worked on the creation of the City's newest Tax Increment District (TID #11) in which the new development would be located. The Tax Increment District would allow for the City to provide development incentives without which the project would not happen. The Joint Review Board and Plan Commission held meetings on April 1st, 2025 to review and discuss the proposed TID # 11 and TID # 11 Project Plan. The Plan Commission held a public hearing and voted to recommend approval of the TID # 11 Project Plan. The City Council voted to approve the TID # 11 Project Plan at the April 15th, 2025 Council meeting. The developer has worked with staff and finalized the General Development Plan (GDP) which is the first part of the Planned Unit Development (PUD) submittal. The developer is pursuing the PUD due to the flexibility it can provide the project while still ensuring high quality development through the public process.

The subject parcel is the former Roffers Site which is a former brownfield parcel. The site was closed by the WI DNR in 2017 and the City has documentation from the closure process that was provided to the developers. The subject parcel is approximately 197,562 square feet (approximately 4.5 acres) in area and is located between Beaser Avenue (on the west boundary) and 11th Ave W (on the east boundary). The 5th Street Corridor trail runs east-west along the southern edge of the site. The Ashland Police Department is located across 11th Avenue West to the east of the subject site. The site is

adjacent to single and two-family residential homes which are located to the north and south of the site. The subject parcel and properties to the north and west are zoned Mixed Residential Commercial (MRC) with a Gateway Overlay (GTWY-O). The parcels to the east are zoned MRC and the parcels to the south are zoned Single and Two Family Residential (R-2). Parcels with frontage along Beaser Avenue have the Gateway Overlay (GTWY-O) zoning attached. The former Beaser School (CESA property) and Beaser Park are located on Beaser Avenue south of the subject site.

The developers have appeared before the Plan Commission and introduced the item as a discussion-only item at the February 18th Plan Commission meeting. Staff also introduced the item to the City Council. Both the Plan Commission and Council have expressed support for the proposed development. The developers have informed staff that strict compliance with the MRC zoning standards would prevent them from including the proposed covered parking and the number of units needed to make the development cash flow. Additionally, the developers are asking for flexibility from the zoning standard for minimum unit area in the event that the finalized unit sizes come in slightly less than the UDO minimum. The PUD would allow the developers flexibility to exceed the 45-foot height ordinance maximum and flexibility for unit sizes which could vary slightly from the ordinance minimum areas of 500 sq. ft., 600 sq. ft., and 750 sq. ft. for efficiency, one-bedroom, and two-bedroom units respectively. In exchange the City can ask the developer to exceed ordinance standards in other areas. Staff is still engaged in discussions with the developer but the developer is proposing to provide covered parking to meet a portion of their parking requirement. Staff and the developer have also discussed that building materials and landscaping could also be other areas where the developer could offset the ordinance relief requested. Vision Inc. has submitted materials for a PUD-GDP review and approval.

The UDO standards set the minimum area for a Planned Unit Development at ten (10) acres. However, the Zoning Administrator, Plan Commission, or Common Council can waive this requirement if they find that it is in the best interest of the City to allow a PUD with less than 10 acres. The subject parcel is approximately 4.5 acres in area. Staff finds that the PUD would encompass a clearly-defined area (the subject parcel only). Staff is of the opinion that the proposed PUD zoning and the proposed development are in the best interest of the City and recommends that the Plan Commission and Council waive the 10-acre minimum area requirement based on this finding. The developers have explained that they would like to begin construction this year and complete construction by fall 2026.

Existing Land Use	Zoning
Vacant – City-owned, Former Roffers Site	Mixed Residential/Commercial (MRC) with Gateway Overlay (GTWY-O)

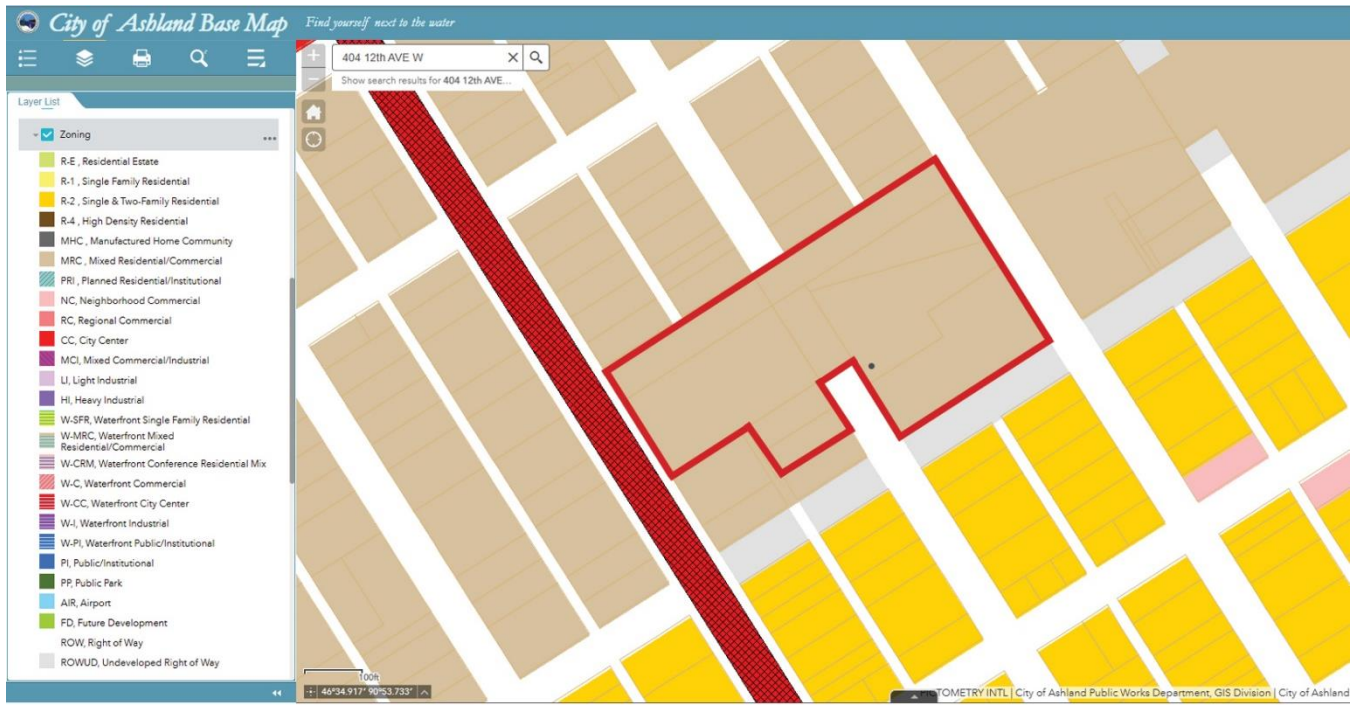
Adjacent Land Uses and Zoning

Existing Uses		Zoning
North	Single and Two-Family Residential	Mixed Residential/Commercial (MRC) with Gateway Overlay (GTWY-O), Mixed Residential/Commercial (MRC)
South	Single and Two-Family Residential	Single and Two-Family Residential (R-2) with Gateway Overlay (GTWY-O), Single and Two-Family Residential (R-2)
East	Ashland Police Department	Mixed Residential/Commercial (MRC)
West	Single and Two-Family Residential	Mixed Residential/Commercial (MRC) with Gateway Overlay (GTWY-O)

Land Use Recommendation	Land Use
Future Land Use Map Recommendation	Overlap of Downtown Core and Commercial Districts and Traditional Neighborhood & Mixed Use



The subject parcel is outlined in red in the above image. Beaser Avenue runs along the west edge of the subject parcel and 11th Avenue East is to the east of the subject parcel. The 5th Street Corridor trail runs along the south of the parcel.



The subject property is outlined in red above. The tan is the current Mixed Residential/Commercial (MRC) zoning of the subject parcel and some adjacent properties. The yellow-orange to the south is the Single and Two-Family Residential (R-2) zoning. The red cross-hatched zoning along Beaser Avenue is Gateway Overlay zoning.

Use

The applicant is proposing a multi-family housing development and associated access drives/parking, open spaces, and stormwater retention on the subject site. The multi-family housing development and parking areas will be new structures on the currently vacant parcel. The applicant's proposal to construct a multi-family use was discussed at the February 18th, 2025 Plan Commission meeting and the Commission expressed support for the proposal at that time. The City Council has also expressed support for the proposed land use at the subject site.

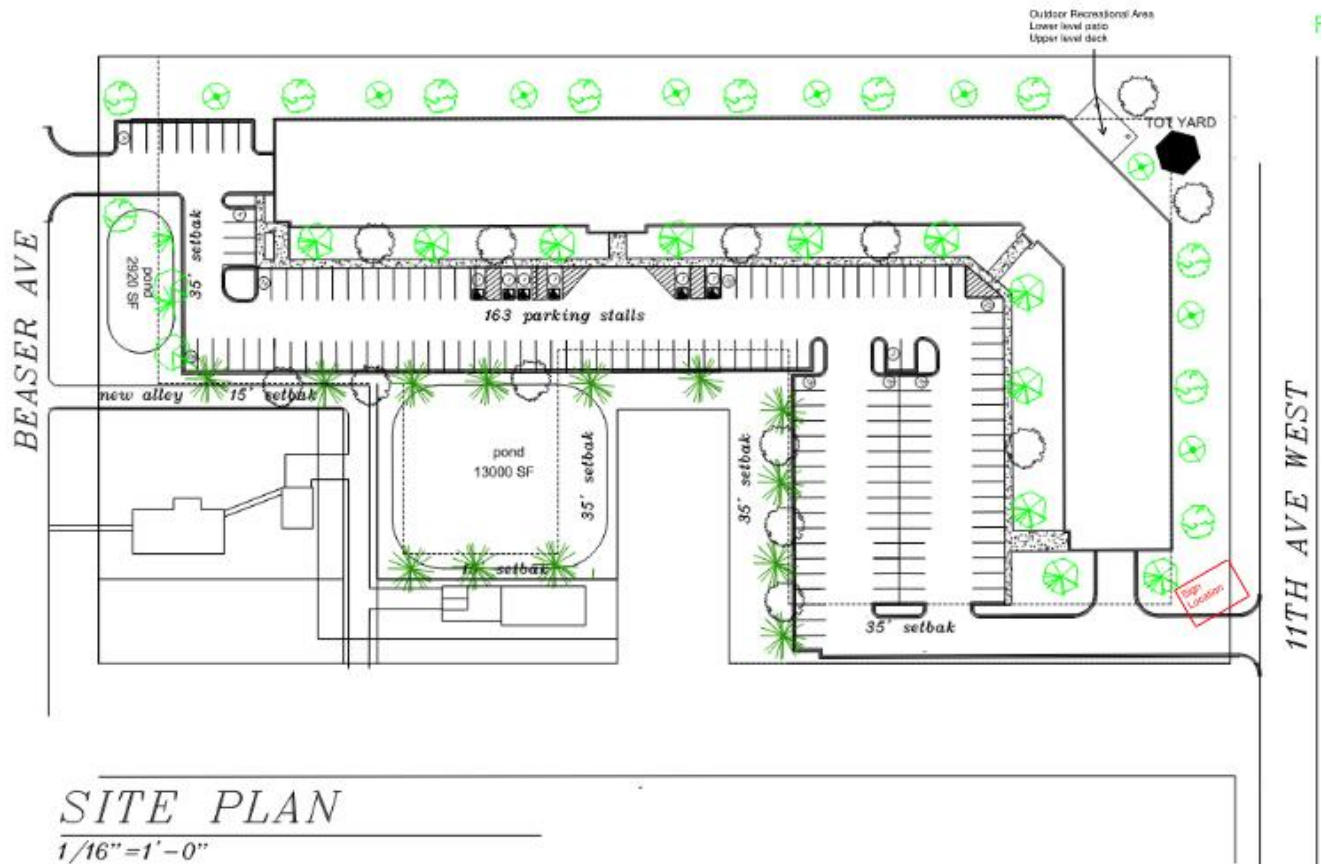
Site Design



The developers have worked with their designer on a site plan, which they have submitted to City staff as part of this approval process. The plan includes the placement of a single building on the north and east portions of the site and the building will house covered parking and the proposed 151 apartment units along with associated community spaces. Access drives are proposed from Beaser Avenue and 11th Avenue West. Two stormwater retention ponds are proposed (one on the western portion and one on the southern portion of the site). Landscaping is proposed around the building and parking areas. Some landscaping on the north would serve as a partial buffer between the proposed building and neighboring residential homes.

	<u>Required</u>	<u>Provided</u>
Parking Spaces	1 per efficiency unit, 1 per one bedroom unit, 2 per 2 bedroom unit - 201 spaces total	295 Spaces provided - 163 surface stalls, 132 covered stalls
Impervious Surface	R-4 Zoning Standards apply - 40% maximum for building, 60% maximum for impervious surfaces	22% by building, 29% by parking, 4% by other - 55% total
Building Height	Can be set during the PUD Process. Base code allows 45 feet. Staff recommends a 55-foot maximum allowance	55 feet maximum according to the applicant

	<u>Minimum</u>	<u>Provided</u>
Front Setback (11 th Ave W)	Base Zoning - 35 feet	35 feet
Side Setback (north)	Base Zoning - 15 feet	35 feet
Side Setback (south)	Base Zoning - 15 feet	70 feet
Rear Setback (Beaser Ave)	Base Zoning - 35 feet	>70 feet
* Setback minimums can be adjusted during the PUD Process		



Access to the site is provided off of Beaser Avenue and 11th Ave W. The site is a former brownfields site and to staff's knowledge there are no known wetlands on the site. The proposed multi-family building would be situated on the north and east portion of the site. The total impervious area proposed for the site is approximately 108,338.33 square feet which is about 55 percent of the total site area. The access drives leading into the site are shown currently as 24 feet wide which is code compliant for drive aisles with no adjacent perpendicular parking spaces. The drive aisles within the site are 24 feet wide with perpendicular parking along both sides. The UDO requires 25-foot aisle widths when parking is located perpendicular to the aisles. Staff and the applicant can work together to adjust the site plan to meet code for the interior drive aisles. Staff would recommend that as a condition of GDP approval the applicant revise the internal drive aisles on the site plan to show a minimum 25-foot drive width where there are adjacent perpendicular parking stalls.

The PUD process allows the Plan Commission and City Council to set the maximum impervious surface allowance for the site. The MRC zoning applies the standards for the zoning district most closely resembling the proposed land use. For the multi-family use provided the High Density Residential (R-4) standards apply. The UDO allows for up to 60% impervious coverage for residential uses. Staff would recommend maintaining a 60% impervious surface maximum here unless the Plan Commission sees fit to reduce this allowance. The proposed plan is at 55 percent impervious coverage and under the 60 percent allowed by code.

Setbacks of the R-4 district would apply. The applicants' site plan shows that the proposed building placement would meet or exceed these setbacks. Staff recommends maintaining the R-4 zoning setbacks as of now. The applicant's site plan shows setbacks which meet or significantly exceed ordinance minimums and staff is supportive of the setbacks proposed in the site plan.

The Plan Commission and City Council may also set parking requirements for the site as part of the PUD process. Staff would recommend maintaining the ordinance requirement of one (1) parking space per efficiency unit, one (1) parking space per one-bedroom unit, and two (2) parking spaces per two-bedroom unit. The plans as submitted exceed these requirements. Code generally does not allow more than the required parking spaces without the zoning administrator and applicant determining if additional spaces are needed. The specific number of spaces does not need to be finalized as part of the General Development Plan. It is common for large multi-family developments to include spaces for visitors so staff would recommend as a condition of approval that the applicant and staff work together to confirm the final number of required parking spaces during the SIP process.

The UDO requires that all parking and drive areas be paved with concrete or bituminous pavement. Properly designed porous pavement, concrete pavers, permeable pavers, or other materials may be approved provided that design and materials are consistent with the intent of the ordinance. The applicants have noted that the access drives and parking areas will consist of new bituminous pavement which is compliant with the UDO standards.

Stormwater Management/Utilities

Staff has had discussions with the applicants along with the Department of Public Works. The applicants and their designer have prepared grading and utility plans which show the proposed 13,000 sq. ft. and 2,920 sq. ft. retention ponds which will serve the site. The plans also show the proposed private storm sewer and sanitary sewer lines, trench drains, and storm sewer catch basins. Staff will continue to work with the developer as the developer finalizes the plan. The stormwater facilities will be sized to handle the anticipated stormwater runoff. Planning and Public Works staff will review the stormwater management plans and the applicant would submit finalized stormwater management information and plans as part of the Specific Implementation Plan (SIP) review. Please see the plan set included in the packet materials for more information.

Landscaping

The applicants have provided a landscaping plan (above) as part of the plan set their designers prepared. The landscaping plan and legend display the locations of proposed landscaping. Landscaping is proposed around the apartment building, paved areas, and stormwater ponds. The UDO landscaping standards require that parking areas with 20 or more spaces have at least 10 percent of the total interior parking area landscaped with plantings. Parking areas with more than 100 spaces shall have at least 25% of the required 10% to be landscaped as planting islands. Staff will continue to work with the applicants on finalizing the landscaping plan as part of the SIP process. For parcels less than 5 acres in area the landscaping required is based on undeveloped area. It appears the number of trees proposed significantly exceeds code but shrubs will still be required. Staff would recommend as a

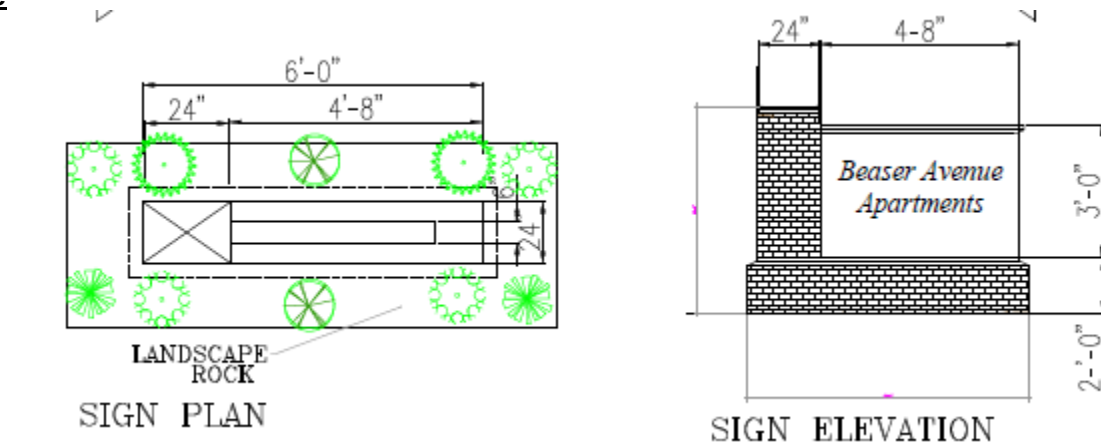
condition of approval that the landscaping meet all UDO requirements and that a landscaping schedule indicating the numbers of each species type proposed be submitted.

Landscaping Requirements
Parcels less than 5 acres in area - Landscaping is based on undeveloped area
Deciduous trees: 1 tree per 2,500 sq. ft. OR
Coniferous trees: 1 tree per 1,000 sq. ft. AND
1 shrub per 1,000 sq. ft.
Parking Areas (20 or more spaces) - 10% of the interior parking area to be landscaped area. 25% of the required 10% to be planter islands

Landscaping Proposed
Sugar Maple - 11 trees
Hackberry - 9 trees
Red Jewel Crab - 13 trees
American Red Maple - 11 trees
Black Hills Spruce - 13 trees
Shrubs will still be required

The Plan Commission may request additional landscaping beyond that required by code if desired under the PUD process.

Signage



Currently there are no signs on the subject parcel. The applicant has submitted a design for a monument sign in the plan set. The sign standards for R-4 zoning would apply. A freestanding sign is permitted for a multi-family development such as this one. The sign copy area is limited to 32 sq. ft. and the maximum sign height permitted is 6 feet. The maximum sign structure area permitted is 75 sq. ft. Signs may not be internally illuminated. Staff would recommend applying the base sign standards in this case. The areas and heights of the monument sign as proposed would meet the ordinance requirements. The sign is proposed at the north side of the 11th Ave W driveway entrance. Staff will work with the applicants to finalize the proposed placement of the signage as part of the SIP process. Staff would recommend as a condition of approval that any proposed signage meet the UDO sign

requirements for R-4 zoning and that the applicants obtain a sign permit prior to constructing signage onsite.

Lighting

The applicants have not yet submitted a lighting plan. Ordinance requires minimum light levels for all drive and parking areas and that light trespass at the property lines not exceed 0.5 footcandles. Code states that for parking facilities for 3 or more vehicles on a residential site they should be lit to provide at least 0.25 footcandles on any surface with an average illumination level of at least 0.75 footcandles. The uniformity ratio between average and minimum illumination shall be no greater than 4 to 1. Staff would recommend that as a condition of approval the applicant submit a lighting plan and light fixture information meeting UDO standards for staff and Plan Commission review as part of the SIP process.

Building Elevations

The UDO does not have many design standards for the MRC/R-4 zoning. The PUD process allows the Plan Commission and City Council the ability to set specific design requirements during the process. The applicants have provided building elevations as part of the GDP submittal. The proposed elevations are in the application materials included in the packet for this item. They were not included in the staff report due to the inability to see many of the details when they are scaled down. The elevations show pitched roofs and balconies for the living units. The applicants have not yet finalized their building materials but can do so as part of the SIP process. The overall building height proposed as of now is 52 feet, 8 inches. The applicants request a 55-foot height maximum for the proposed building. They are requesting this because they need to accommodate one floor of covered parking and three floors of living units. Their design calls for a pitched roof which they believe is consistent architecturally with the neighborhood. Staff does not have concerns with the height maximum requested. If the Plan Commission would like to recommend any requirements for specific façade materials the Commission may do so.

Standards for Planned Unit Development Review

The City of Ashland's Unified Development Ordinance Section 3.8 (E) Creation of a Planned Unit Development (PUD) Overlay District – Approval Criteria provide the approval criteria for a PUD General Development Plan for the City of Ashland. The following decision criteria were used to review the submitted PUD-GDP:

1. Consistency with Comprehensive Plan.

The PUD-GDP proposed is consistent with the Comprehensive Plan goals. The subject parcel is located within the overlap of the Downtown Core & Commercial Districts and Traditional Neighborhood & Mixed-Use zones of the Future Land Use Map. The Plan recommends for the Downtown Core & Commercial Districts that mixed-use development increasingly populate this zone. Buildings would front the right-of-way more often than has occurred in the post WWII era. For the Traditional Neighborhood & Mixed-Use Districts zone typically single and two-family residential are the primary land uses in the zone. The Comprehensive Plan also recommends small cafes, local hardware stores, or pottery or art shops. The subject site is located within the overlap of the two future land use zones and the Comprehensive Plan does not delineate firm boundaries between each zone.

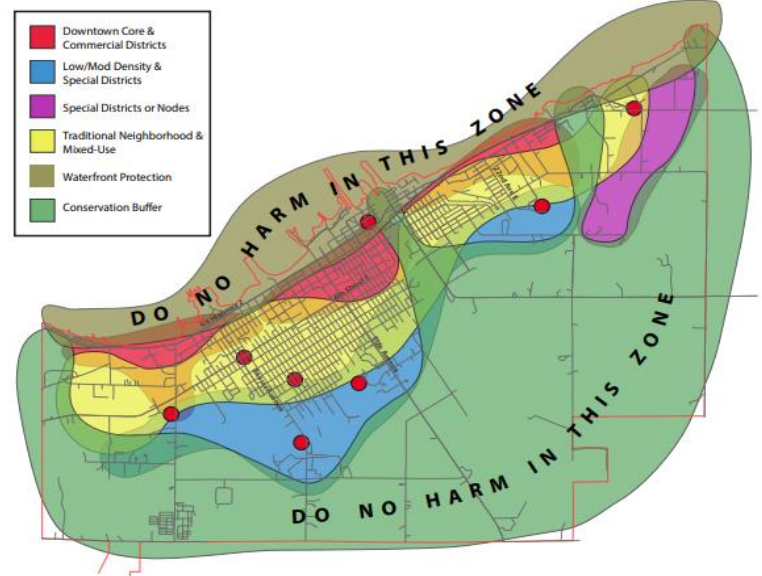
Part 1 of the Comprehensive Plan includes the goal to “Diversify and Upgrade via Infill Housing” (pg. 54). The proposed development involves the reuse of an urban infill site close to the downtown where utilities are readily available. The plan encourages projects such as the one proposed and recognizes that the City will also need to provide incentives in many cases to get projects done. The plan states that there is a need for additional housing options within the City.

The proposed project is consistent with the Comprehensive Plan in that it is a redevelopment of a vacant former brownfield site with much needed infill apartment housing. The project would provide amenities for its residents and the developer is taking measures to minimize the amount of outdoor surface parking present onsite.

2. Consistency with the UDO

This use is consistent with the UDO and would be permitted as a Conditional Use under the base MRC zoning. The land use, site coverage/impervious surface area, landscaping, and stormwater design will comply with the ordinance. Lighting, paving, and signage will also comply. The only relief from the ordinance requested is for building height and minimum unit areas. Staff is of the opinion that the covered parking, pitched roofs, and building materials offer opportunities to offset the ordinance relief requested. Density, setbacks, and use of the proposed structure are consistent with the ordinance. The proposed development is located on the northern and eastern portion of the parcel towards 11th Ave E and parking located on the interior of the site away from the streets wherever possible. Landscaping is proposed around the building and parking areas so this will help aesthetically. Staff finds that granting relief from the height and unit area minimums of the UDO is in the public interest if the applicants are providing features such as covered parking and pitched roofs which are not required by code.

FUTURE LAND USE PLAN



3. Open Space

The design includes an outdoor recreational area, tot yard, outdoor patio, and deck for the residents. Additionally, there are landscaping areas and buffers proposed around the building particularly to the north and east. There are stormwater retention ponds to the south and west of the proposed building. The developers have stated that Ryan Nelson of their team will serve as the managing member of the ownership entity and provide leadership and oversight. Ongoing management and maintenance will be handled by Vision MC, Inc. a subsidiary of Vision, Inc. specifically established to manage all Vision, Inc.-owned properties. They are committed to retaining and maintaining their developments once completed.

4. Effect on the Neighborhood

The existing development around the subject site consists of single and two-family residential uses on standard urban residential parcels. The Ashland Police Department is located across 11th Ave W to the east. The former Beaser School/CESA property and Beaser Park are to the south. Though the proposed development is higher density than the existing residential development the applicants are taking measures such as installing required landscaping, adding pitched roofs and gables, and breaking up the building facades with window openings, balconies, and material changes. All of these measures will ensure that the proposed development fits contextually with the surrounding neighborhood. Though traffic will result due

to the new development, there are two means of entering and exiting the site (on Beaser Avenue and 11th Ave W) so not all of the traffic is anticipated to enter and exit onto one street.

5. Phasing

The applicants plan to complete the development as proposed in one phase. In the future there could be potential for a second phase depending on how this project goes and land availability. The project as proposed is treated as one phase. The developers' intent is to implement the project as submitted. The project would consist of one building, associated access drives/parking, stormwater management, outdoor areas, and landscaping. If the applicants decide they need to deviate from the originally proposed GDP or SIP they would come back to City staff and the Plan Commission for further review.

6. Relationship to Existing Structures

The area around the subject site is well developed and urban in nature with single and two-family residential homes and some larger structures such as the Ashland Police Department and former Beaser School/CESA building. The proposed placement of the structure will not impact the developability of any surrounding parcels. There are existing City utilities running under the subject site and Public Works and Planning staff have been coordinating on plans to relocate these in anticipation of the proposed development. The relocation of the utilities will not negatively impact other properties. The proposed building's height (at 52 feet, 8 inches) is taller than the adjacent structures nearby but the pitched roofs and other façade design elements including balconies and material changes will mitigate the impact the building has on adjacent structures. Additionally, the developers are proposing a 35-foot side setback on the northern side of the site which will further reduce the impact because the building would be placed further back than the base 15-foot setback required. Staff does not have concerns with the proposed development's relationship to existing structures.

Application Submittal Requirements

UDO Section 3.8 includes the submittal requirements for a PUD-GDP review. These include the following items which staff has reviewed:

- a. Context Map: A map of the project including its relationship to the surrounding properties, topography, or other prominent site features. **The applicants and their designer have submitted the required context map which contains this information. The map displays the proposed development's placement and layout in relation to the surrounding parcels, existing development on those parcels, and streets. An aerial of the site is included on the context map.**
- b. Statement: A statement as to why the planned unit development (PUD) zoning is proposed. The statement shall identify reasons why planned unit development (PUD) zoning is preferable to development under standard zoning districts. **The applicants submitted a statement to staff explaining that they wish to develop this property as a multi-family land use. They have submitted elevations showing pitched roofs and indicating building heights. Additionally, they have submitted building floor plans showing unit layouts. The applicants are requesting the PUD zoning to allow them the flexibility required for building height and unit area to allow for pitched roofs that would aesthetically fit the neighborhood. Base zoning allows up to a 45-foot height maximum. The applicants have requested 55 feet. They have requested flexibility on unit size minimums also. They would like up to a 10% allowance from the unit area minimums required by code and would use units similar to those in other developments they have done. The developers are accommodating covered parking and three floors of living units to achieve the unit count needed for the development to cash flow. The applicants have stated that they will meet the other UDO requirements. Therefore, the flexibility allowed by the PUD zoning is desirable.**

- c. Site Plan: A site plan of the planned unit development (PUD) at a scale of not less than one-inch equals one hundred feet (1" = 100') showing the following:
- (1) Land uses and development densities: The drawings in the submitted plan set are all scaled at 1" = 100' or greater and show the proposed multi-family development. The site/landscaping plan page includes data on unit counts and staff believes there is enough data to meet this requirement.
 - (2) The size, arrangement, and location of parcels: The site plan shows the parcel which is the subject property for which the PUD will apply and includes the parcel location off of Beaser Avenue, 11th Ave W, and the 5th Street Corridor Trail. The parcel area of 197,562 sq. ft./4.51 acres is listed on the plan.
 - (3) The proposed general location of buildings or groups of buildings: The site plan shows the single proposed multi-family building on the north and east portion of the site.
 - (4) The location, design, and construction of public and private streets: The site plan shows the existing streets that serve the area including Beaser Avenue, 11th Ave W, and 12th Ave W. For the access drive and drive areas within the subject development the plan shows their locations and includes dimensions and labels describing the surfacing (asphalt pavement) proposed.
 - (5) The location of recreational areas and open space and a description of who will own and maintain the spaces: The site plan shows an outdoor recreational area/tot yard, lower level patio, and upper level deck, along with stormwater retention areas. The PUD application also includes a statement from the developer explaining that their management company (Vision MC, Inc.) will maintain the property including open spaces.
 - (6) A general landscaping plan: The applicant has submitted a landscaping plan with locations, the number and type of proposed plantings, and a landscaping legend. Staff will work with the applicant during the SIP process to finalize the landscaping plan and ensure that the plan submitted meets code. For parcels less than 5 acres in area landscaping required would be based on the undeveloped area. The number of trees proposed exceeds the code requirement but shrubs will also be needed. If the Plan Commission would like to see landscaping in excess of UDO requirements as part of the PUD, staff would request that the Commission provide input while considering the GDP.
 - (7) A general grading plan, indicating onsite stormwater management facilities and indicating the amount and location of off-site drainage: The applicant has submitted a grading and erosion control plan as part of the submittal package. This plan includes existing and proposed contours, proposed grade slopes, and stormwater management facilities. The plan does not indicate any off-site drainage occurring.
 - (8) Identification of mature vegetation on the site and a proposal to preserve such vegetation worthy of protection: The applicants' site plan identifies existing vegetation including trees on the northern edge of the site. Currently the applicants plan to remove the existing vegetation during the construction process. They will plant new trees and shrubs in accordance with UDO requirements.
 - (9) Identification and/or delineation of wetlands and floodplains within the site and a proposal to protect such areas from encroachment or degradation: There are no wetlands on site to staff's and the applicants' knowledge. This is also noted on the preliminary plans.
 - (10) Statistical data on the size of the development, density/intensity of various sub-areas, and expected phasing or staging: The applicant's site plan includes data on the physical sizes of the building and on unit counts for each unit type. The project is planned in one stage of implementation.
 - (11) A description of the intended organizational structure for a property owner's association, if any: The developers have explained to staff that upon completion of the development, Ryan

Nelson, CEO of development company Vision, Inc., will serve as the managing member of the entity, providing leadership and oversight. Ongoing management and maintenance will be handled by Vision MC, Inc., a subsidiary of Vision, Inc., specifically established to manage all Vision, Inc.-owned properties. The developer is committed to retaining and maintaining their developments post-stabilization.

- (12) A description of the deed restrictions or restrictive covenants, if any: There are no deed restrictions or restrictive covenants to staff's or the applicant's knowledge. There is a DNR closure letter regarding measures that might need to occur if some areas of the site are disturbed. This letter was included in the RFP materials sent out and shared with the developers. The developers are aware of it and would meet any DNR requirements during their site preparation.

Review Recommendation

Staff recommends APPROVAL of the PUD-GDP contingent on the following conditions:

- Approval is for the PUD-GDP only. The applicant shall follow up with the PUD-SIP submittal through City staff, the Plan Commission, and City Council and obtain PUD-SIP approval and all necessary approvals and building permits for the proposed project prior to starting construction.
- PUD-GDP to allow a multi-family residential land use under a PUD Overlay on Parcel # 201-00356-0000.
- City Council to waive the 10-acre minimum area requirement for a PUD on 4.51-acre Parcel # 201-00356-0000 in the MRC zoning district with the finding that the proposed PUD encompasses a clearly defined area that will not preclude logical development of adjacent properties in a manner consistent with the intent of the UDO.
- Substantial development progress shall occur on Phase 1 of the development within 12 months of PUD-SIP approval.
- Access drive width for the internal access drives with 90-degree (perpendicular) parking on either side of the access drive shall be a minimum of 25 feet wide to meet the UDO minimum drive width for two-way traffic. Applicant shall revise the site plan to show the 25-foot dimension for SIP review.
- Relief from UDO Section 4.6(C)(3) Maximum height of principal building. Forty-five (45) feet. Height allowance up to Fifty-five (55) feet.
- Relief from UDO Section 4.6(C)(7). Minimum floor area per unit in multi-family uses.
 - a. Efficiency Unit. Five Hundred (500) square feet.
 - b. One bedroom unit. Six hundred (600) square feet.
 - c. Two bedroom unit. Seven hundred fifty (750) square feet.
 - d. Three or more bedroom units. Seven hundred fifty (750) plus one hundred fifty (150) square feet for each additional bedroom beyond two (2). Under the PUD unit floor areas may be up to 10% less than the ranges above (a-d) prescribed by code.
- Building setbacks shall meet High Density Residential District (R-4) zoning standards.
- Applicants and Planning staff shall work together to determine the final number of parking spaces as part of the SIP process.
- As part of the SIP submittal applicant shall submit a finalized stormwater management plan including calculations on the amount of runoff anticipated based on the proposed impervious area (to include buildings and drive areas). The stormwater management calculations shall demonstrate that the proposed stormwater retention ponds and other features are sized appropriately to handle all runoff generated onsite and that no runoff onto surrounding properties will occur as a result of this development. The stormwater management plan will require Planning and Public Works staff review and Plan Commission review.

- Applicants shall work with staff to finalize the landscaping plan for staff and Plan Commission review as part of the SIP process. The landscaping plan shall show code-compliant planting counts and include a landscaping schedule indicating species and number of each species type. The plan and schedule shall include the UDO requirements and an indication of how the proposed planting types and counts will meet the code requirements. The plan shall also include landscaping area and island areas for paved areas and demonstrate code compliance.
- Any signage proposed shall meet UDO standards and require submission of sign proofs for Planning and Development review and issuance of a sign permit prior to installation.
- As part of the SIP submittal the applicant shall submit a code-compliant photometric plan for Planning and Development staff and Plan Commission review. The plan shall show light levels for all access/drive areas and between the buildings. Lighting shall meet the standard for "Commercial residential open parking facilities" as described in UDO Section 6.7(D)(2).
- Any changes in the proposed land use or additional uses proposed shall require a PUD amendment and Plan Commission/City Council review.

Additionally, as a Public Hearing is scheduled for the proposed PUD-GDP, the Plan Commission should hear all input from the public prior to making a determination. The required Class 2 public hearing notice was issued on April 3rd & April 10th and discretionary letters were sent to all surrounding property owners within 200 feet of the proposed development.

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



400 Beaser Avenue, Ashland Planned Unit Development (PUD) Additional Information

We would like to request relief from the zoning ordinance's square foot minimum, as some of our proposed units may fall slightly below this requirement (within a 10% range). This variance allows us to enhance affordability while compensating with additional amenities provided throughout the building. In some of our previous developments, studio units have been slightly below 500 square feet, and we want to ensure our current application accommodates this precedent. We are still early in the planning process and our design has not been finalized, so we cannot confirm individual unit square footage at this time – but we would appreciate the flexibility to follow similar floor plans from prior developments. All proposed units will meet applicable building codes and safety standards.

Upon stabilization of the development, Ryan Nelson, CEO of Vision, Inc., will serve as the managing member of the entity, providing strong leadership and oversight. Ongoing management and maintenance will be handled by Vision MC, Inc., a subsidiary of Vision, Inc., specifically established to manage all Vision, Inc.-owned properties. We are committed to retaining and maintaining our developments post-stabilization, ensuring the property remains in capable hands and upholds the high standards of Vision, Inc.

Proposed Vision Project Site



3/5/2025, 3:01:14 PM

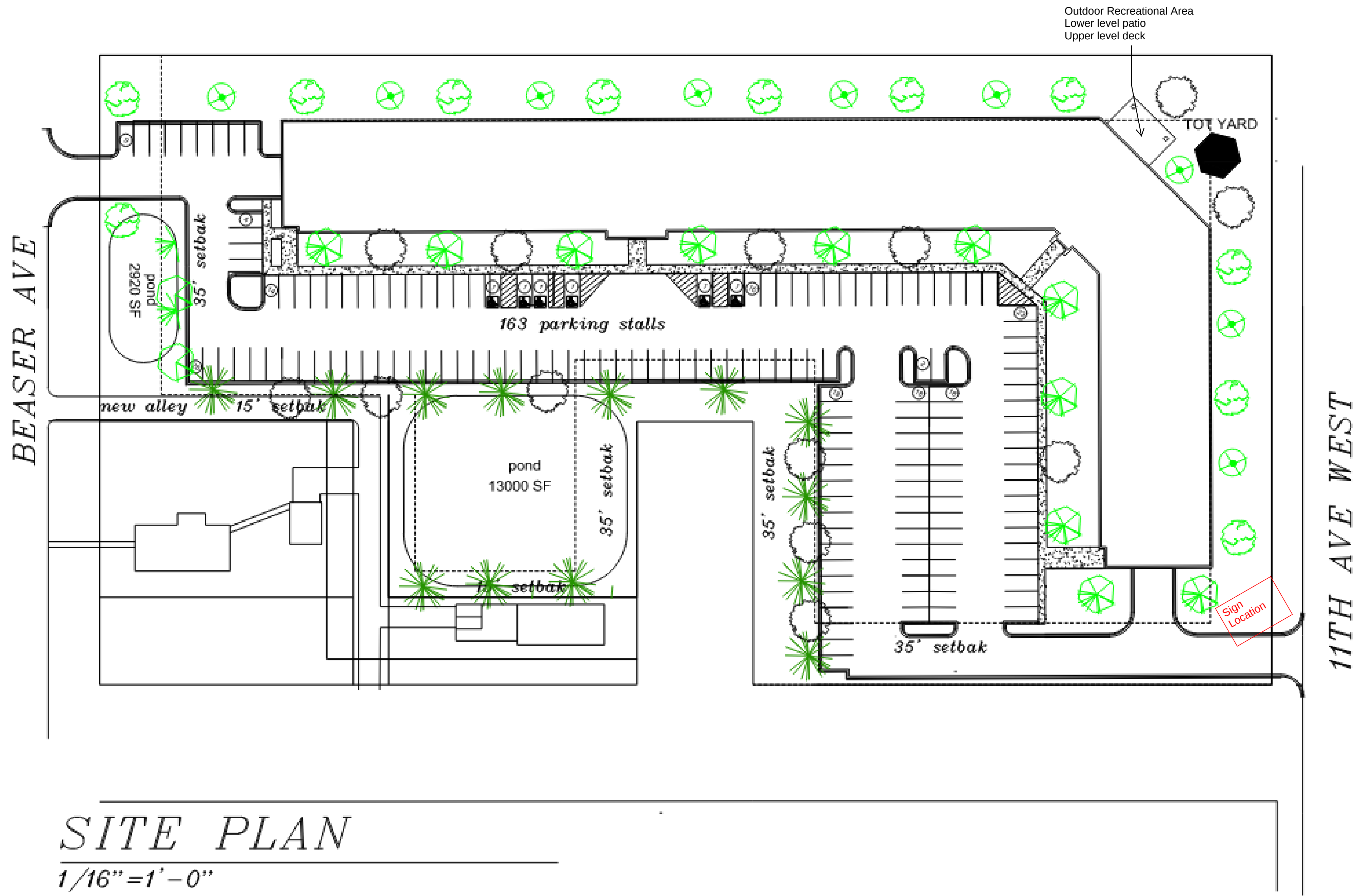
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|------------------|------------------|------------------------|
| Tax Parcels | State Highway | Ten Foot Contours 2015 |
| Road Centerlines | Municipality | World Hillshade |
| US Highway | Rivers & Streams | |

1:8,044

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



PLANTING LEGEND

- BLACK HILLS SPURCE 6" B#B
- AMERICAN RED MAPLE 2 1/2"
- HACKBERRY 3" B#B
- SUGAR MAPLE 3" B#B
- RED JEWEL CRAB 2" B#B
- PURPLE LEAF PLUM 3 GAL
- 2-2 1/2" B#B
- ANTHONY WARRERER SPIREA 15"
- LITTLE PRINCESS SPIREA 15"
- ISANTI DOGWOOD 2"
- SCANDIA JUNIPER 15"
- LIGHT FIXTURE

SITE PLAN
1/16" = 1' - 0"

50 one bedroom
50 two bedroom
51 efficiencies
151 total units

COMM NO 1710
DATE 12/22/17

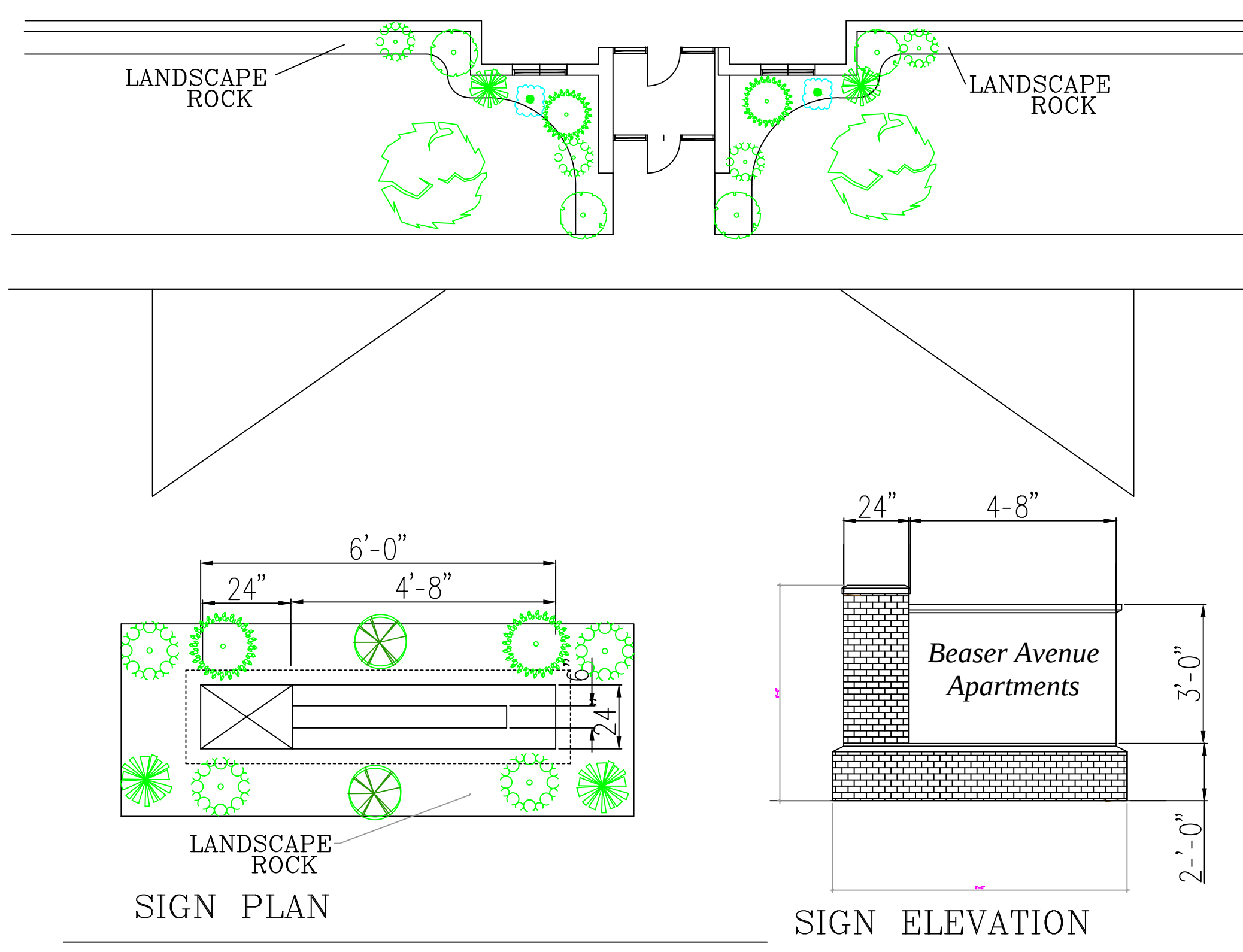
REVISION

PROJECT NAME
151 UNIT APARTMENT
BUILDING
ASHLAND WISCONSIN

RHA ARCHITECT'S INC.
ARCHITECTS, PLANNERS, DESIGNERS
PO BOX 383
ST. CLOUD, MINNESOTA
PHONE 320-267-7115
EMAIL RHA1200@YAHOO.COM

RHA

SHEET NO
A1

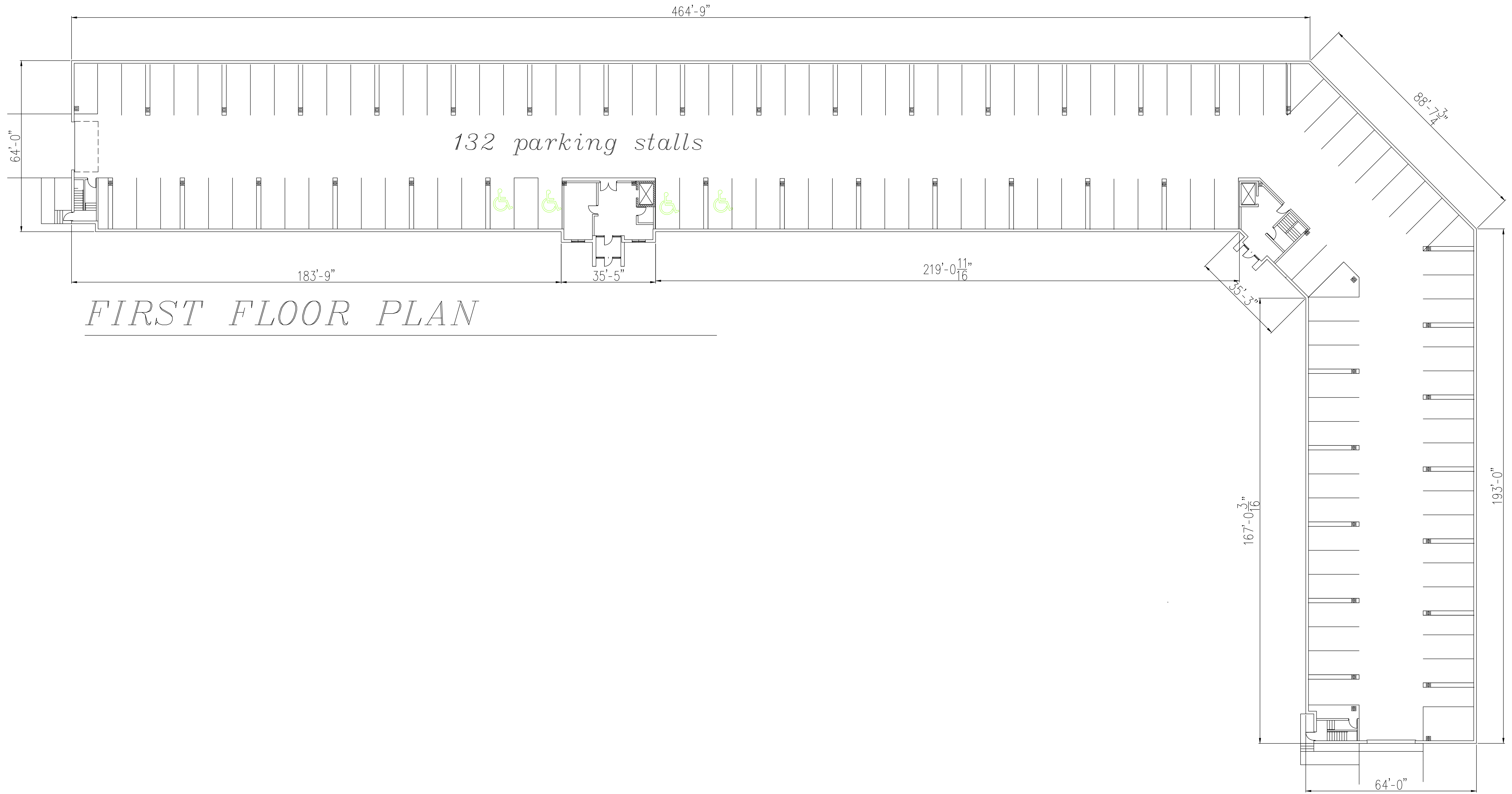


SITE DATA

AREA	196,777.75 SF OR 4.51 ACRES
SITE COVERAGE BY BUILDING	= 44,615 SF OR 22%
SITE COVERAGE BY PARKING	= 58,582 SF OR 29%
SITE COVERAGE BY WALKS	= 4,288.63 SF OR .02%
SITE COVERAGE BY PATIO	= 822.7 SF
TOTAL SITE COVERAGE	= 108,338.33 SF OR 55%
GREEN SPACE LAWN AREA	88,439 SF OR 44.96%

BUILDING DATA

FIRST FLOOR	44,543 SF
SECOND FLOOR	44,543 SF
THIRD FLOOR	44,543 SF
FOURTH FLOOR	44,543 SF
TOTAL	178,172 SF



FIRST FLOOR PLAN

FRONT ELEVATION

COMM NO 1710

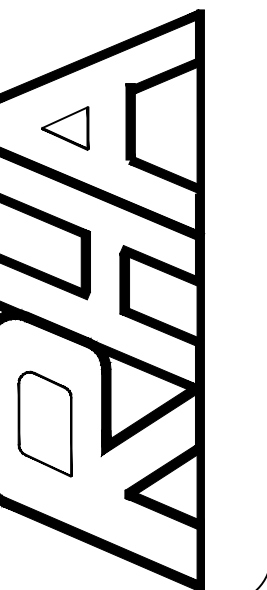
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REVISION

PROJECT NAME

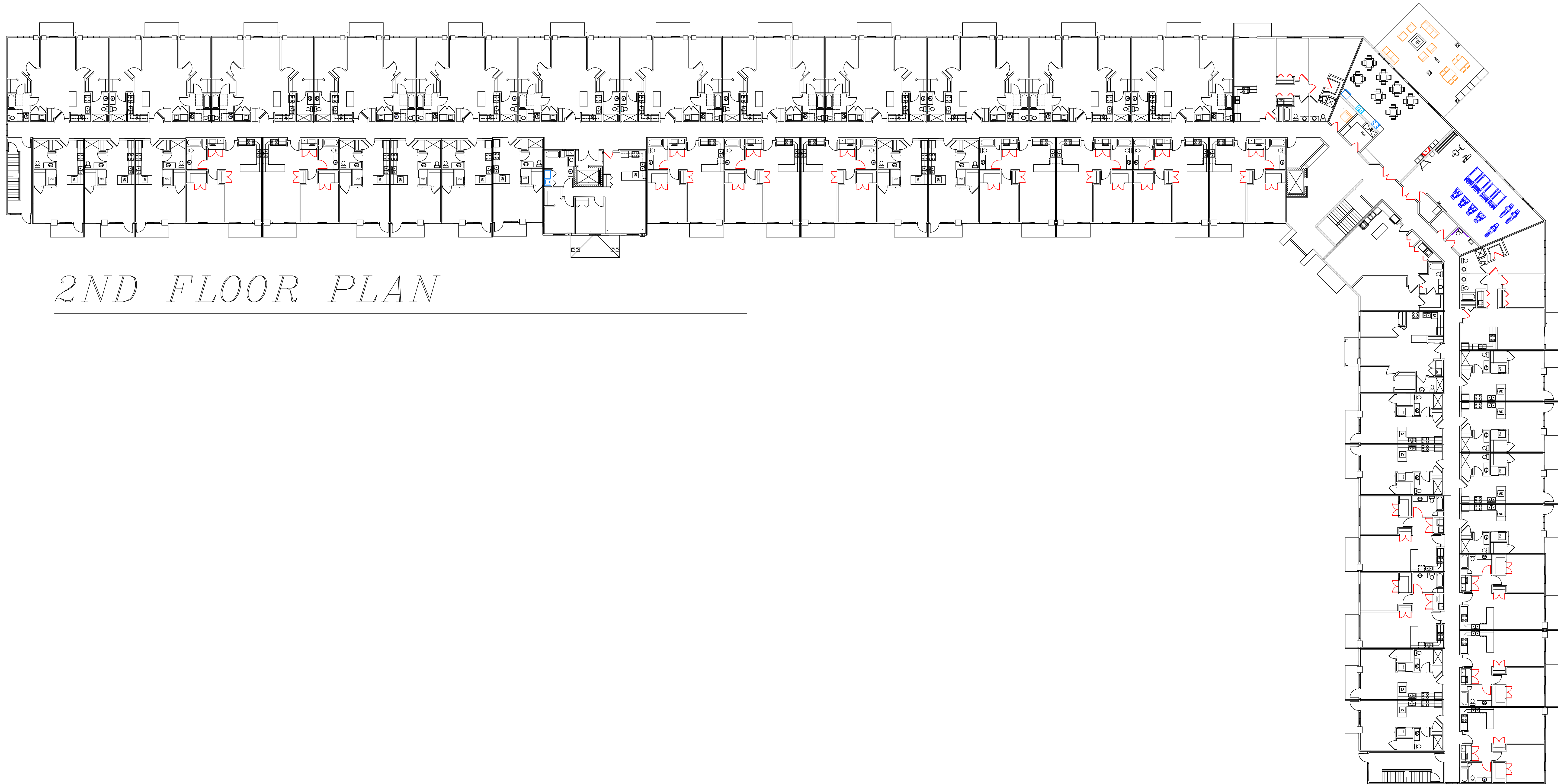
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EMAIL RHAA200@TAHOOCOM



SHEET NO.

A2



2ND FLOOR PLAN



REAR ELEVATION

COMM NO 1710

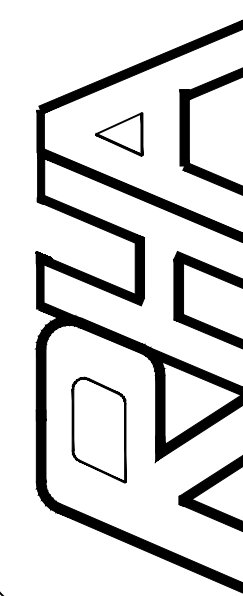
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PROJECT NAME

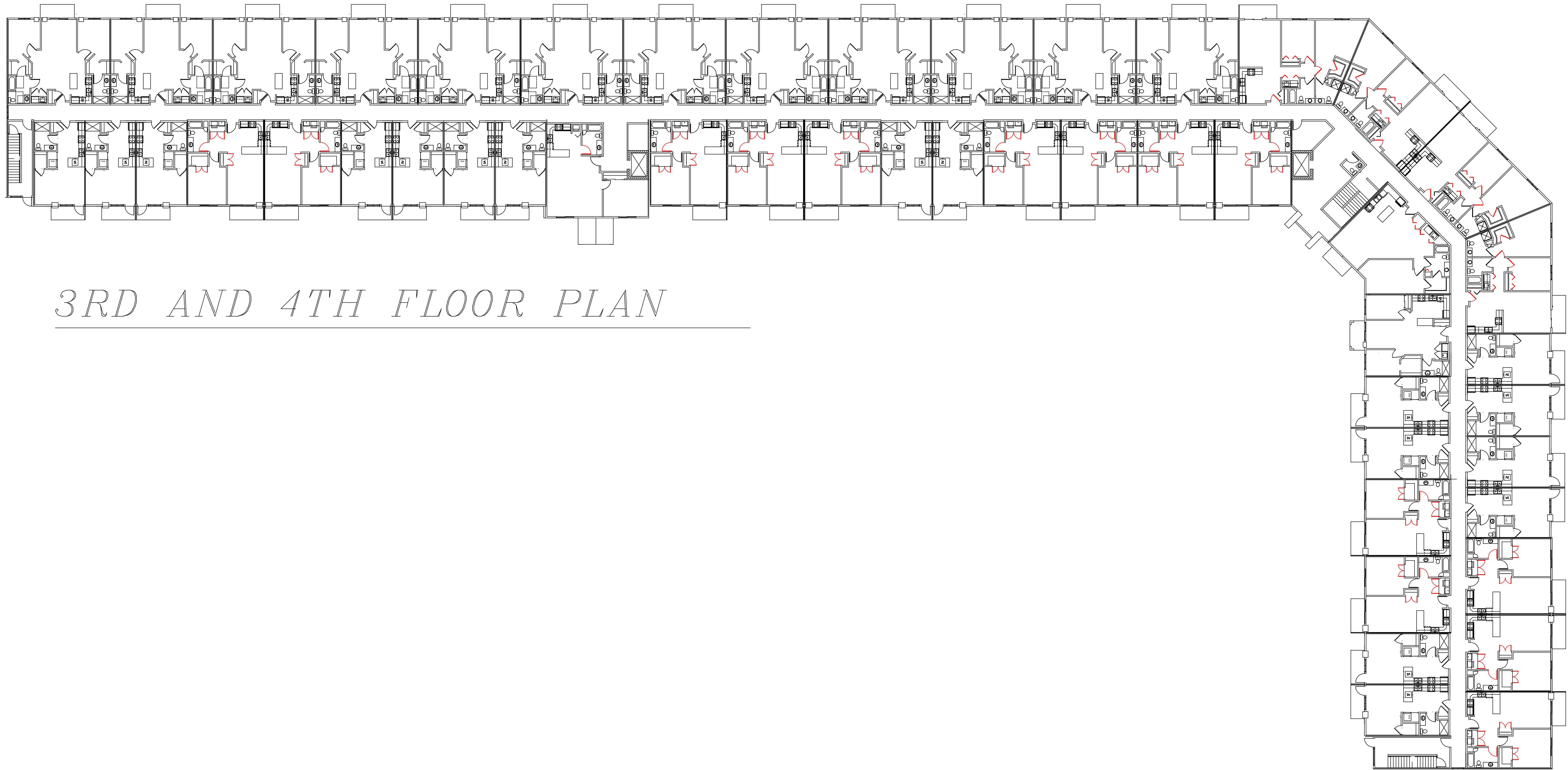
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BUILDING
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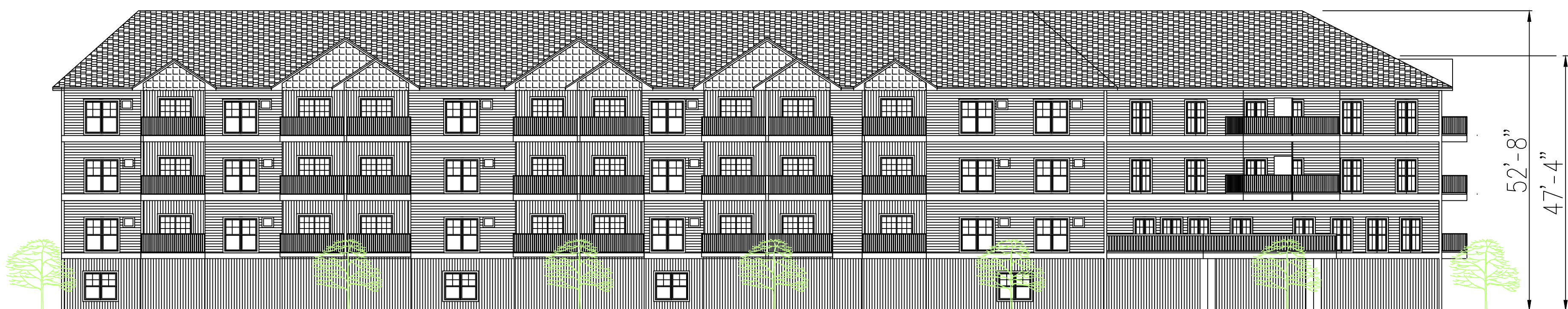


SHEET NO.

A3



3RD AND 4TH FLOOR PLAN



SIDE ELEVATION

COMM NO 1710

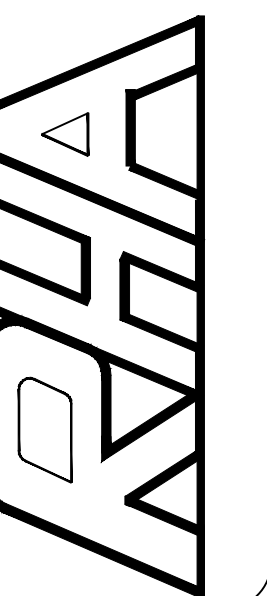
DATE 12/22/17

REVISION

PROJECT NAME

151 UNIT APARTMENT
BUILDING
ASHLAND WISCONSIN

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SHEET NO.

A4

- 1 NEW B612 CONCRETE CURB, SEE DETAIL
- 2 NEW INTEGRAL CURB/SIDEWALK, SEE DETAIL
- 3 NEW PARKING SIGN AND POST, SEE DETAIL
 - _A: ADA PARKING
 - _B: ADA ACCESS AISLE
- 4 NEW ACCESSIBLE CURB RAMP
 - _A: TYPE 1, SEE DETAIL
 - _B: TYPE 2, SEE DETAIL

 PROPERTY LINE
 RIGHT-OF-WAY LINE
 SETBACK LINE

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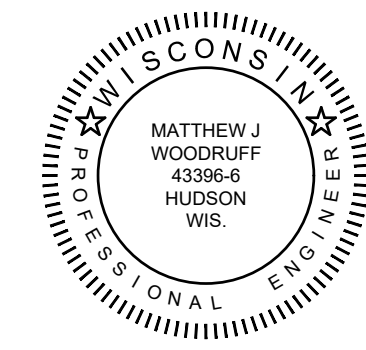
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VISION INC.
PO BOX 23
SUPERIOR, WI 54880

Client:

Project Title:

ASHLAND
APARTMENTS
ASHLAND, WI

[illegible]

Project #:	12256011
Drawn By:	KBK
Checked By:	TJH
Issue Date:	04.03.25
Sheet Title:	

SITE PLAN

Sheet:

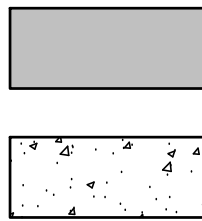
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PRELIMINARY NOT FOR CONSTRUCTION

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SYMBOL LEGEND



NEW BITUMINOUS PAVEMENT
SEE DETAIL

NEW CONCRETE PAVEMENT
SEE DETAIL

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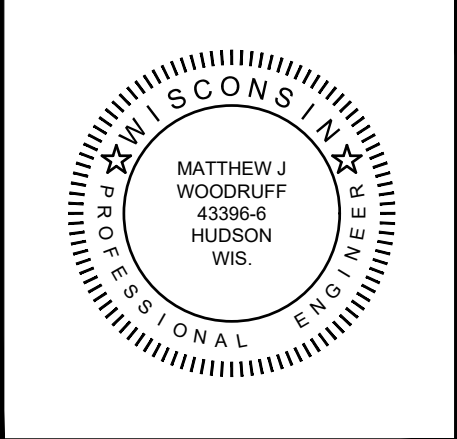
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Client:

ASHLAND APARTMENTS
ASHLAND, WI

Project Title:

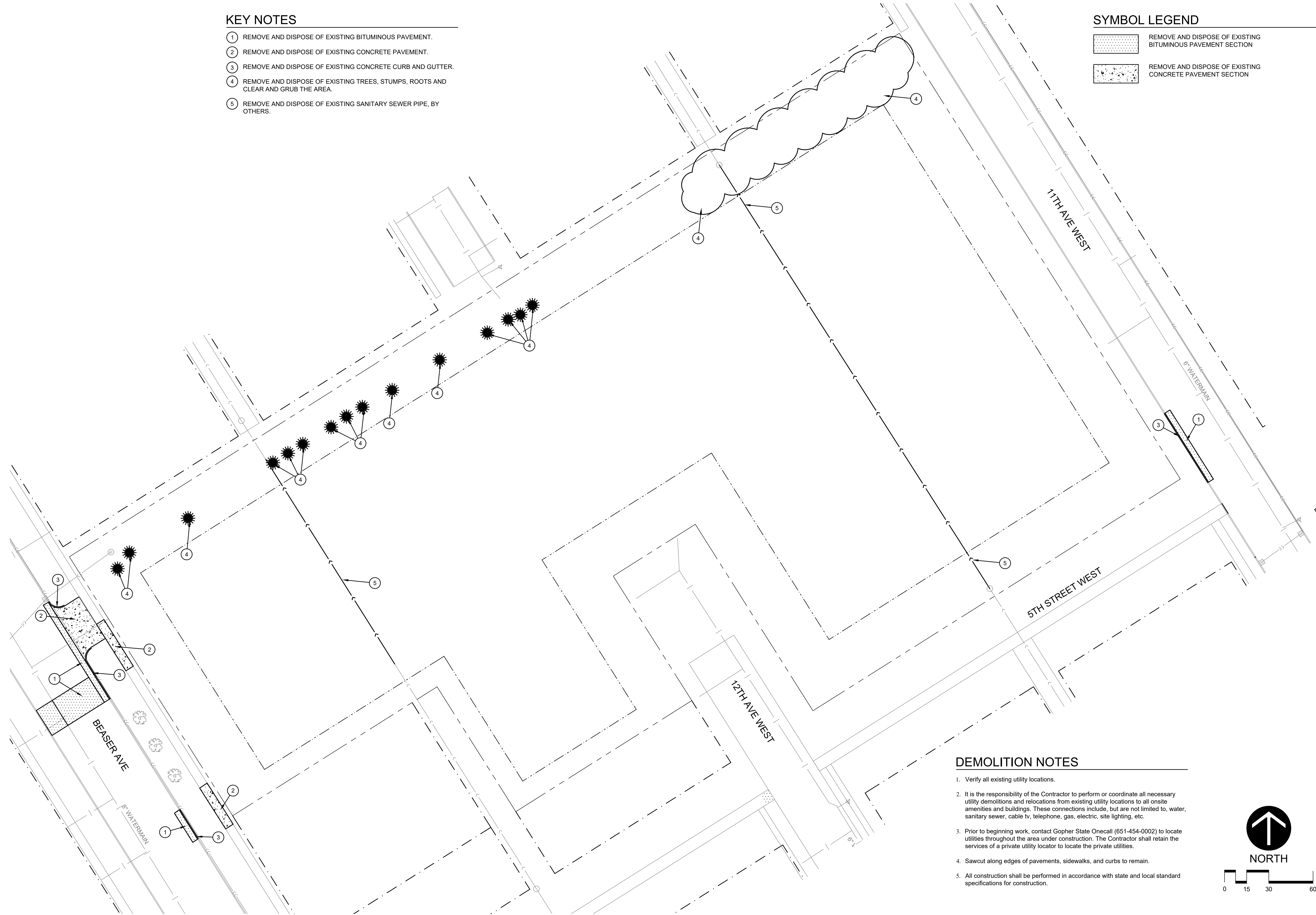


Rev.	Date	Description

Project #: 12256011
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Issue Date: 04.03.25
Sheet Title:

CONTEXT MAP

Sheet:
C101



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KEY NOTES

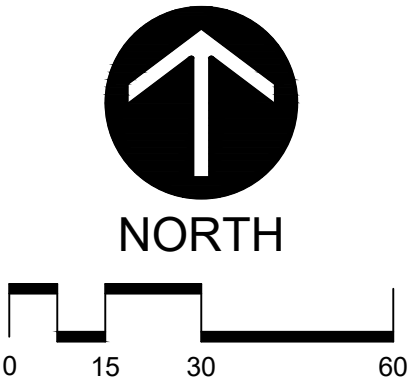
- 1 REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT.
- 2 REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT.
- 3 REMOVE AND DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
- 4 REMOVE AND DISPOSE OF EXISTING TREES, STUMPS, ROOTS AND CLEAR AND GRUB THE AREA.
- 5 REMOVE AND DISPOSE OF EXISTING SANITARY SEWER PIPE, BY OTHERS.

SYMBOL LEGEND

- REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT SECTION
- REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION

DEMOLITION NOTES

- 1. Verify all existing utility locations.
- 2. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable tv, telephone, gas, electric, site lighting, etc.
- 3. Prior to beginning work, contact Gopher State Onecall (651-454-0002) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
- 4. Sawcut along edges of pavements, sidewalks, and curbs to remain.
- 5. All construction shall be performed in accordance with state and local standard specifications for construction.



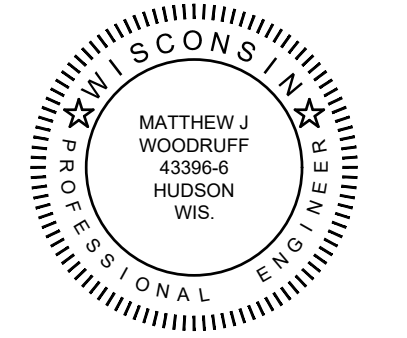
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Client:

Project Title:

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APARTMENTS
ASHLAND, WI



Rev.	Date	Description

Project #: 12256011
Drawn By: KBK
Checked By: TJH
Issue Date: 04.03.25
Sheet Title:

DEMOLITION PLAN

Sheet:
C200

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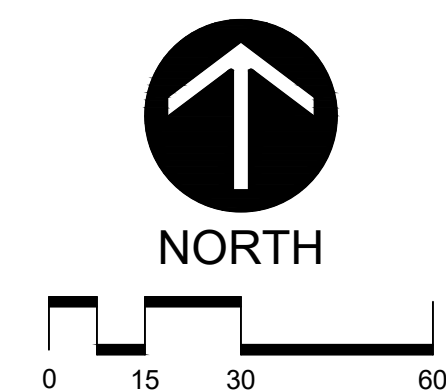
Figure 10: Typical cross section of a rip-rap structure. The diagram shows a cross-section with a 2.0% slope on the left. The structure is composed of layers: a bottom layer of rip-rap, a layer of rock concrete (rock const.) above it, and a top layer of silt fence. The structure is flanked by existing contours (dashed lines) and proposed contours (solid lines). The major interval is 950, and the minor interval is 949. The structure is labeled "SILT FENCE, SEE DETAIL", "RIP-RAP, SEE DETAIL", "ROCK CONST. ENTRANCE, SEE DETAIL", and "INLET PROTECTION, SEE DETAIL".

650.00 TC
649.50 GL

TC - TOP OF CURB
GL - GUTTER LINE
GO - GUTTER OUT
B - BITUMINOUS
C - CONCRETE
EO - EMERGENCY OVERFLOW
TW - TOP OF WALL
BW - BOTTOM OF WALL (F/G)
(*) - EXISTING TO BE VERIFIED

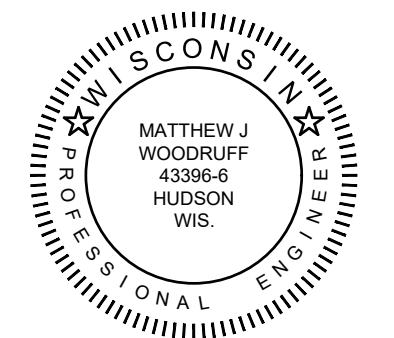
1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. All disturbed areas to receive 4" of good quality topsoil and seed.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

1. See SWPPP for Erosion Control Notes.



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Project #:	12256011
Drawn By:	KBK
Checked By:	TJH
Issue Date:	04.03.25

GRADING AND EROSION CONTROL PLAN

Sheet: **C300**

UTILITY NOTES

1. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
2. All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
3. The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
4. The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
5. Storm sewer requires testing in accordance with Minnesota plumbing code 4714.1107 where located within 10 feet of waterlines or the building.
6. HDPE storm sewer piping shall meet ASTM F2306 and fittings shall meet ASTM D3212 joint pressure test. Installation shall meet ASTM C2321.
7. All RCP pipe shown on the plans shall be MN/DOT class 3.
8. Maintain a minimum of 7 1/2' of cover over all water lines and sanitary sewer lines. Where 7 1/2' of cover is not provided, install 2" rigid polystyrene insulation (MN/DOT 3760) with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 8" wide, centered over pipe with 6" sand cushion between pipe and insulation. Where depth is less than 5', use 4" of insulation.
9. Install water lines 18" above sewers. Where the sewer is less than 18" below the water line (or above), install sewer piping of materials approved for inside building use for 10 feet on each side of the crossing.
10. All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
11. See Project Specifications for bedding requirements.

UTILITY NOTES

12. Pressure test and disinfect all new watermains in accordance with state and local requirements.
13. Sanitary sewer piping shall be PVC, SDR-35 for depths less than 12', PVC SDR-26 for depths between 12' and 26', and class 52 D.I.P. for depths of 26' or more.
14. A structure adjustment shall include removing and salvaging the existing casting assembly, removing existing concrete rings to the precast section. Install new rings and salvaged casting to proposed grades, cleaning casting flange by mechanical means to insure a sound surface and install an external chimney seal by mechanical means to insure a sound surface and install an external chimney seal from casting to precast section. Chimney seals shall be Infi-Shield Uni-Band or an approved equal.

SYMBOL LEGEND

- STORM MANHOLE

CATCH BASIN

CURB INLET

FLARED END

SANITARY MANHOLE
- HYDRANT

GATE VALVE & BOX

WATER SHUTOFF

LIGHT POLE
- TELEPHONE LINE

ELECTRIC OVERHEAD LINE

ELECTRIC UNDERGROUND LINE

FIBER OPTIC UNDERGROUND LINE

NATURAL GAS UNDERGROUND LINE

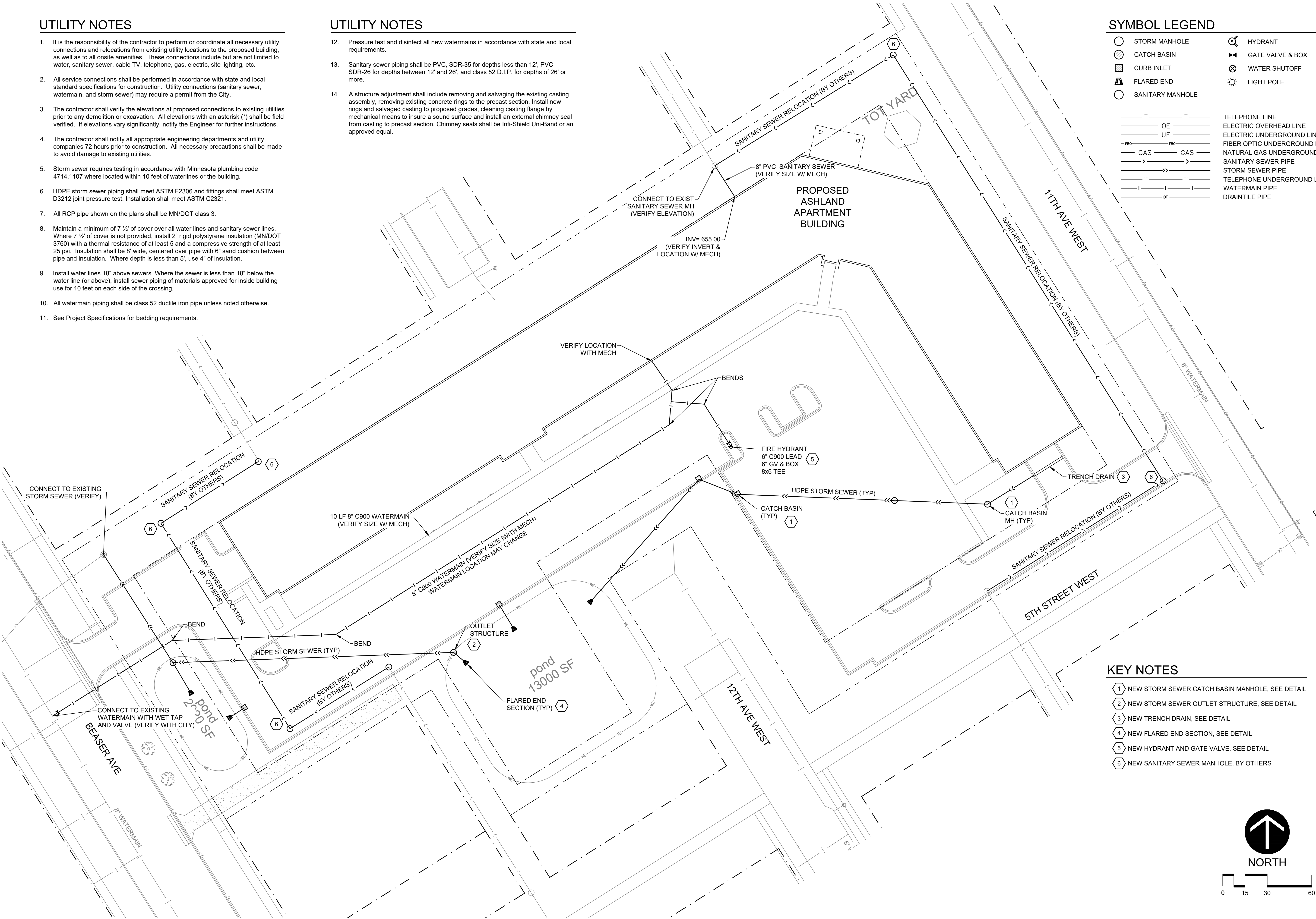
SANITARY SEWER PIPE

STORM SEWER PIPE

TELEPHONE UNDERGROUND LINE

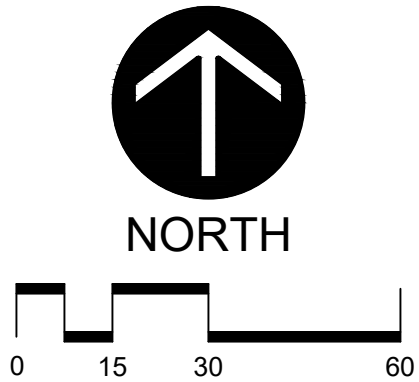
WATERMAIN PIPE

DRAINTILE PIPE



KEY NOTES

1. NEW STORM SEWER CATCH BASIN MANHOLE, SEE DETAIL
2. NEW STORM SEWER OUTLET STRUCTURE, SEE DETAIL
3. NEW TRENCH DRAIN, SEE DETAIL
4. NEW FLARED END SECTION, SEE DETAIL
5. NEW HYDRANT AND GATE VALVE, SEE DETAIL
6. NEW SANITARY SEWER MANHOLE, BY OTHERS



Larson Engineering, Inc.

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320.774.1944
www.larsonengr.com

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Client:

Project Title:

VISION INC.

PO BOX 23

SUPERIOR, WI 54880

PRELIMINARY NOT FOR CONSTRUCTION

ASHLAND APARTMENTS

ASHLAND, WI

PROFESSIONAL ENGINEER

MATTHEW J. WOODRUFF

43396-6 HUDSON WIS.

Rev.	Date	Description

Project #:

12256011

Drawn By:

KBK

Checked By:

TJH

Issue Date:

04.03.25

Sheet Title:

UTILITY PLAN

Sheet:

C400

Page 41 of 86

STAFF REPORT

Plan Commission – April 22, 2025

Agenda Item # 6b: Public Hearing Vote on a Citizen Request to Acquire Former Railroad Right of Way Owned by the City

Zoning District: Waterfront Public Institutional (W-PI) District with Waterfront Overlay (W-O)

Property Address: Vacant – No Address Number

Parcel #:
Portion of Parcel # 201-01049-0000
Portion of Parcel # 201-01047-0000
Portion of Water St Right-of-Way

Applicant: Deb Joanis and Robert Polencheck

Staff Contact: Terri Erickson

Background

Deb Joanis and Robert Polencheck are the co-owners of the property at 518 Water Street and would like to acquire a portion of the former railroad right-of-way, platted right-of-way and part of a city owned parcel immediately east of their property. All three areas to be acquired are currently vacant land. The former railroad ROW (#201-01049-0000) is located along the north side of the subject property and extends to the west along adjacent parcels. The city-owned parcel to the east (#201-01047-0000) extends full length along the east side of the subject property. A 25-foot wide platted ROW is



sandwiched between these and bounded entirely by City-owned land and the applicants' parcel. After discussion among staff and the Mayor it was determined to transfer the property rather than sell it to incentivize placing these portions of former railroad rights-of-way back on the tax rolls.

The portion of land the applicants would acquire is approximately 3,974 square feet (0.09 acres) in area. The City acquired the railroad ROW portion of this land from the Wisconsin Central Railroad in 2014 after the railroad ceased operations in Ashland. Ms. Joanis and Mr. Polencheck would combine their existing parcel (1,645 SF) with these other portions of land into one parcel for a total lot size of 5,619 square feet (0.13 acres). The minimum parcel area required for a single-family dwelling is 7,000 square feet. The owners would like to reduce the parcel's nonconformity as much as possible. Many parcels in the immediate vicinity are irregular-shaped and substandard in size due to losing portions of their area to the railroad. This lot exists as a non-conforming use in the Waterfront Public-Institutional zone district which does not allow new residential development. This use is allowed to remain as it was in existence before the effective date of the ordinance as per UDO section 10.2 Nonconforming uses.



The applicants' current property and most immediately surrounding properties are single-family uses or vacant. To the north, beyond the wooded area, is the Kreher RV Park. Property owners and tenants have often used the former right-of-way area as extensions of their yards. City staff informed Ms. Joanis and Mr. Polencheck that the requested land transfer would require Plan Commission and Common Council review.

Existing Land Use	Zoning
Vacant: Former Railroad Right of Way	Waterfront Public/Institutional (W-PI) with Waterfront Overlay (W-O)

Adjacent Land Use and Zoning

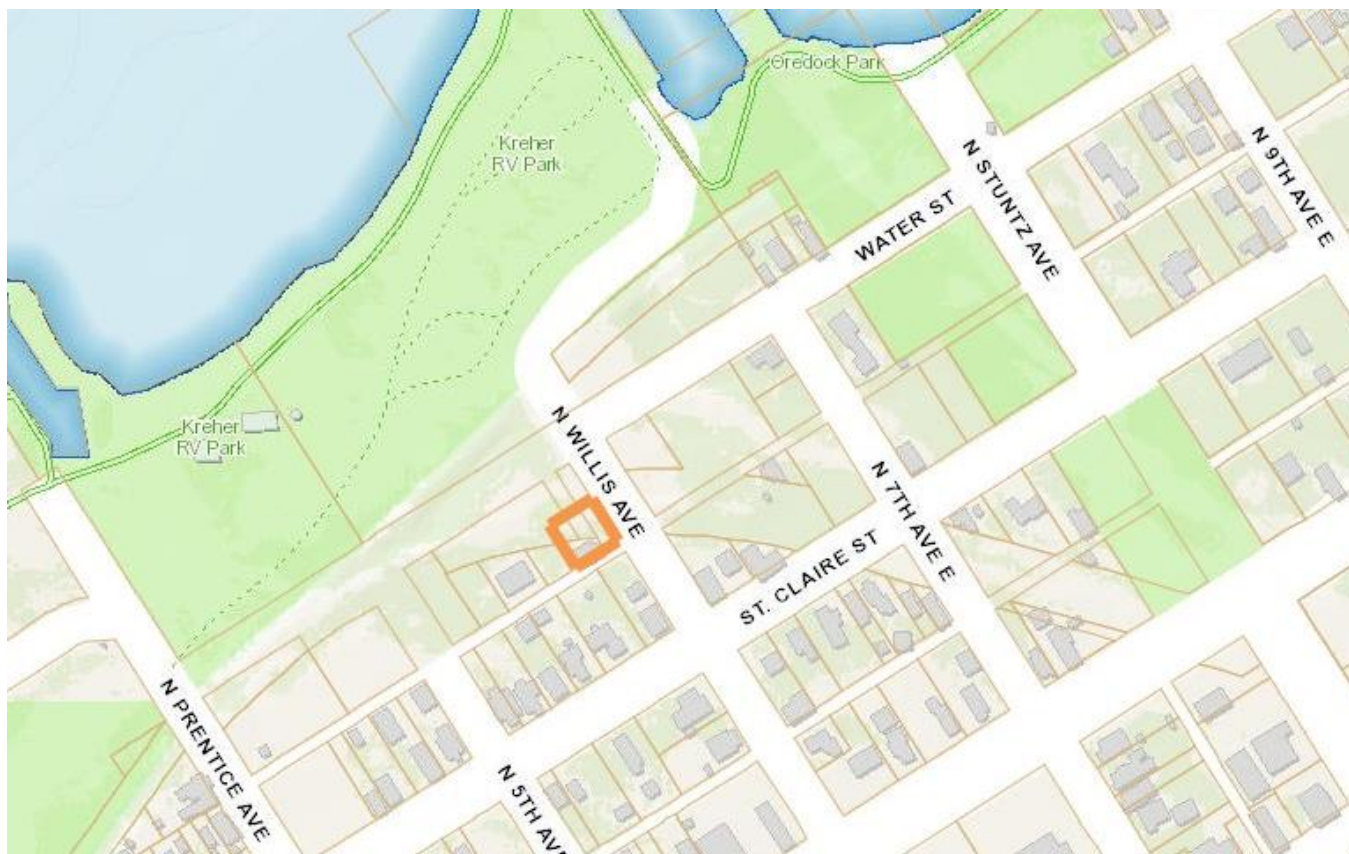
Existing Uses		Zoning
North	Kreher RV Park	Waterfront Public/Institutional (W-PI) with Waterfront Overlay (W-O)
South	Single-family Residential	Waterfront City Center (W-CC) with Waterfront Overlay (W-O)
East	Vacant, City owned	Waterfront Public/Institutional (W-PI) with Waterfront Overlay (W-O)
West	Vacant, Single-family Residential	Waterfront City Center (W-CC) with Waterfront Overlay (W-O)

Land Use Recommendation	Land Use
Future Land Use Map Recommendation	Waterfront Protection

City staff have had discussions with the applicants regarding their land transfer request. Staff advised them that they would have to work with a surveyor to complete a Certified Survey Map (CSM) combining the portions of city land with their current parcel. The applicants and their surveyor have completed a CSM showing the proposed final lot configuration shown below. The proposed revised parcel would be approximately 75 feet by 75 feet. The existing house extends over the property line which is allowed to remain as an existing condition before the ordinance went into effect.

Staff had discussions regarding selling or transferring enough land so that the applicants could have a 140-foot deep parcel which is standard for many urban residential areas of the City. However, after discussion among other departments such as Public Works and Parks and Recreation, staff decided to recommend transferring the amount of land described in the staff report previously. The reason for not selling or transferring more land is that the City has plans for an expansion of the Kreher Park RV Campground and would like to ensure that enough space is available to accommodate the proposed

expansion and buffer space between the campground expansion and the existing land uses to the south. Please see a map of the potential expansion in the packet materials provided.





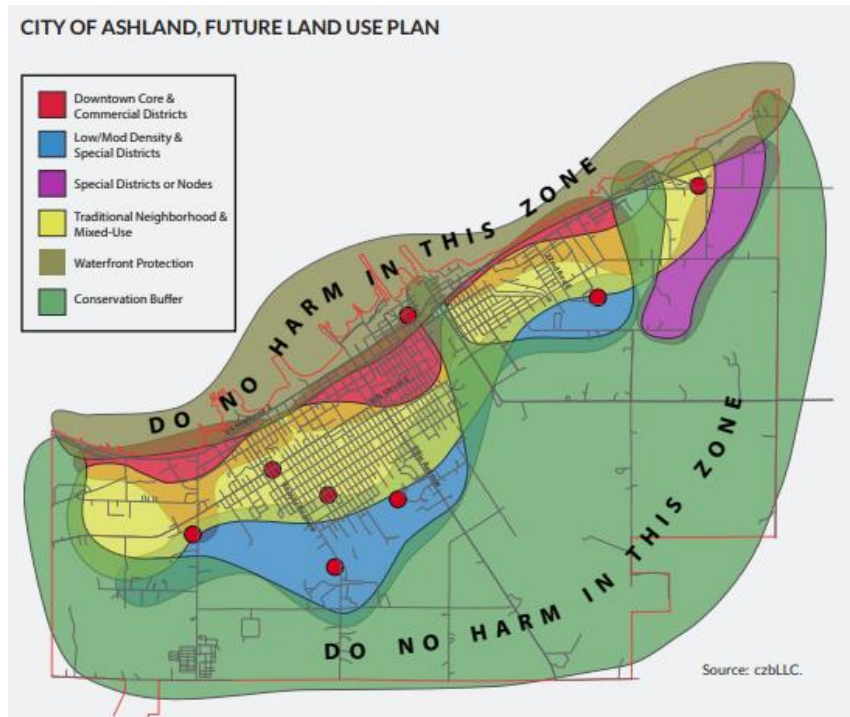
Review Criteria for Offer to Purchase and Sale of Land:

The following decision criteria were used to review the submitted land transfer request:

1. Consistency with Comprehensive Plan.

The Comprehensive Plan calls for careful disposition of vacant land. This includes making fiscally sound decisions with the land the City owns, and ensuring that the highest and best use for the land is achieved. The City-owned land proposed to be added to the applicants' property is currently vacant. There are future plans to expand Kreher RV park which is located along the waterfront to the north of the applicants' property. The park may expand to the south close to or into the railroad right-of-way. The city will retain a portion of the right-of-way for this future development and to maintain a buffer area from the adjacent residential properties. To staff's knowledge the parcel does not have easements or deed restrictions attached.

The proposed land transfer of a portion of Parcel # 201-01049-0000 and #201-01047-0000, and the platted right-of-way is in conformance with the Future Land Use Map, and it supports the principles and goals of the Comprehensive Plan. The Waterfront Protection Zone and Conservation Buffer comprise the areas surrounding the core of the community. The Comprehensive Plan recommends protecting these areas. The site is classified in the Future Land Use Map as Waterfront Protection Zone. The plan states:



The area surrounding the core of the community – the downtown, the neighborhoods, the institutions and industrial sites – should be protected from development for the foreseeable future. This will encourage and guide infill development that will be integrated with the existing built fabric as well as provide a buffer between Ashland and its neighbors (Authentic Ashland, pg. 34).

The land transfer involves the City transferring ownership of a portion of former railroad right-of-way and other City-owned property to residential property owners. The property owners would combine the right-of-way with their existing parcel. The property would remain residential as an existing non-conforming use. The land use would not intensify and the land transfer and combination would allow for a reduction in nonconformity of the residential parcel.

2. **Consistency with the Unified Development Ordinance (UDO):**

A. Zoning District: Waterfront Public/Institutional (W-PI) with Waterfront Overlay (W-O)

The addition of the requested land for purchase (a portion of parcel # 201-01049-0000, # 201-01047-0000, and platted city right-of-way) to parcel 201-01050-0000 will not impact consistency with standards for the W-PI and W-O district. The applicant's current property (parcel 201-01050-0000 at 518 Water Street) is a nonconforming residential lot due to its small size. The land transfer as requested and subsequent lot combination will bring the parcel closer to a conforming lot.

B. Compatibility of Proposed Development with Existing Development

The land requested for transfer by the applicant is currently vacant. With the potential future expansion of the Kreher RV park on the north side, only a portion of the existing City-owned land area is proposed to be transferred from the City. This will preserve a portion of city land to be maintained for park expansion or a buffer between the two uses. The land transfer and incorporation into the applicant's parcel to create a more conforming lot are compatible with the

existing uses and would facilitate the owner's future use of the property which would otherwise not be possible.

3. Consideration of Highest and Best Use:

The proposed use is compatible with the site and surrounding areas. The surrounding uses are primarily residential. The applicant's existing home would remain and the intent is that this and similar land transfers would allow property owners to complete lots that were previously subdivided by the railroad. The parcels would remain residential. No changes in land use are proposed for the subject parcel.

4. Additional Factors, including Compliance with other City Ordinances and State Statutes:

- a. The applicants shall apply with Ashland County for combination of the subject portion of Parcel # 201-010749-0000 and # 201-01047-0000 and the platted right-of-way with their existing property at Parcel # 201-01050-0000 via Certified Survey Map into a single tax parcel.

Review Recommendation

Staff recommends APPROVAL of the Land Transfer request contingent on the following conditions:

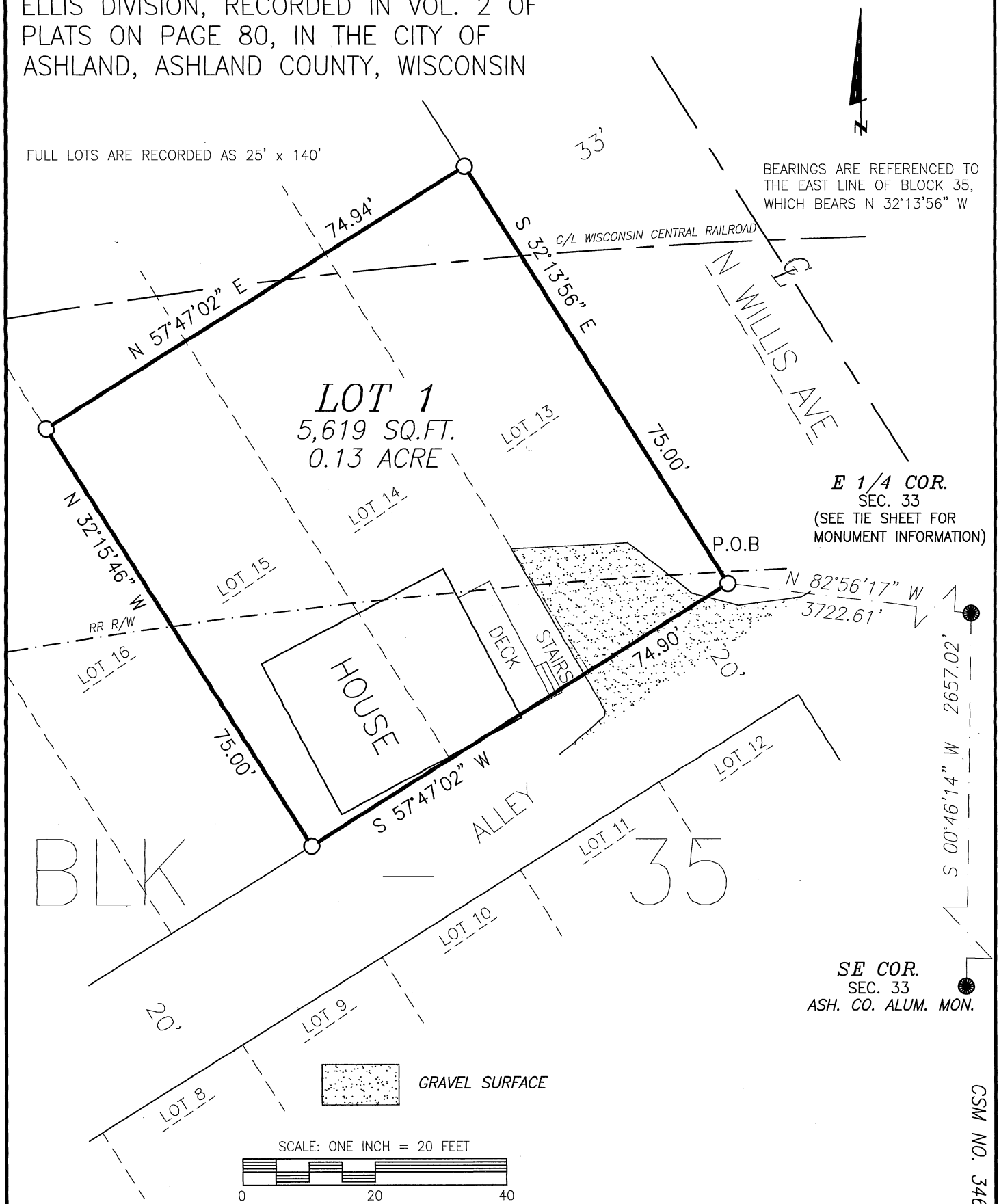
- The applicant shall be responsible for the costs associated with the land transfer including but not limited to: Certified Survey Map, closing costs, Register of Deeds recording fees, etc.
- Land Transfer to include a portion of Parcel # 201-01049-0000, Parcel # 201-01047-0000, and Water Street Right-of-Way as shown in the applicants' draft CSM.
 - Applicants shall combine the City-owned property including a portion of former railroad right-of-way with their existing property to create one lot and City staff shall review and approve the CSM prior to recording at the County.
 - Applicant shall obtain required approvals and zoning and building permits prior to constructing any improvements on the resulting property.
- Any existing nonconformities (i.e., setbacks, lot coverage) shall not be expanded by new uses of the property. Based on staff's initial review, the home is nonconforming in its placement off of the alley. It is slightly over the property line which would not be permitted under current code.

Additionally, as a Public Hearing is scheduled for the proposed Land Transfer, the Plan Commission should hear all input from the public prior to making a determination. The required Class 1 public hearing notice was issued on April 3rd and April 10th, and discretionary letters were sent to all surrounding property owners within 200 feet of the proposed development.

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

ASHLAND COUNTY CERTIFIED
SURVEY MAP NO. _____

PART OF LOTS 13-15, INCLUSIVE, AND
ADJOINING WISCONSIN CENTRAL RAILROAD
RIGHT OF WAY LOCATED IN BLOCK 35 OF
ELLIS DIVISION, RECORDED IN VOL. 2 OF
PLATS ON PAGE 80, IN THE CITY OF
ASHLAND, ASHLAND COUNTY, WISCONSIN



PIPE DIMENSIONS ARE OUTSIDE DIAMETER

LEGEND

- FOUND MONUMENT, AS NOTED
- 1" x 18" IRON PIPE, WEIGHING
1.13 LBS/FT, SET THIS SURVEY

CLIENT: POLENCHECK

JOB NO.: N25/006
DRAFTED BY: L. SERVINSKY
DATE DRAFTED: 2/17/2025
FIELD WORK COMPLETED: 2/12/25
NB. 447 PG. 25

SCALE: ONE INCH = 20 FEET
FILE: N:\ASHLAND\ellis
PSDATA: \PSDATA\blk35\N16_148.PRJ
AUTOCAD: CAD\BLK_35\
N25_006_POLENCHECK.dwg

SHEET 1 OF 2 SHEETS

NELSON
SURVEYING
INCORPORATED

SURVEYING YOUR NECK OF THE WOODS SINCE 1854

MAP NO. CSM 3465 ©

101 W. MAIN STREET
SUITE 100
ASHLAND, WISCONSIN 54806
(715) 682-2692
WWW.NELSONSURVEYING.COM

ASHLAND COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF LOTS 13-15, INCLUSIVE, AND ADJOINING WISCONSIN CENTRAL RAILROAD RIGHT OF WAY LOCATED IN BLOCK 35 OF ELLIS DIVISION, RECORDED IN VOL. 2 OF PLATS ON PAGE 80, IN THE CITY OF ASHLAND, ASHLAND COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, PETER A. NELSON PROFESSIONAL LAND SURVEYOR IN THE STATE OF WISCONSIN, HEREBY CERTIFY:

THAT ON THE ORDER OF ROBERT POLENCHECK, I HAVE SURVEYED AND MAPPED PART OF LOTS 13-15, INCLUSIVE, AND ADJOINING WISCONSIN CENTRAL RAILROAD RIGHT OF WAY LOCATED IN BLOCK 35 OF ELLIS DIVISION, RECORDED IN VOL. 2 OF PLATS ON PAGE 80, IN THE CITY OF ASHLAND, ASHLAND COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

TO LOCATE THE POINT OF BEGINNING, COMMENCE AT THE EAST 1/4 CORNER OF SECTION 33 AND RUN N 82°56'17" W, 3722.61 FEET TO THE SOUTHEAST CORNER OF LOT 13 OF BLOCK 435, WHICH IS THE POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING BY METES AND BOUNDS:

S 57°47'02" W, 74.90 FEET ON THE SOUTH LINE OF SAID LOTS 13 THRU 15, TO THE SOUTHWEST CORNER OF SAID LOT 15. THENCE LEAVING SAID SOUTH LINE AND ON THE WEST LINE OF LOT 15, N 32°15'46" W, 75.00 FEET. THENCE LEAVING SAID WEST LINE, N 57°47'02" E, 74.94 FEET TO THE EAST LINE OF SAID BLOCK 35. THENCE ON SAID EAST LINE, S 32°13'56" E, 75.00 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD OR USE, IF ANY;

THAT THIS MAP IS A TRUE REPRESENTATION OF SAID SURVEY;

THAT SAID SURVEY AND MAP FULLY COMPLY WITH SECTION 236.34 OF THE WISCONSIN STATUTES AND THE CITY OF ASHLAND UNIFIED DEVELOPMENT ORDINANCE;

THAT SAID SURVEY AND MAP ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PETER A. NELSON PLS - 3071

CITY OF ASHLAND PLANNING AND DEVELOPMENT APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF ASHLAND PLANNING AND DEVELOPMENT DEPARTMENT.

_____ DATED THIS _____ DAY OF _____, 2025

STEVEN WILEY
PLANNING AND DEVELOPMENT DIRECTOR

CSM NO. 3465

CERTIFICATES	CLIENT: POLENCHECK JOB NO.: N25/006 DRAFTED BY: L. SERVINSKY DATE DRAFTED: 2/17/2025 FIELD WORK COMPLETED: 2/12/25 NB. 447 PG. 25 SCALE: ONE INCH = 20 FEET FILE: N:\ASHLAND\ellis PSDATA: \PSDATA\blk35\N16_148.PRJ AUTOCAD: CAD\BLK_35\ N25_006_POLENCHECK.dwg SHEET 1 OF 2 SHEETS	NELSON SURVEYING INCORPORATED SURVEYING YOUR NECK OF THE WOODS SINCE 1854 MAP NO. CSM 3465 © 101 W. MAIN STREET SUITE 100 ASHLAND, WISCONSIN 54806 (715) 682-2692 WWW.NELSONSURVEYING.COM
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File: V:\24.025 Ashland Kreher Park\CAD\111.dwg Layout: C100 User: bluem Plotted: Jan 22, 2025 - 4:18pm



Revisions:	
Project #:	24.025
Issued For:	Review
Date:	1/22/2025
Sheet Number	

Metal Products as Siding Material

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



standing seam sheet metal roof



ribbed sheet metal roof



corrugated sheet metal roof

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

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

Exposed vs Concealed Fastener Metal Wall Panels

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

Concealed Fastener Panels are More Commonly Installed Horizontally

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

Horizontal Siding Disadvantages

Horizontal Metal Siding Is Less Weathertight

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

Horizontal Siding is Harder to Clean

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

Vertical Siding Disadvantages

Vertical Metal Siding Is A Less Popular Aesthetic

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

Vertical Siding Is Less Traditional

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

Disadvantages of Exposed Fastener Roofing

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

Advantages of Exposed Fastener Roofing

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

More Affordable

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

Less Accessories Required

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

Lighter Gauge Metal

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

Easier Installation

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

Article: When Metal Meets the Zoning Board

Dan Walker, PE, is the Associate General Manager of the Metal Building Manufacturers Association, Cleveland. To learn more about other projects and initiatives, visit www.mbma.com.

This article first appeared in Metal Construction News. Reprinted with permission.

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

Aesthetics and Re-Use are Key

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

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

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

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

When it's a Question of Quality

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

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

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

When it's a Question of Design

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

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

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

Ordinance Examples – General:

7-11-405.BUILDING MATERIALS.

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

§ 4.901 NEIGHBORHOOD COMMERCIAL ("E") DISTRICT.

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

Regional Ordinance Examples:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Non-Residential Uses.

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

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

Z7 Special Use Districts.

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

Photo Examples

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



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



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



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



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



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

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





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



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



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



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

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

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



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



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



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



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STAFF REPORT

Plan Commission – April 22nd, 2025

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

Applicant: Planning and Development Department

Staff Contact: Steven Wiley

Background

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

Planning staff looked at other communities' zoning standards and worked with the City Attorney's office on a text amendment to the Unified Development Ordinance (UDO). The text amendment specifically focuses on the use of metal siding products on structures within the City. The Plan Commission and City Council expressed interest in having the City revisit its design standards which prohibit many metal siding products that property owners have considered using. Staff presented an ordinance draft at the February 18th Plan Commission meeting as a discussion-only item. Staff has since continued researching other comparably-sized Wisconsin communities and further refined the ordinance draft based on the examples of other existing zoning standards, Plan Commission input from the February 18th meeting, and the varying aesthetics of Ashland's neighborhoods. The Plan Commission considered the draft ordinance at the March 18th, 2025 Plan Commission meeting and held an initial public hearing at that time. At the meeting Commissioners supported restrictions on the use of metal siding products in residential applications and restrictions with more flexibility for commercial applications. No members of the public spoke on the text amendments proposed.

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

Analysis

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

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

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

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

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

Residential Land Uses

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

Commercial, Industrial, and Institutional Land Uses

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

- Requirement that a minimum of three (3) feet from the base of each street-visible façade consist of brick, brick veneer, stone, or stone veneer.
- Prohibition on unpainted or ungalvanized siding commonly associated with agricultural applications
- Maintenance requirement
- Prohibition on exterior patchwork

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

A redline draft of the proposed amendments along with staff's research on metal siding regulations are provided. Staff has continued to have discussions

Standards for UDO Text Amendment Review

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

Consistency with the Comprehensive Plan

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

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

The proposed ordinance amendments promote the public health, safety, morals, and welfare. The intent is to prevent the inappropriate use of metal siding materials (in particular corrugated tin siding and some standing seam siding products) that would have a potential detrimental aesthetic impact on existing neighborhoods and gateways into and out of the city. At the same time staff understands the desire by applicants to be able to use popular siding products available so the proposed ordinance draft is more

nuanced and less restrictive than the current blanket prohibition present in the UDO. Staff is of the opinion that the regulations as proposed will allow the use of additional siding products in many neighborhoods without contributing to possible negative impacts in key gateway or historic areas.

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

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

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

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

Recommendation

The Plan Commission has three options regarding the proposed UDO Text Amendments:

- The Commission may vote to recommend Council approval of the amendments as presented.
- The Commission may vote to recommend Council approval of the amendments with amendments as requested by the Commission.
- The Commission may vote to table the amendments for further discussion at a future Plan Commission meeting.

Staff has discussed the amendments with the City Administrator and Mayor. Staff does not see a need to rush the amendments through the approval process and still has questions on some elements of the amendments. Staff would welcome additional input from the Plan Commission and public. The Mayor also expressed a desire to hear more input from the public so staff would recommend that the Plan Commission provide input on the best next steps at the April 22nd Plan Commission meeting.

Additionally, as a Public Hearing is scheduled for the proposed UDO text amendment review, the Plan Commission should hear all input from the public prior to making a determination. A Class 2 public notice was issued on April 3rd and April 10th.

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

6.2 General Building And Site Design Standards And Guidelines

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

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

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

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

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

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

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

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

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

a.) Metal siding shall be painted or finished to resist corrosion. Unpainted or ungalvanized siding products shall not be permitted.

b.) Any paint or galvanizing applied to the metal siding panels must be applied to such panels at the factory using materials

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

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

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

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

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

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

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

i.) Unfinished, unpainted, or ungalvanized corrugated metal siding as found in agricultural applications are prohibited.

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

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

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

2.) Metal Siding on Commercial, Industrial, and Institutional Principal and Accessory Structures. The use of metal siding on principal commercial structures and accessory commercial structures within the City shall meet the following conditions. No metal siding will be

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

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a.) Metal siding shall be painted or finished to resist corrosion. Unpainted or ungalvanized siding products shall not be permitted.

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

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

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

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

f.) A minimum of three (3) feet from the base of each façade visible from the right-of-way shall consist of brick, brick veneer, stone, or stone veneer.

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

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

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i.) Unfinished, unpainted, or ungalvanized corrugated metal siding as found in agricultural applications are prohibited.

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

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

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

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

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

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

e)f) Long, monotonous, uninterrupted walls. To prevent long, monotonous, uninterrupted walls, recesses, projections, columns, offsets, or change in building wall plane shall be required, at a minimum, every seventy-five (75) feet of wall length. No

uninterrupted length of any façade shall exceed seventy-five (75) feet. Projections, recesses, and decorative columns shall be a minimum of one (1) foot wide and one (1) foot deep. Structural columns supporting a portico, porch, or overhang, shall meet this requirement;

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

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

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

4. Green building and site design techniques.

- a) General. For the purpose of this Ordinance, green building and site design techniques are techniques that significantly reduce or eliminate the negative impact of building and site development on the environment and on the building occupants. Green building and site design and construction practices address sustainable site planning, protection of water and water efficiency, energy efficiency, conservation of materials and resources, and indoor environmental quality. All development in the City of Ashland is strongly encouraged to use green building and site design techniques.
- b) Buildings that receive City funding. All buildings that receive City funding are strongly encouraged to use the sustainable principles of Leadership in Energy and Environmental Design (LEED) to the maximum extent practical. Each project should be assessed for the appropriate certification level with the goal of maximizing long term benefits, such as operating and maintenance savings, while minimizing up front project costs.

Case Activity Report

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

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

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.		20101330000 0	114 2ND AVE E
20250077	3/13/2025	Raymond Kallio	Open	mattress		20102378000 0	409 8TH ST E
20250077	3/13/2025	Raymond Kallio	Open	mattress		20102378000 0	409 8TH ST E
20250078	3/13/2025	Raymond Kallio	Open	tires		20102753000 0	1023 PRENTICE AVE
20250079	3/13/2025	Raymond Kallio	Closed	water	3/13/2025	20101892000 0	409 7TH AVE E
20250073	3/12/2025	Raymond Kallio	Closed	tires	3/19/2025	20103811010 0	223 22ND AVE W
20250074	3/12/2025	Raymond Kallio	Closed	misc storage		20100250000 0	303 12TH AVE W
20250069	3/7/2025	Raymond Kallio	Closed	Snow on sidewalk	3/12/2025	20102777000 0	1016 4TH AVE W
20250071	3/10/2025	Raymond Kallio	Closed	snow on sidewalks		20101388000 0	620 LAKE SHORE DR E
20250027	1/28/2025	Raymond Kallio	Closed	misc storage	3/12/2025	20102223000 0	312 6TH ST W
20240488	11/7/2024	Raymond Kallio	Open	rubbish and tires		20101392000 0	701 MAIN ST E
20250062	2/27/2025	Raymond Kallio	Open	misc storage		20100609000 0	822 15TH AVE W
20250072	3/10/2025	Raymond Kallio	Open	dresser		20102503000 0	801 3RD AVE E
20250071	3/10/2025	Raymond Kallio	Closed	snow on sidewalks		20101388000 0	620 LAKE SHORE DR E
20250069	3/7/2025	Raymond Kallio	Closed	Snow on sidewalk	3/12/2025	20102777000 0	1016 4TH AVE W

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

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	20101080000 0	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

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 sliders.	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