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

PLAN COMMISSION MEETING AGENDA

July 15th, 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 April 22nd, 2025 Plan Commission meeting
4. Identify potential conflicts of interest
5. Citizen Participation (non-agenda items)
6. Action Items:
 - a. Public Hearing: Review and approval of a Specific Implementation Plan to allow a Multi-Family Residential land use on Parcel # 201-00356-0000, zoned Mixed Residential/Commercial (MRC) with Gateway Overlay (GTWY-O) and Planned Unit Development Overlay (PUD). Applicant: Vision Inc.
 - b. Public Hearing: Review and approval of a Conditional Use Permit to allow a fence exceeding 4 feet in height in the corner side yard at 307 14th Avenue East (Parcel # 201-01797-0000), zoned Single-family Residential (R-1). Applicants: Ceili Shields and Trevor Hansen.
 - c. Public Hearing: Review and approval of a Zone Change for 618 Beaser Avenue (Parcel # 201-00540-0000), from Public Institutional (PI) with Gateway Overlay (GTWY-O) to Mixed Residential/Commercial (MRC) with Gateway Overlay (GTWY-O). Applicant: Beaser Professional Building, LLC.
 - d. Public Hearing: Review and approval of a Conditional Use Permit to allow a Multi-Family Residential land use for 618 Beaser Avenue (Parcel # 201-00540-0000), contingent on zone change to Mixed Residential/Commercial (MRC) with Gateway Overlay (GTWY-O). Applicant: Beaser Professional Building, LLC.
 - e. 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 April, May, June 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

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

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

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

Absent: JoAnn Erickson (excused), Shawn Brede (excused), Ana Tocheran (excused)

AGENDA

1. Call to Order and Roll Call
Mayor Mackenzie called the meeting to order at 6:30 pm and a quorum was declared present.
2. Approval of the Agenda
Ms. Gregor moved to approve the agenda as proposed and Jeff Beirl seconded. The motion carried 4-0.
3. Consent Agenda
 - a. Approval of minutes from the March 18th and April 1st, 2025 Plan Commission meetings.
Mr. Eades moved to approve the minutes. Ms. Gregor seconded. The motion carried 4-0.
4. Identify potential conflicts of interest
None
5. Citizen Participation (non-agenda items)
 - 1) Ronald Frasier – 507 St. Clair St.
Mr. Frasier was interested in any hearing about future plans the city has for the railroad right-of-way between Prentice Avenue and Willis Avenue. Mayor Mackenzie responded that the tentative plan for the RV expansion in the packet may have caused some confusion. It has been considered for some time as a possible use for the area but has not been fully developed. Mr. Frasier noted that quite a few people were not aware of where things stand with this idea. He hoped in the future there would be better notification. Mayor Mackenzie said there have been public meetings and talk regarding this since he became mayor three years ago. Mr. Frasier expressed an opinion that if the city decides to sell this land down the road, the adjoining property owners should be given the initial opportunity to acquire the land or have a first right of refusal. Mayor Mackenzie noted that if people have questions about specific pieces of property to call and set up an appointment to discuss with the Planning Director, Steven Wiley.
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.

Mr. Wiley presented on the topic and noted that this was the first part of a Planned Unit Development for a substantial multi-unit housing use at the vacant Roffers site off of Beaser Avenue adjacent to the police department. He noted this approval is for the General Development Plan. The required materials for this process have been submitted. The second part is the Specific Implementation Plan. He reviewed the subject site which is currently vacant and the existing land use and zoning for the property and surrounding land areas. He explained the proposed schematic site plan along with stormwater, grading and erosion control plans developed by the applicant. He reviewed building setbacks and parking requirements, impervious surface maximums, building height allowances and landscaping requirements. He explained that they are asking for an allowance to exceed the height limit in order to have a pitched roof which would tie in better with the neighborhood. City staff is supportive of this. Mr. Wiley showed the proposed monument sign and exterior elevations. He then presented the Standards for Review defined under the Unified Development Ordinance and the Application Submittal Requirements for a PUD-GDP (Planned Unit Development/General Development Plan). He concluded with a staff recommendation of the PUD-GDP with contingencies which were stated and described. He noted no written comments or phone calls were received in response to the required notification mailings.

Mr. Beirl asked if Plan Commission will have one more review of this before it goes to a development agreement? Mr. Wiley replied yes, that there will be another opportunity for review and recommendations before any building permits are approved. Ms. Gregor asked if this is a general idea of the finalized plans? Mr. Wiley stated this is correct. Mr. Eades asked for confirmation that the applicant needs this PUD approval to allow for some flexibility and not have to meet all the required codes. Mr. Wiley noted this is correct and that it gives us the ability to allow some give and take or set other requirements as a trade-off. Mr. Wiley introduced the development team from Vision, Inc. for the project.

Mayor Mackenzie entertained a motion to go into public hearing to discuss the review and approval of the GDP and open it up to citizen participation. Motion made by Mr. Beirl, second by Mr. Eades. Roll call vote carried 4-0.

Julian Deplacito – 418 Beaser Avenue

Mr. Deplacito asked if the schematic drawings are available for residents to see in more detail. Mr. Wiley responded he can send digital drawings and that a pdf version is also on the city website in the plan commission packet which is part of the meeting materials. It was also noted that he is welcome to meet with Mr. Wiley in person. Mr. Deplacito asked if there is a plan of where snow would be stored when this site cannot any longer be used. Mayor Mackenzie responded that the city will find a place to put it and that it may have to be hauled a little farther away which will be determined by the Public Works Department.

A motion was made by Ms. Gregor to go out of public hearing. Second by Mr. Eades. Carried 4-0.

A motion was made by Mr. Beirl to approve, with staff recommendation, to forward this item onto city council for consideration. Second by Ms. Gregor.

Discussion:

Mr. Eades asked if we are only voting on the general plan for allowing this to be a PUD and not getting into the more specific details. Mr. Wiley responded that is the main thing but the staff welcomes input now on specific items. Mr. Eades asked where the snow will be stored. Jason Hale, from The Vision Team, answered that parking lots are often designed to be a bit oversized and this extra space would be utilized as much as possible before resorting to storm retention system use. Mr. Eades asked about dumpster location on the property. Mr. Hale noted that most of the dumpster storage will happen inside. There will be interior chutes from the upper levels down to the main floor. Mr. Beirl asked upon approval, if there were any time restraints for when the work needs to be completed? Mr. Wiley noted that they would need to make substantial progress moving forward with work at a satisfactory rate. A typical commercial permit would be good for two years but as part of a PUD process, the ordinance would require consistent progress to be made.

Mayor Mackenzie called to question to send this PUD proposal to City Council with a recommendation from the plan commission to approve. Roll call vote passed 4-0.

- 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.

Terri Erickson presented the information on the proposed Land Transfer Request. She described the three separate pieces of city-owned property that are being proposed to be given to the owner to make their property larger. She explained the history of the area in regards to the railroad easement and discussions that occurred with staff relating to the future use of this area. It is a goal of the city to make these properties closer to conforming sizes. She reviewed the existing land use, zoning and surrounding uses as well as the CSM that was completed by the owner showing the 75-foot by 75-foot revised lot area. She commented on the standards for review for land sales/purchases and covered the staff review recommendations for the transfer. She also noted that the required public hearing notice was submitted. Mr. Wiley added that the only reason the schematic plan for the Kreher Park expansion was included in the packet was to give rationale for not giving back the complete 140-foot area to the owner. The Kreher park project was not a discussion or action item. Mr. Beirl asked what they city is trying to accomplish as this would still be a non-conforming lot. Mayor Mackenzie noted it does provide a greater buffer for the existing house. Mr. Beirl asked if the park expansion does not move ahead will the city offer the rest of the area to the owner for purchase? Mayor Mackenzie noted that he cannot speak for the council but that, yes, he would be willing to do that. It was noted that creating conforming lots where possible is the goal but not every situation allows this. Mr. Wiley noted they could rebuild as it currently exists if there was a fire or other natural disaster.

Mayor Mackenzie entertained a motion for a public hearing moved by Mr. Beirl and seconded by Mr. Eades. Roll call vote passed 4-0.

Robert Polenchek; Co-owner of property in question

Mr. Polenchek noted that he was thankful for the increase to a 75-foot lot but doesn't like that his lot still will not be conforming. He asked if the neighbors obtain more property in the future will they all be extended only to this 75-foot mark? Mayor Mackenzie responded that they probably would but that this is a new task for the plan commission with the intention to return to conforming lots. He noted we don't have the staff required to implement these transactions all at once as there are several miles of railroad right-of-way to deal with. They are being looked at on a case-by-case basis but it is reasonable to assume we would do something comparable for neighbors. Mr. Polenchek inquired about extending the depth to 100 feet instead of 75-feet. He also asked about potential landscaping and re-grading around the acquired rail-road right-of-way because it is several feet higher and collects water at the edges. Mr. Wiley responded that landscaping would be allowed here on his acquired land as per the ordinance standards.

Deb Joanis; Co-owner of property in question

Ms. Joanis asked what it would take to get 25 more feet to make it conforming as she was not aware her lot would still be non-conforming. Mayor Mackenzie noted that even if we gave the additional land the property would still not be conforming for residential development in the W-PI district. She would be allowed to make renovations to the existing structure in the current configuration as a grandfathered use. Ms. Joanis expressed she's grateful for what the city is doing as it has been an ongoing process with many delays, but during staff turnover the past several years she has been given different answers and it has been very disheartening as she has held onto the property hoping for a different result. At one point she was told she could obtain the property all the way back to the tree-line. She asked about the future plans for the RV park. Mr. Wiley responded that when staff reached out to Public Works for department approval of the land transfer, the Kreher Park Expansion plan was brought up which the Planning Department had not been a part of developing. This was how the 75-foot dimension was determined. Mr. Wiley noted that this can be further discussed and as far as he knows, current funding is not available for the park expansion. Ms. Joanis said she would like to talk with him more to see if there may be some allowance to acquire additional land beyond the 75-feet.

Don Jaskowiak; 121 N Willis Ave

Mr. Jaskowiak inquired about the six RV sites upland of the current sites and has looked at the current 2025 projects which noted the redevelopment of Kreher park. This describes the installation of a bathroom/bathhouse building and construction of new camp sites and site work which makes him think the city is moving forward with this project. He is looking out for his neighbors and the protection of their privacy. He noted that there are two old railroad grades and asked if this is the one that is closer to the lake. Mayor Mackenzie noted that there are tentative plans to expand the number of camping units but nothing imminent or finalized. There is repair work being done on the bathroom building currently.

Mr. Polenchek spoke up to mention that there are two railroad beds. One is the extension of water street (Superfund) and this is the one that affects them. This was agreed upon and Mayor Mackenzie noted there is likely more than just those two.

Mr. Eades made a motion to go out of public hearing. Seconded by Mr. Beirl. Carried 4-0.

There was a motion by Mr. Eades to approve and recommend the land transfer to city council with staff recommendations. Second by Gregor.

Discussion:

Mr. Eades asked if the lot was expanded to water street, would it be a typical lot size? Mr. Wiley responded that would be pretty standard with a 140-foot depth. Mr. Eades asked where the boundary is that is restricting residential development even if it is a conforming lot. Mr. Wiley noted the W-PI (Waterfront - Public Institutional) zone district restricts this and encompasses a number of properties in the area. Mr. Eades stated his concern is that a number of years ago there was a land division in town and the city was warned by the state that what they did was illegal because the city cannot create a non-conforming lot. He noted this is what we are about to do and that we should be making all these lots conforming. This affecting boundary location should possibly be moved to not include this specific area. Mayor Mackenzie responded this is something that could be considered but noted we are not causing a non-conforming lot but bringing it closer to conformance. If we could move the W-PI district northward to water street fully conforming lots could then be created. Mr. Wiley brought up the zoning map and noted the Waterfront District extends south to HWY-2 and that most of the properties surrounding the subject parcel are in the W-CC district, not in the W-PI district as the subject parcel is. Mr. Wiley agreed the existing W-PI zoning in that stretch makes sense for the park but may not for the existing residences. Mr. Beirl asked if the plan commission can amend their recommendation to revisit the added portion of the lot to make it conforming? Mayor Mackenzie agreed that they could make a motion to amend, with a recommendation to discuss enlarging the portion of land handed over to make a conforming lot. Mr. Eades noted he would like it to be moved to Water Street. Mr. Beirl said we should do everything in our power to make conforming lots. Mr. Eades agreed and proposed an amendment to shift the overlay to Water Street and also pursue extending all the residential lots along this alley north to Water Street. Mr. Wiley noted that we would have to do a zone change to accomplish this. Mr. Eades made a motion that the city council consider amending the land transfer boundary to extend the property lines to at least a minimum amount to make them conforming lots. Second by Mr. Beirl. Mayor Mackenzie clarified that this amends the motion and allows staff to consider recommending to council that they consider extending the boundary to water street or at least to 100 feet (instead of 75 feet). Motion Carried 4-0. A vote was taken for a resolution to approve and recommend the land transfer to city council with staff recommendations and amendment of transferring additional property to allow for a conforming lot to Water Street or at least 100 feet. Roll call vote: Carried 4-0. Mayor Mackenzie verified verbally with the applicant that they were willing to move ahead with this if offered.

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

Mr. Wiley presented city staff research and proposed amendment revisions to the UDO (Unified Development Ordinance). Currently there is a blanket prohibition on corrugated metal siding. There is still some additional work that needs to be done with proposed text changes so he noted he is not looking for approval at this time. He reviewed research and noted staff is looking for a balance that provides more flexibility but prevents significant erosion of our design standards. He is looking at creating two ordinance subsections, one for residential and the other for non-residential. He reviewed a few different types of metal siding applications (standing seam, ribbed and corrugated) and showed some photo examples with varying levels

of attractiveness or good/poor design. He expressed his dislike for weathered or rusted corrugated products in a city setting and showed examples. He questioned how we go about regulation without being overly burdensome on people but at the same time ensuring we have positive outcomes. There are attractive and high-quality metal cladding materials that can be used well and look good. He stated he is still working through language to try and achieve an ordinance that allows acceptable applications but prohibits the inappropriate. He reviewed standards for both non-residential and residential land uses including prohibiting the material on historic properties, the Gateway Overlay and the Waterfront Overlay unless historically present. Specification standards, finishes, fastener types, and maintenance practices are other criteria to evaluate and set standards. He reviewed how metal finishes may or may not be compatible or consistent with the comprehensive plan. In conclusion, he presented three options for moving ahead to the commission: 1) Vote to recommend council approval as presented. 2) Vote to recommend council approval with amendments. 3) Vote to table the amendments for further discussion. Mr. Wiley recommended option three. Mayor Mackenzie noted that we have advertised for public hearing in the hopes that there will be more input from community members. Mr. Eades made a motion to go into public hearing. Second by Beirl. Roll call vote passed 4-0. Discussion:

Ian Hauser; 614 St. Clair St

Mr. Hauser felt it made sense to be less prohibitive on allowing metal siding in the Gateway and Waterfront overlays. There is already an issue in town with many buildings looking run down. Siding is expensive and if this is a more affordable way to fix the problem he doesn't see a big issue with it. Maybe galvanized siding is ugly but is it more ugly than decaying asphalt siding?

Mayor Mackenzie responded, in all fairness to his question, it depends on who owns it. An owner doesn't see the ugliness sometimes that the neighbor sees and that's what we are trying to weigh. Some people want to see it because it is a more affordable material but we don't want to add to an already unsightly percentage of buildings in the city. We are looking for a meaningful way to incorporate these products without a negative effect.

Motion to go out of public hearing by Mr. Beirl, second by Ms. Gregor. Carried 4-0.

Mayor Mackenzie asked the commission to table the item. He would like to do more community outreach to gather more public feedback. Mr. Eades made a motion to postpone to the next meeting, second by Mr. Beirl. Carried 4-0. Mayor Mackenzie commented that maybe a notice could be sent out with the water bill to accomplish additional outreach.

7. Discussion Items:

- a. Update on Property Maintenance Enforcement
None
- b. Update on Building Permits for March 2025
None
- c. Update on Miscellaneous Planning and Development Items

Mr. Wiley noted the city is moving forward with the TID-11 creation. The council reviewed it at the April 15th reorganizational meeting and voted to approve. They are looking at May 22nd for the joint review board meeting, which encompasses representatives from the local taxing jurisdictions, for a final review. The city is working with the developers on the development agreement and the approval process which tonight's action item was an initial step for.

Permitting is picking up. A number of items related to property maintenance are moving through the court system. One includes a raze order upheld by the city council. There are also chronic problem properties that have gone through the citation process required by the city attorney's office and have moved onto the court system. Steve touched on the process and noted that it is time-consuming but that staff is trying to be more aggressive with these cases.

8. Announcement/Reports/Comments/Questions

Mayor Mackenzie noted there will be a city-wide Spring clean-up and a clean sweep in June. He also relayed that Northland College has hired an assessor to provide an assessment of their property and buildings. They plan to shut their doors the end of May for students and staff. Then they will consider what to do with their assets. There is a requirement for accredited universities to go through a specific shut-down protocol which will be followed.

He mentioned that there was a resident that was cited for disorderly conduct towards our property maintenance specialist. The trial was this last week and the individual was found guilty and was fined for the charges.

Mr. Beirl asked what happens with the tax status of the Northland properties. Mayor Mackenzie responded that he does not know for sure but believes as long as the property is under their ownership it is still in a tax-exempt status.

9. Adjournment

Mr. Beirl made a motion to adjourn. Second by Ms. Gregor. Motion carried 4-0. The meeting adjourned at 8:03 PM.

Recorded by:
Terri Erickson
Assistant Planner



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

STAFF REPORT

Plan Commission – July 15th, 2025

Agenda Item # 6a:	Public Hearing: Planned Unit Development Review – Specific Implementation Plan (SIP) Approval for a Multi-Family land Use
Zoning District:	Mixed Residential/Commercial (MRC) with Gateway Overlay (GTWY-O) and Planned Unit Development (PUD) District
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 (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 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 was recently finalized and approved at the July 8th, 2025 Council meeting. 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 will 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 Joint Review Board voted to approve the creation of TID 11 and the TID 11 project plan at the May 22nd, 2025 JRB 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 Plan Commission voted to recommend approval of the PUD-GDP for the subject site at the April 22nd, 2025 Plan Commission meeting. The City Council subsequently voted to approve the PUD-GDP at the May 13th, 2025 Council meeting. 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 developer has finalized their plans and are now submitting for the Specific Implementation Plan (SIP) which is the second and final part of the PUD approval.

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 subject parcel now also has a Planned Unit Development (PUD) overlay. 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. The PUD-GDP was approved at the May 13th, 2025 Council meeting. 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 asked 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-GDP conditions 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. 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-SIP 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 recommended that the Plan Commission and Council waive the 10-acre minimum area requirement based on this finding. Council agreed to do so with the approval of the PUD-GDP. 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) and Planned Unit Development (PUD) Overlay

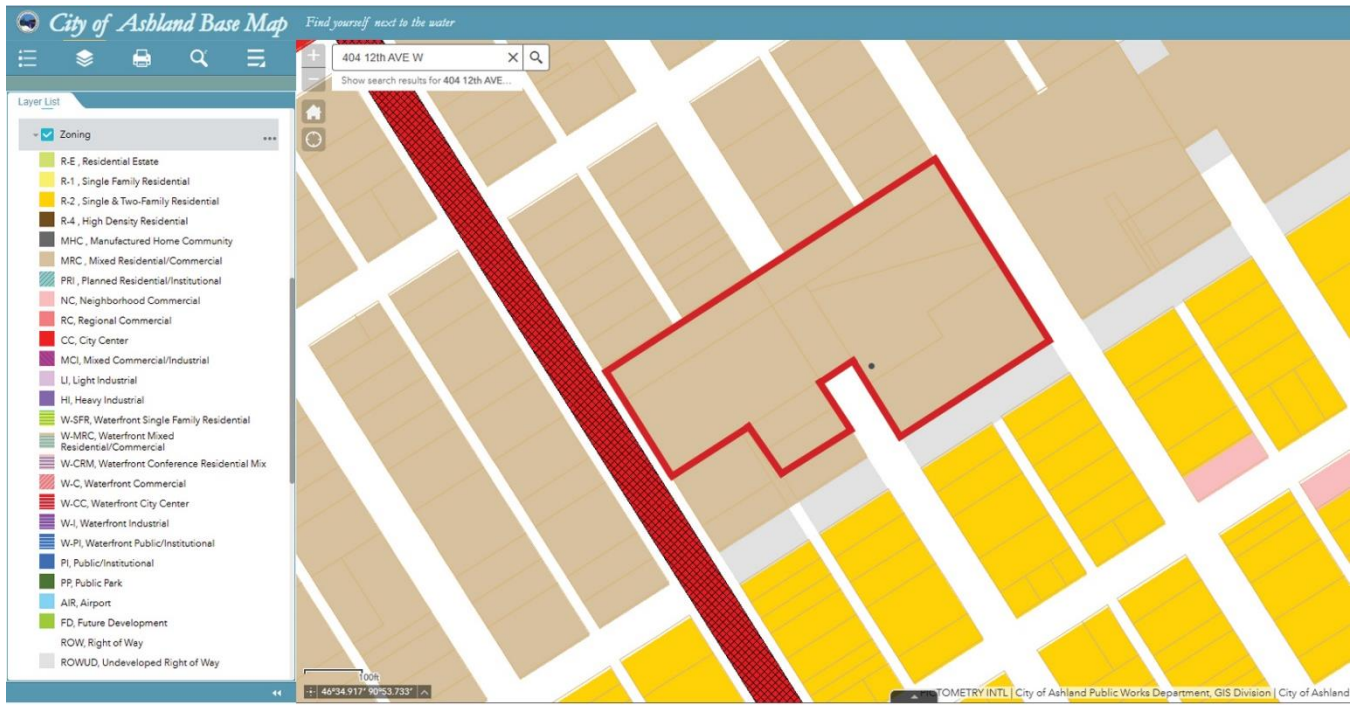
Adjacent Land Uses and Zoning

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.

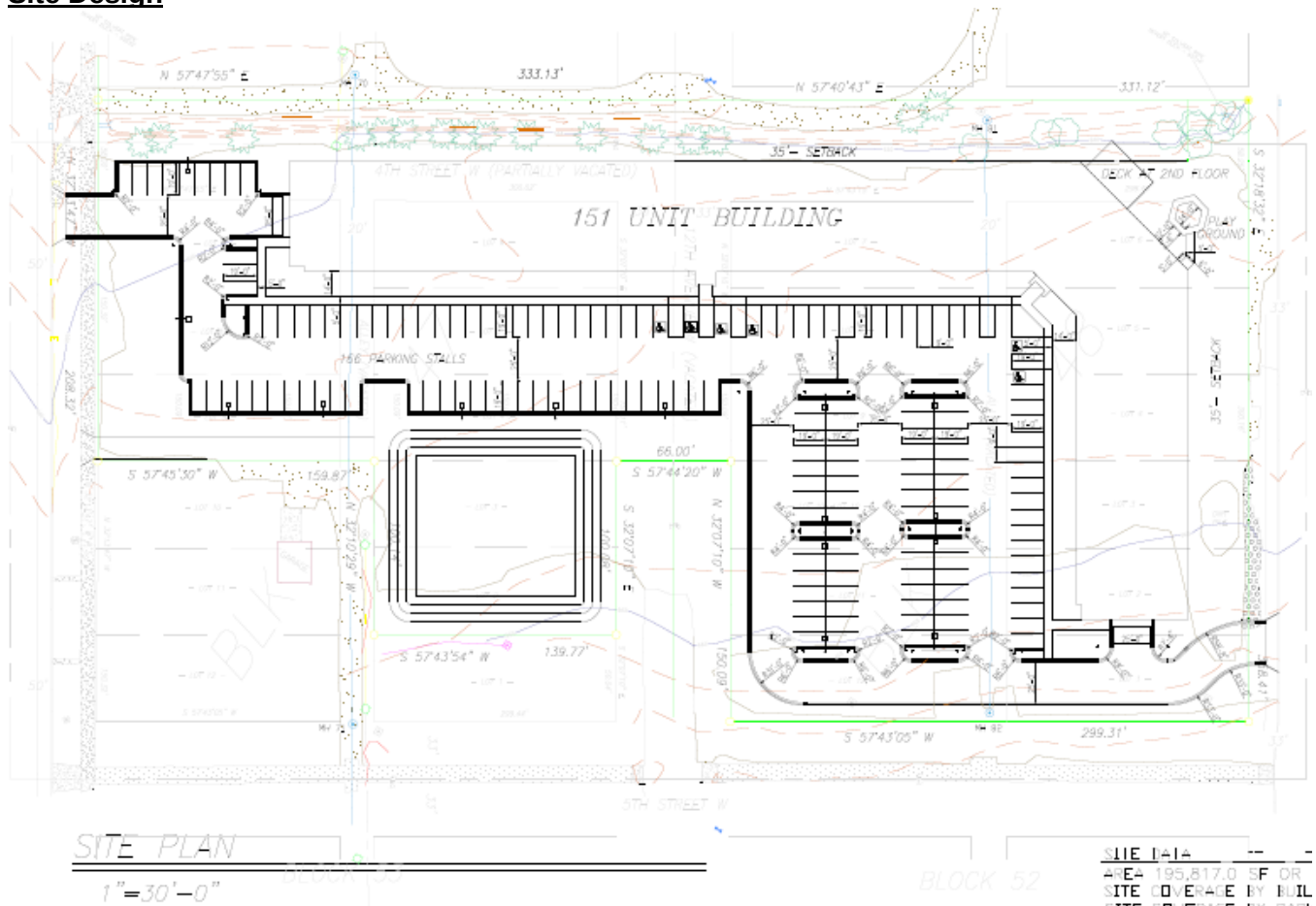


The subject property is outlined in red above. The tan is the current Mixed Residential/Commercial (MRC) zoning of the subject parcel and some adjacent properties. The yellow-orange to the south is the Single and Two-Family Residential (R-2) zoning. The red cross-hatched zoning along Beaser Avenue is 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 Plan Commission recommended approval of the PUD-GDP at the April 22nd, 2025 Plan Commission meeting. The City Council also voted to approve the PUD-GDP at the May 13th, 2025 Council meeting. The developer is proposing the same multi-family housing development that was approved under the PUD-GDP but has finalized the plans as required for the PUD-SIP review.

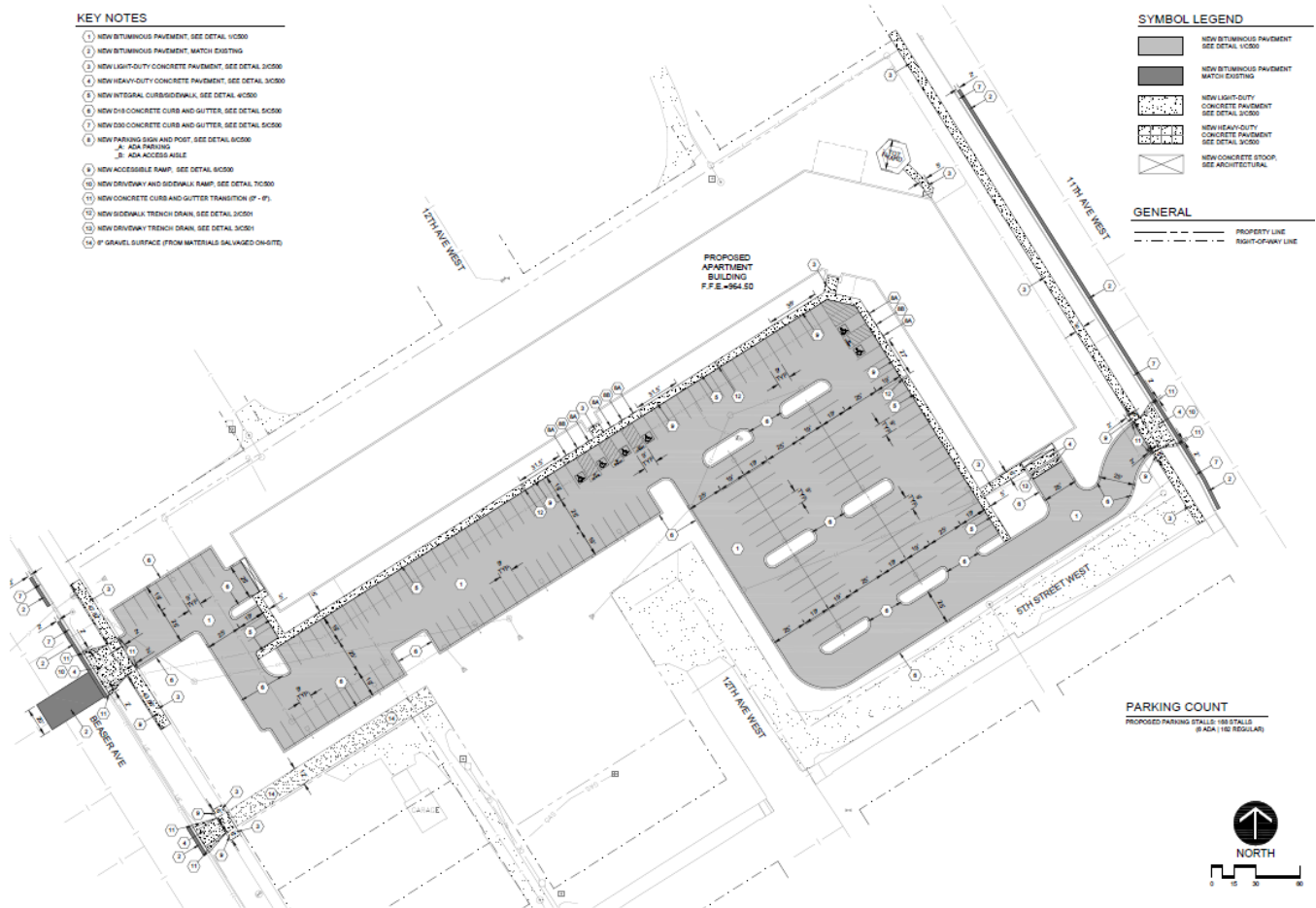
Site Design



The developers have worked with their designer on a site plan and since updated the 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. One large stormwater retention pond is proposed (on the southern portion of the site). Landscaping is proposed around the building and parking areas and in planter islands within the 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 - 185 spaces total	299 Spaces provided - 167 surface stalls, 132 covered stalls
Impervious Surface	R-4 Zoning Standards apply - 40% maximum for building, 60% maximum for impervious surfaces	22.6% by building, 36% by parking, 1.4% by other - 60% total
Building Height	Base code allows 45 feet. PUD-GDP allows 55 feet	55 feet maximum

	<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 117,541.9 square feet which is about 60 percent of the total site area. The access drives leading into the site were revised from the PUD-GDP and are shown currently as 25 feet wide which is code compliant for drive aisles with adjacent perpendicular parking spaces. The drive aisles within the site are 25 feet wide with perpendicular parking along both sides. The UDO requires 25-foot aisle widths when parking is located perpendicular to the aisles.

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 60 percent impervious coverage and meets the code maximum allowance.

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. 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 surface parking and covered parking together exceed the parking requirements. Staff has discussed parking with the applicant and does not have concerns with the parking as proposed. The applicant explained that the amount of surface parking stalls is to accommodate tenants, guests, and snow storage. The amount of surface parking provided is less than the code maximum so the overall impacts visually and on impervious surface coverage is significantly less than if no parking was proposed within the building.

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. The developer has proposed an access from Beaser Avenue to the 12th Ave W alley that would allow property owners and visitors to access their properties from Beaser Avenue. Staff would recommend as a condition of SIP approval that the developer and City staff finalize this access and the developer construct this access during the project.

Stormwater Management/Utilities

Staff has had discussions with the applicants along with the Department of Public Works. The applicants and their designer have updated their grading and utility plans which show the proposed one larger (15,246 sq. ft.) retention pond which will serve the site versus two smaller ponds originally proposed. The plans also show the proposed private storm sewer and sanitary sewer lines, trench drains, and storm sewer catch basins. The stormwater facilities will be sized to handle the anticipated stormwater runoff. The developer's engineer has submitted finalized stormwater specifications and calculations with information on anticipated runoff volumes and stormwater management capacity. Please see the plan set included in the packet materials for more information.

LANDSCAPE PLAN

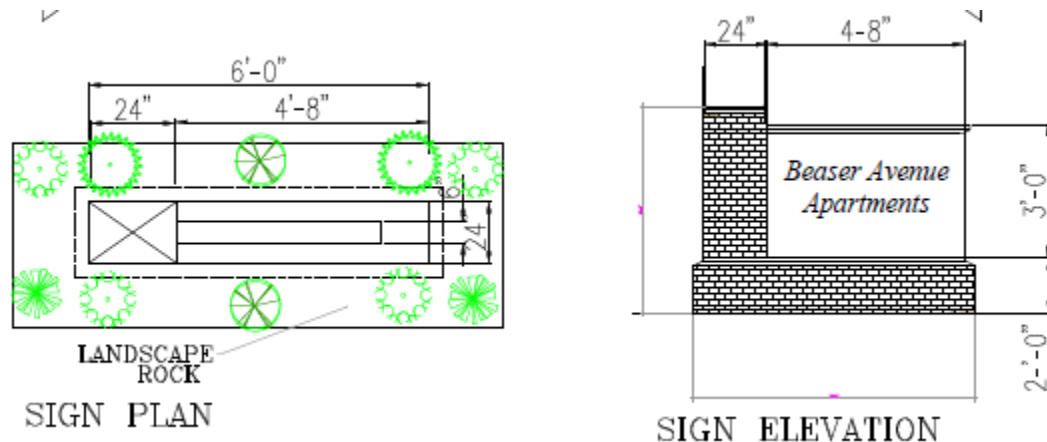
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Landscaping Requirements
Parcels less than 5 acres in area - Landscaping is based on undeveloped area
Deciduous trees: 1 tree per 2,500 sq. ft. (32 trees) OR
Coniferous trees: 1 tree per 1,000 sq. ft. (79 trees) AND
1 shrub per 1,000 sq. ft. (79 shrubs)
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
Black Hills Spruce – 21 trees
Crimson Cloud Hawthorn - 2 trees
Amur Maackia - 7 trees
Prairifire Crab Apple - 8 trees
American Hophornbeam - 7 trees
Ivory Silk Japanese Tree Lilac – 2 trees
Celebration Maple – 7 trees
Common Hackberry – 4 trees
Kentucky Coffeetree – 3 trees
White Oak – 8 trees
Northern Pin Oak – 2 trees
Sentry Linden – 5 trees
Purple Leaf Plum 3 Gal – 2 shrubs
2-2 ½" B&B – 2 shrubs
Anthony Waterer Spirea – 15" – 10 shrubs
Little Princess Spirea – 15" – 27 shrubs
Isanti Dogwood 2' – 14 shrubs
Scandia Juniper – 15" 26 shrubs
Total Coniferous Trees – 21 Trees
Total Deciduous Trees – 55 Trees
Total Shrubs – 81 Shrubs

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 was proposed under the GDP 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 sign permit process. Staff would recommend as a condition of approval that any 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 submitted a lighting plan which shows lighting levels. 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 reviewed the applicant's lighting plan and the light levels proposed for the parking and drive areas along with uniformity ratios appear to meet code. Staff also does not see any issues with light trespass at the property lines.

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 and SIP submittals. 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 finalized their building facades as part of the SIP process. The overall building height proposed as of now is 52 feet, 8 inches. The applicants requested and were granted a 55-foot height maximum for the proposed building under the PUD-GDP approval. 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 Specific Implementation Plan for the City of Ashland. The following decision criteria were used to review the submitted PUD-SIP:

1. Consistency with Comprehensive Plan.

The PUD-SIP 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 and granted under the PUD-GDP was 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 and within 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, playground, 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 is a stormwater retention pond to the south 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. The developers have also proposed an alley access to connect the 12th Ave W alley with Beaser Avenue to allow access for neighboring properties off of Beaser Avenue. Planning staff

discussed this with Public Works and the Public Works Director believes an access from the alley to Beaser Avenue can work.

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/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-SIP 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 requested and were granted 55 feet. They requested and were granted flexibility on unit size minimums also. They received up to a 10% allowance from the unit area minimums required by code and are using 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 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 195,817 sq. ft./4.49 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/playground, lower level patio, and upper level deck, along with stormwater retention area. The PUD-GDP application also included 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 schedule and legend. 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 and the developer has updated the plan with required shrubs and parking lot landscaping. If the Plan Commission would like to see further landscaping as part of the PUD, staff would request that the Commission provide input while considering the SIP.
 - (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. The finalized landscaping plan does not indicate that these trees will be removed. The developer 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 or floodplains on site to staff's and the applicants' knowledge. This is also noted on the preliminary and finalized 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-SIP contingent on the following conditions:

- Approval is for the finalized plans submitted. If the applicant decides to make changes from the approved plans the applicant shall follow up with Planning and Development staff, and obtain required approvals through staff, and if necessary Plan Commission and Council.
- The applicant shall obtain all necessary Plan Review approvals and building permits for the proposed project prior to starting construction.
- PUD-SIP to allow a multi-family residential land use under a PUD Overlay on Parcel # 201-00356-0000.
- The City Council waived the 10-acre minimum area requirement for a PUD on 4.5-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.
- City Council granted 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.
- City Council granted 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.
- Consistent with the approved PUD-GDP, building setbacks shall meet High Density Residential District (R-4) zoning standards.
- Developer to work with City Planning and Public Works staff on finalizing the access between Beaser Avenue and residential alley on the south side of the site. Developer to construct this access during the course of the project.
- The applicant submitted 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). Planning and Public Works staff shall review the stormwater management plan and calculations and verify that the stormwater management calculations 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. If staff determines any changes to the stormwater management plans or calculations are required, staff and the applicant shall work together to resolve any issues.

- Landscaping shall be installed consistent with the submitted landscaping plan and schedule.
- Any signage shall meet UDO standards and require submission of sign proofs for Planning and Development review and issuance of a sign permit prior to installation.
- Lighting shall be installed consistent with the submitted photometric plan. 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 June 26th & July 3rd and discretionary letters were sent to all surrounding property owners within 200 feet of the proposed development.

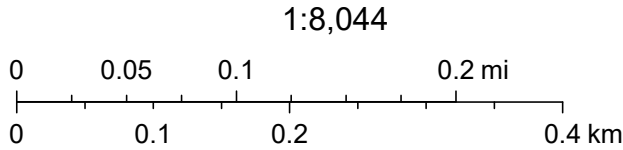
Approvals are based on background information provided by the applicant and known conditions. Deviations from this information may be considered a change in the application and reconsideration and possible revision to the approvals may be made by the Plan Commission and Common Council.

Proposed Vision Project Site

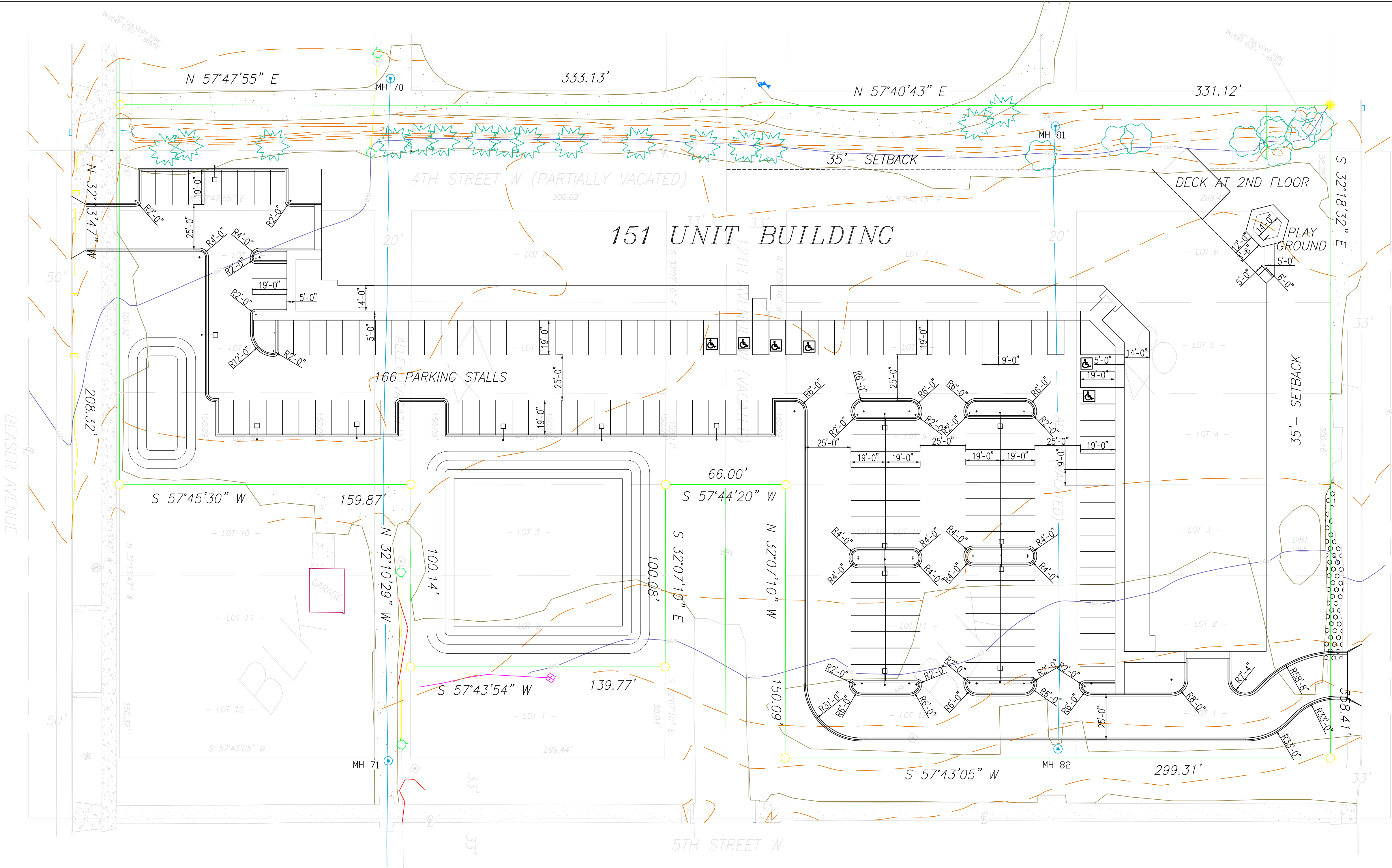


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- Tax Parcels
- State Highway
- Ten Foot Contours 2015
- Road Centerlines
- Municipality
- World Hillshade
- US Highway
- Rivers & Streams



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



ONE BEDROOM UNITS = 54
TWO BEDROOM UNITS = 34
EFFICIENCY UNITS = 63
TOTAL = 151



SITE PLAN

1"=30'-0"

SITE DATA	
AREA	195,817.0 SF OR 4.49 ACRES
SITE COVERAGE BY BUILDING	= 44,441.8 SF OR 22.6%
SITE COVERAGE BY PARKING AND WALKS	= 72,277.4 SF OR 36%
SITE COVERAGE BY PATIO	= 822.7 SF
TOTAL SITE COVERAGE	= 117,541.9 SF OR 60%
GREEN SPACE LAWN AREA	78,275.1 SF OR 40%

PARKING DATA	
167 OPEN PARKING STALLS	
132 OPEN PARKING STALLS	
299 TOTAL PARKING STALLS	

BUILDING DATA	
FIRST FLOOR	44,441.8 SF
SECOND FLOOR	44,441.8 SF
THIRD FLOOR	44,441.8 SF
FOURTH FLOOR	44,441.8 SF
TOTAL	177,767.2 SF

CDM NO 2511

DATE 6/1/25

REVISION

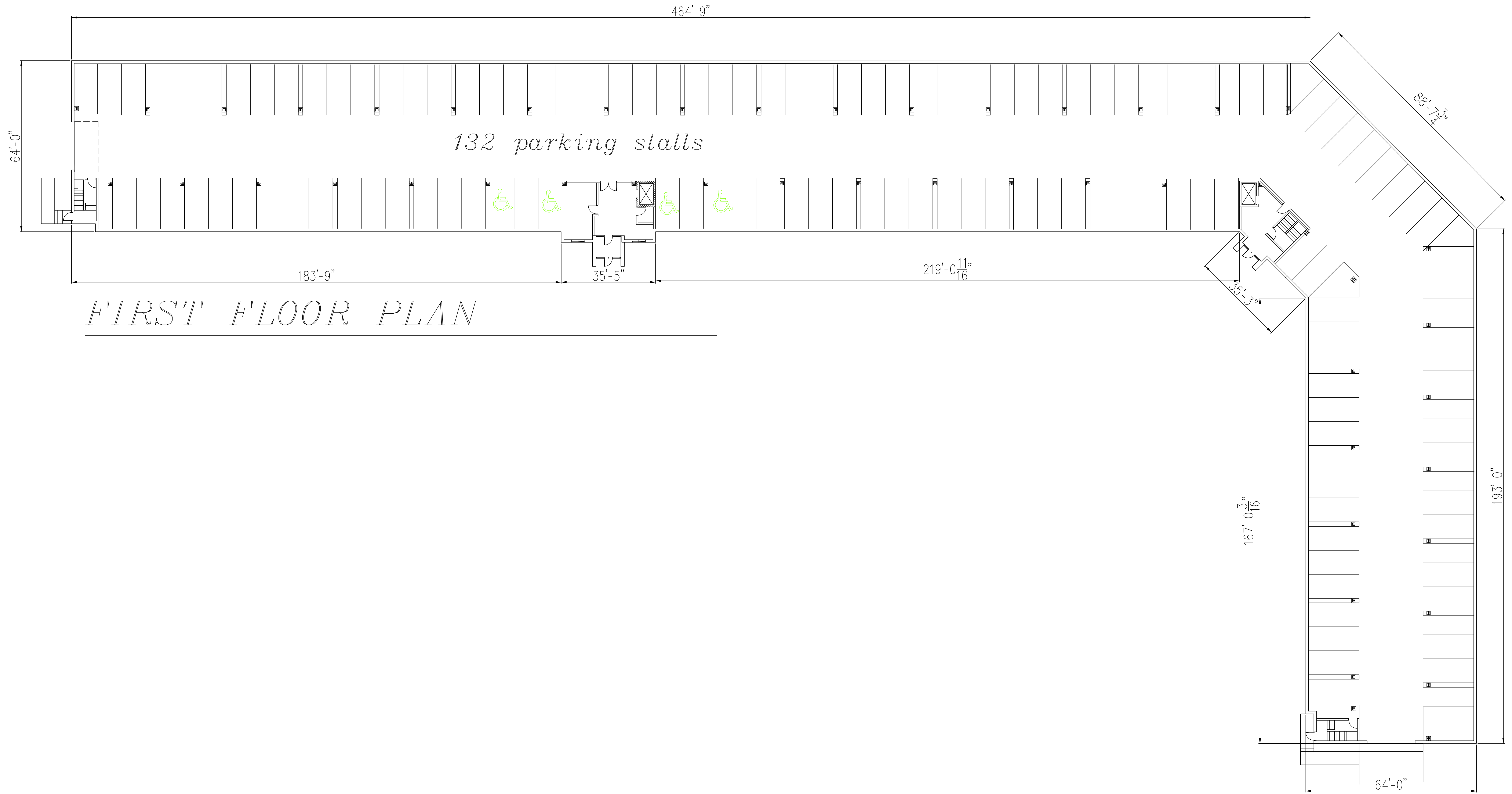
PROJECT NAME

151 UNIT APARTMENT
BUILDING
ASHLAND WISCONSIN

RHA ARCHITECT'S LLC
ARCHITECTS, PLANNERS, DESIGNERS
P.O. BOX 983
ST. CLOUD, MINNESOTA
PHONE 320-287-7115
EMAIL RHA4200@YAHOO.COM

SHEET NO

AI



COMM NO 1710

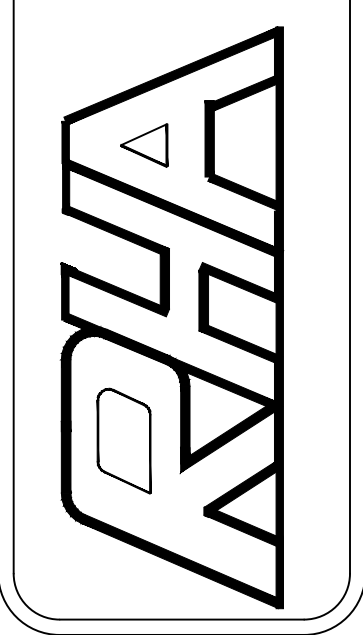
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REVISION

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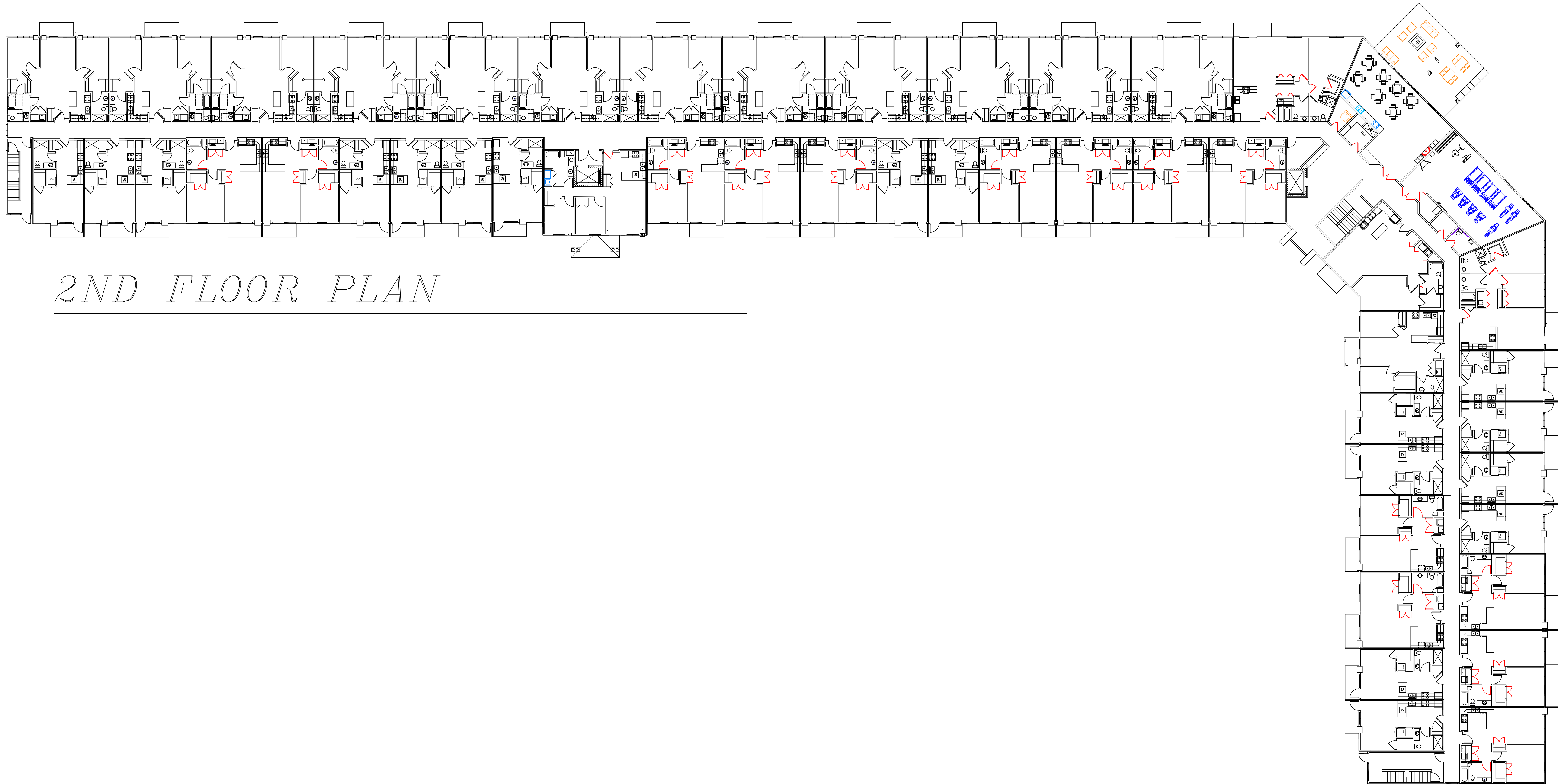
151 UNIT APARTMENT
BUILDING
ASHLAND WISCONSIN

RHA ARCHITECT'S INC.
ARCHITECTS, PLANNERS, DESIGNERS
PO BOX 383
ST. CLOUD, MINNESOTA
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SHEET NO.

A2



2ND FLOOR PLAN



REAR ELEVATION

COMM NO 1710

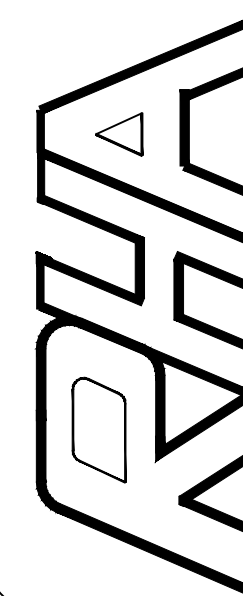
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REVISION

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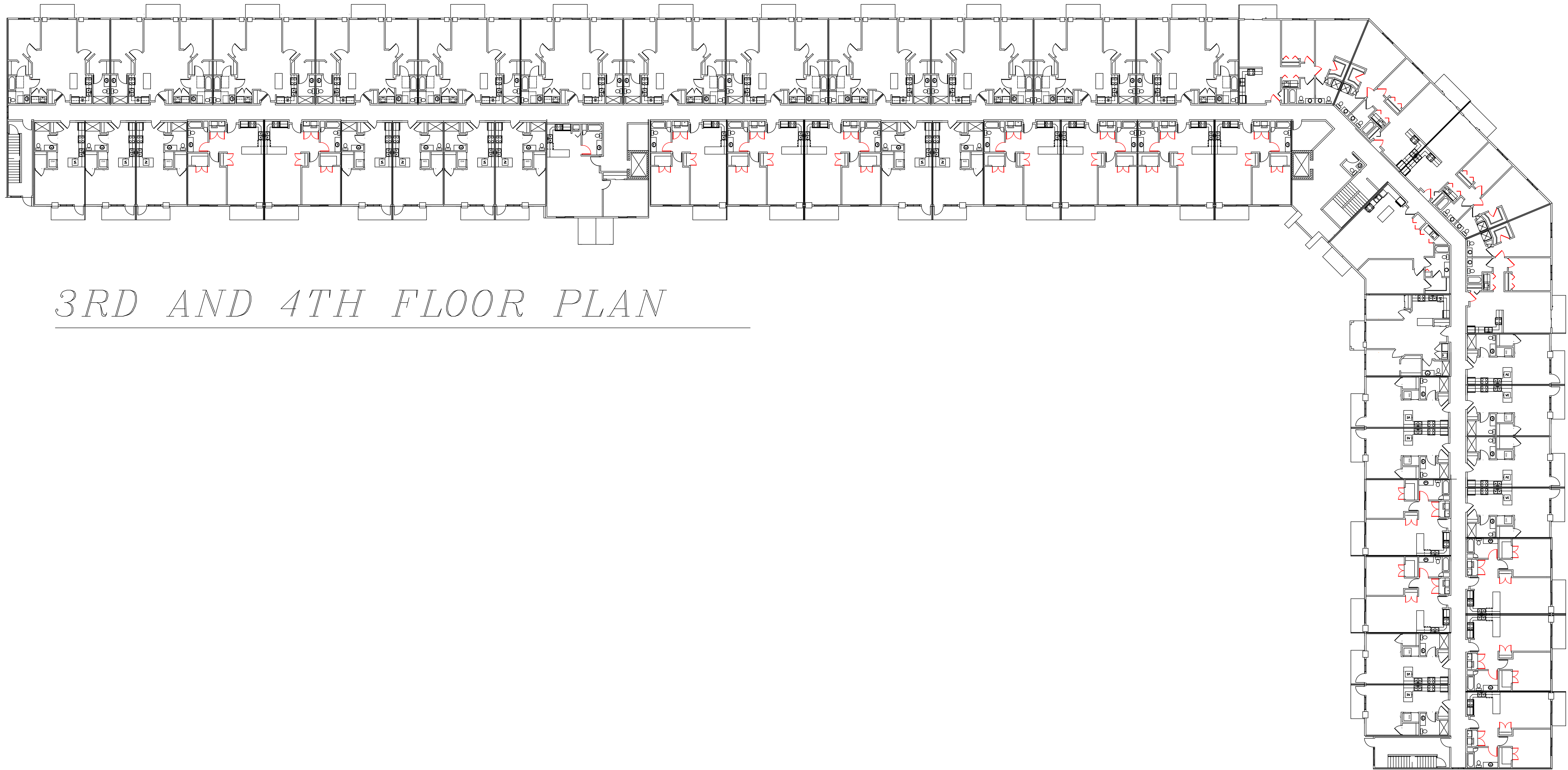
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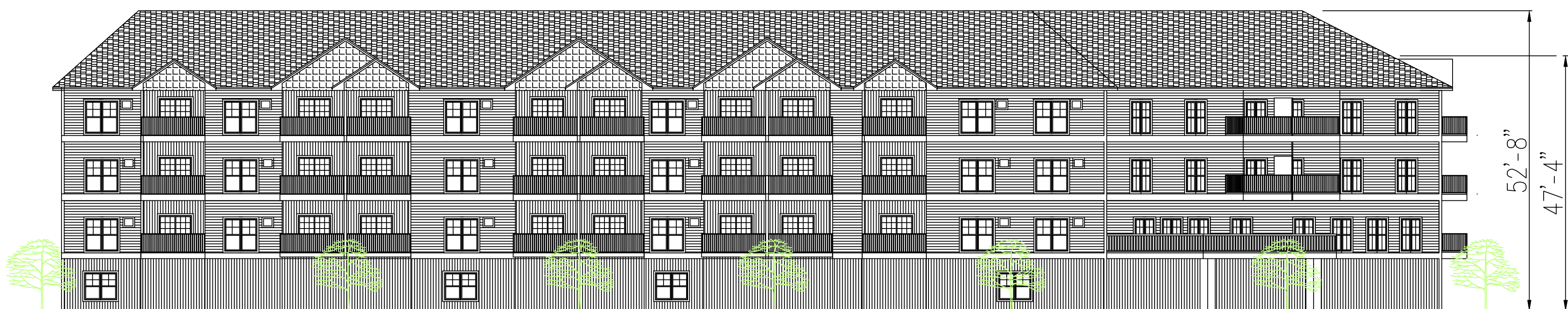


SHEET NO.

A3



3RD AND 4TH FLOOR PLAN



SIDE ELEVATION

COMM NO 1710

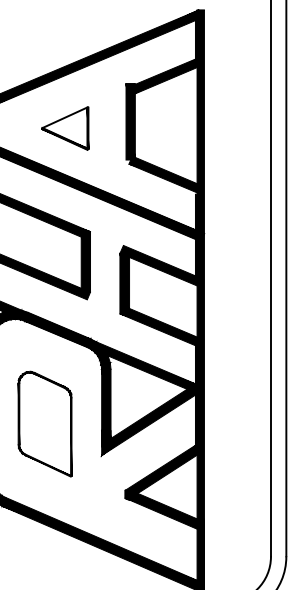
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REVISION

PROJECT NAME

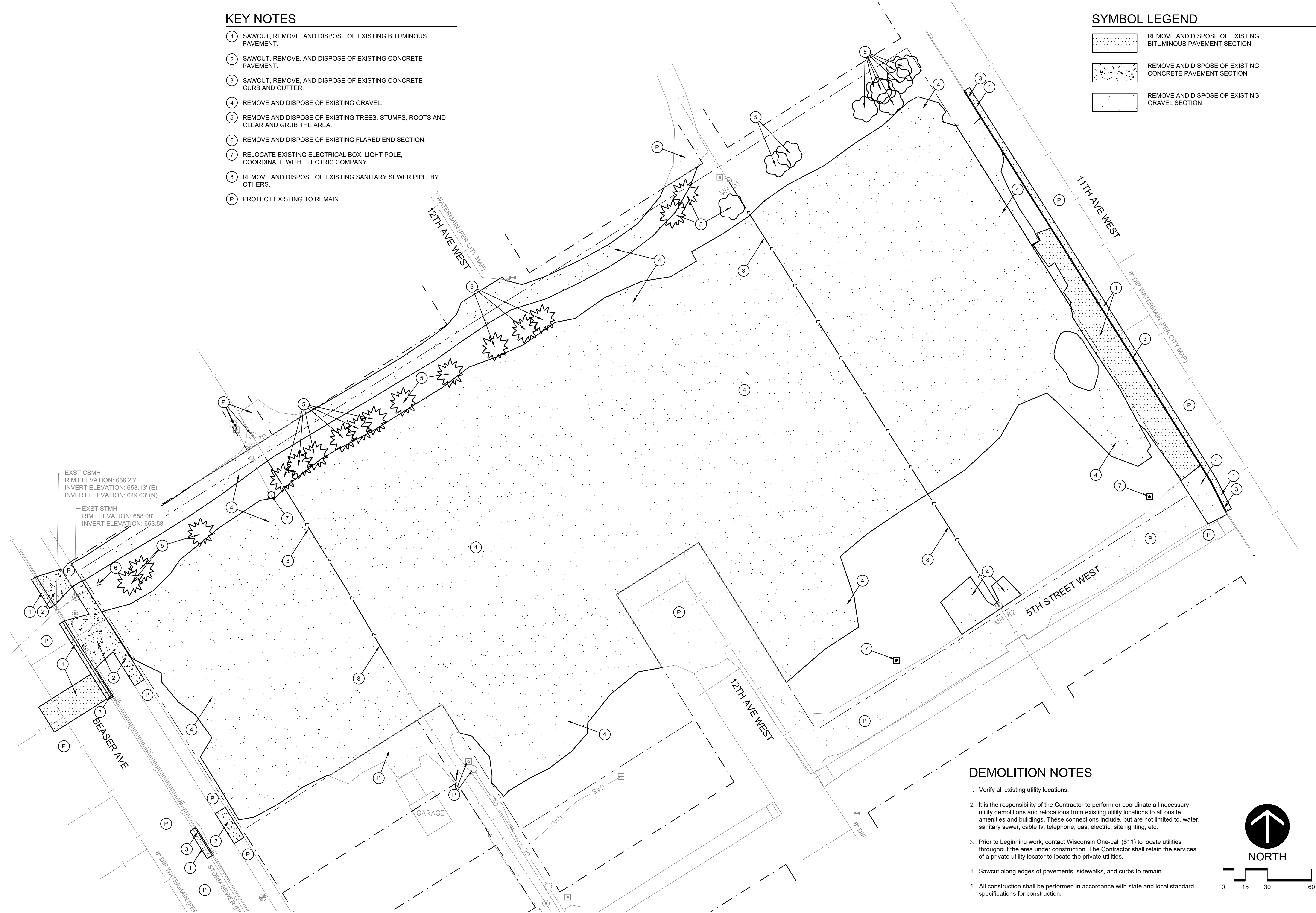
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SHEET NO.

A4



KEY NOTES

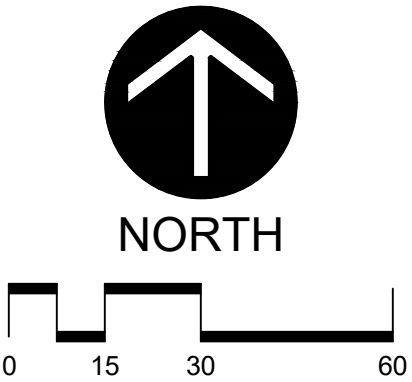
- 1 SAWCUT, REMOVE, AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT.
- 2 SAWCUT, REMOVE, AND DISPOSE OF EXISTING CONCRETE PAVEMENT.
- 3 SAWCUT, REMOVE, AND DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
- 4 REMOVE AND DISPOSE OF EXISTING GRAVEL.
- 5 REMOVE AND DISPOSE OF EXISTING TREES, STUMPS, ROOTS AND CLEAR AND GRUB THE AREA.
- 6 REMOVE AND DISPOSE OF EXISTING FLARED END SECTION.
- 7 RELOCATE EXISTING ELECTRICAL BOX, LIGHT POLE, COORDINATE WITH ELECTRIC COMPANY
- 8 REMOVE AND DISPOSE OF EXISTING SANITARY SEWER PIPE, BY OTHERS.
- P PROTECT EXISTING TO REMAIN.

SYMBOL LEGEND

- [Pattern] REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT SECTION
- [Pattern] REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION
- [Pattern] REMOVE AND DISPOSE OF EXISTING GRAVEL 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 Wisconsin One-call (811) 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.



Larson Engineering, Inc.
816 W. St. Germain Street
Suite 308, St. Cloud, MN 56301
320.774.1944
www.larsonengr.com

VISION INC.
PO BOX 23
SUPERIOR, WI 54880

PRELIMINARY NOT FOR CONSTRUCTION

ASHLAND APARTMENTS
ASHLAND, WI

Rev. Date Description

Project #: 12256011
Drawn By: KBK
Checked By: TJH
Issue Date: 06.27.25

Sheet Title:
DEMOLITION PLAN

Sheet:
C100

KEY NOTES

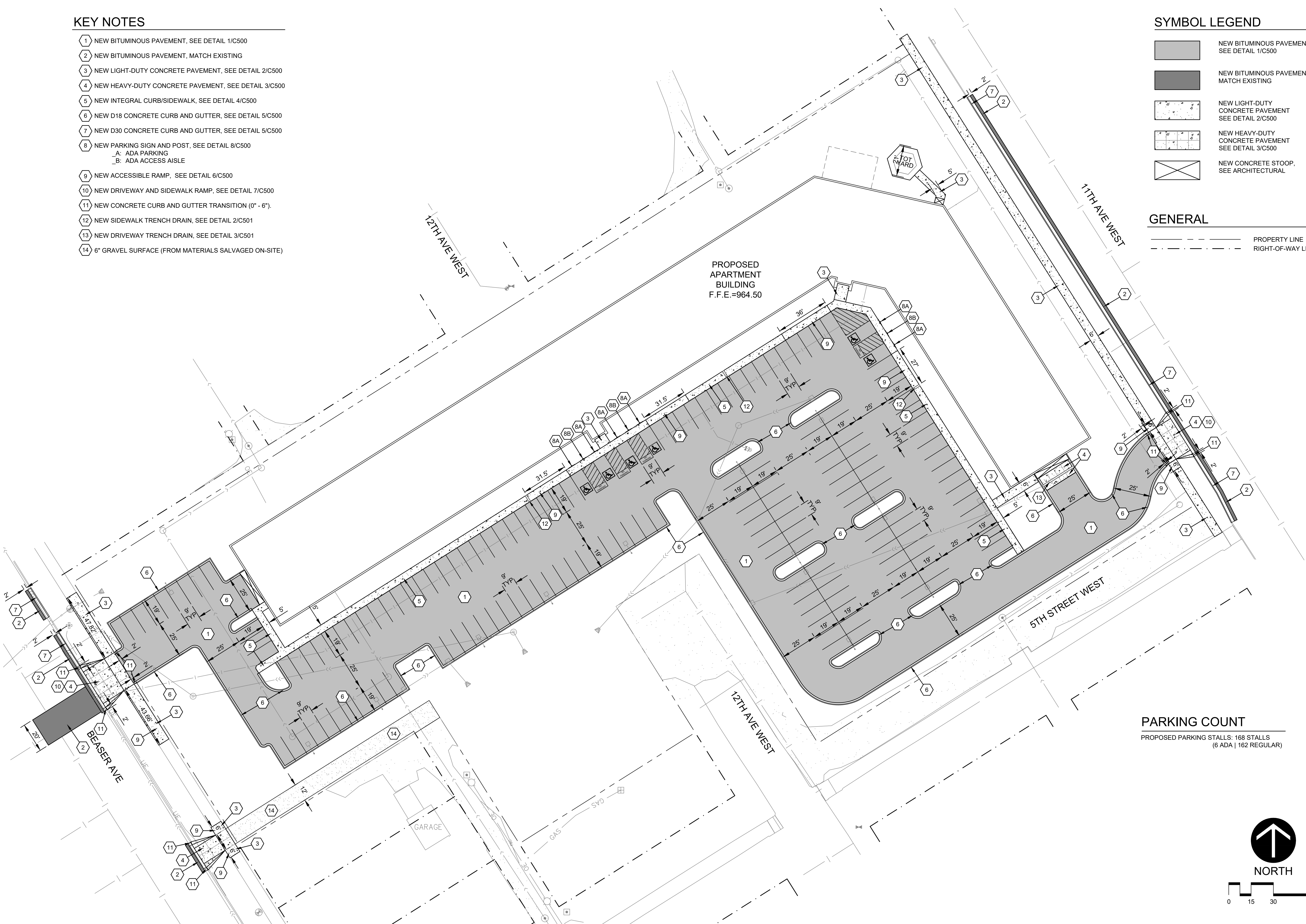
- 1
- NEW BITUMINOUS PAVEMENT, SEE DETAIL 1/C500
- 2
- NEW BITUMINOUS PAVEMENT, MATCH EXISTING
- 3
- NEW LIGHT-DUTY CONCRETE PAVEMENT, SEE DETAIL 2/C500
- 4
- NEW HEAVY-DUTY CONCRETE PAVEMENT, SEE DETAIL 3/C500
- 5
- NEW INTEGRAL CURB/SIDEWALK, SEE DETAIL 4/C500
- 6
- NEW D18 CONCRETE CURB AND GUTTER, SEE DETAIL 5/C500
- 7
- NEW D30 CONCRETE CURB AND GUTTER, SEE DETAIL 5/C500
- 8
- NEW PARKING SIGN AND POST, SEE DETAIL 8/C500
- A:
- ADA PARKING
- B:
- ADA ACCESS AISLE
- 9
- NEW ACCESSIBLE RAMP, SEE DETAIL 6/C500
- 10
- NEW DRIVEWAY AND SIDEWALK RAMP, SEE DETAIL 7/C500
- 11
- NEW CONCRETE CURB AND GUTTER TRANSITION (0" - 6").
- 12
- NEW SIDEWALK TRENCH DRAIN, SEE DETAIL 2/C501
- 13
- NEW DRIVEWAY TRENCH DRAIN, SEE DETAIL 3/C501
- 14
- 6" GRAVEL SURFACE (FROM MATERIALS SALVAGED ON-SITE)

SYMBOL LEGEND

- NEW BITUMINOUS PAVEMENT
SEE DETAIL 1/C500
- NEW BITUMINOUS PAVEMENT
MATCH EXISTING
- NEW LIGHT-DUTY
CONCRETE PAVEMENT
SEE DETAIL 2/C500
- NEW HEAVY-DUTY
CONCRETE PAVEMENT
SEE DETAIL 3/C500
- NEW CONCRETE STOOP,
SEE ARCHITECTURAL

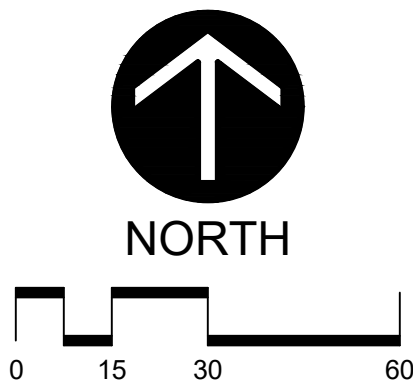
GENERAL

- PROPERTY LINE
- RIGHT-OF-WAY LINE



PARKING COUNT

PROPOSED PARKING STALLS: 168 STALLS
(6 ADA | 162 REGULAR)



Larson
Engineering, Inc.

816 W. St. Germain Street
Suite 308, St. Cloud, MN 56301
320.774.1944
www.larsonengr.com

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VISION INC.

PO BOX 23
SUPERIOR, WI 54880

Client:

ASHLAND
APARTMENTS

ASHLAND, WI

Project Title:

STATE OF WISCONSIN
PROFESSIONAL ENGINEER
GREGORY A. BUCHAL
31358-6
WILSON
WI

Rev.	Date	Description

Project #: 12256011
Drawn By: KBK
Checked By: TJH
Issue Date: 06.27.25
Sheet Title:

SITE PLAN

Sheet:
C200

KEY NOTES

- 1 NEW SILT FENCE, SEE DETAIL 1/C502
- 2 NEW INLET PROTECTION (13 TYP), SEE DETAIL 2/C502
- 3 NEW EROSION CONTROL BLANKET, SEE DETAIL 3/C502
- 4 NEW ROCK CONST. ENTRANCE, SEE DETAIL 4/C502
- 5 NEW RIP-RAP, SEE DETAIL 6/C501
- 6 NEW WET DETENTION POND, SEE DETAIL 5/C502

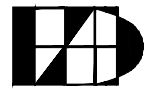
WETLAND NOTE:
CITY MAPPING DID NOT
INDICATE ANY WETLAND OR
FLOOD PLAIN BOUNDARY'S
WITHIN THE PROPERTY.

SYMBOL LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS - MAJOR INTERVAL
- PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- GRADE SLOPE
- SILT FENCE
- RIP-RAP AND ROCK CONST. ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION

SPOT ABBREVIATIONS:
TC - TOP OF CURB
GL - GUTTER LINE
B - BITUMINOUS
C - CONCRETE
EOF - EMERGENCY OVERFLOW
FFE - FINISH FLOOR ELEVATION
G - GROUND
GRVL - GRAVEL
HP - HIGH POINT
RIM - TOP OF CASTING
(*) - EXISTING TO BE VERIFIED

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VISION INC.
PO BOX 23
SUPERIOR, WI 54880

Client:

ASHLAND
APARTMENTS
ASHLAND, WI

Project Title:

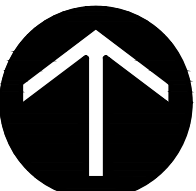


GRADING NOTES

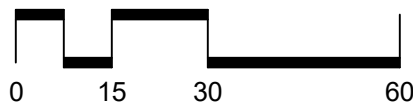
- Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
- All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.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

EROSION CONTROL NOTES

- See Sheet C502 for Erosion Control Notes.

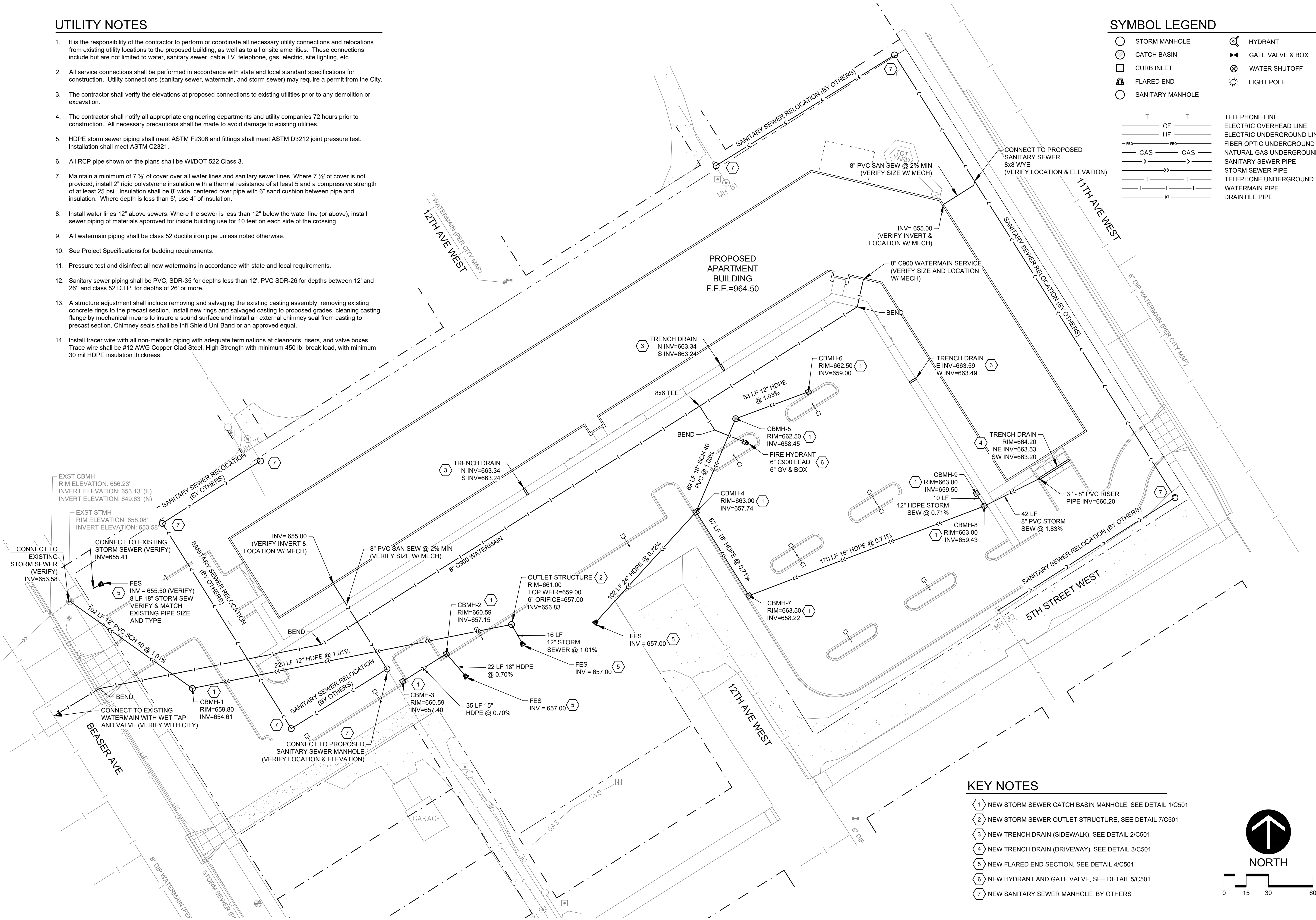


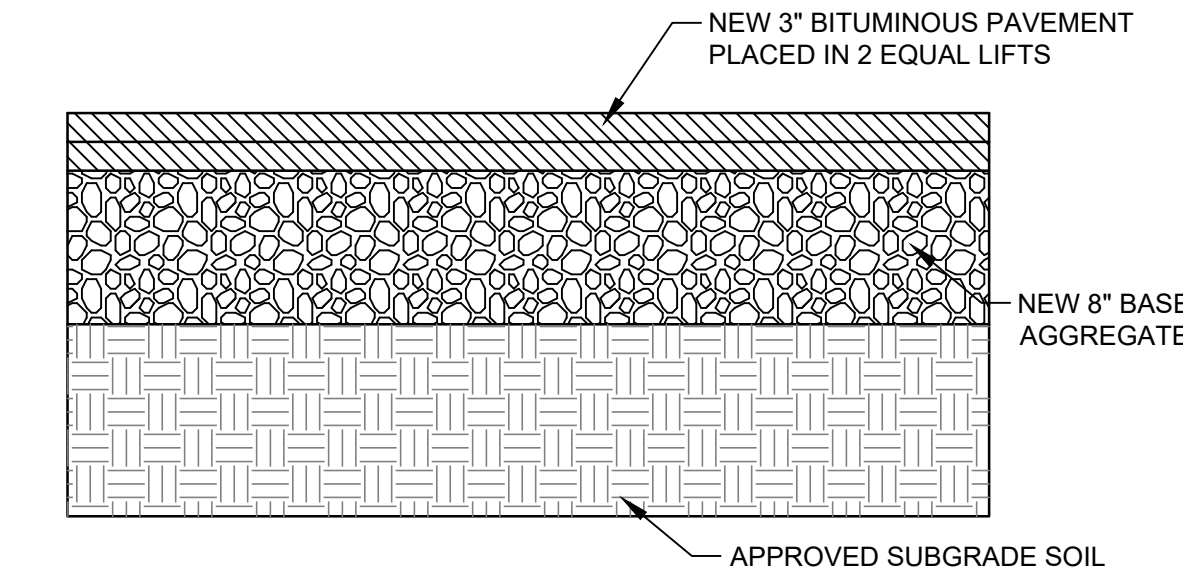
NORTH



UTILITY NOTES

- 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.
- 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.
- The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
- 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.
- HDPE storm sewer piping shall meet ASTM F2306 and fittings shall meet ASTM D3212 joint pressure test. Installation shall meet ASTM C2321.
- All RCP pipe shown on the plans shall be W/DOT 522 Class 3.
- 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 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.
- Install water lines 12" above sewers. Where the sewer is less than 12" 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.
- All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
- See Project Specifications for bedding requirements.
- Pressure test and disinfect all new watermains in accordance with state and local requirements.
- 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.
- 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 from casting to precast section. Chimney seals shall be Infi-Shield Uni-Band or an approved equal.
- Install tracer wire with all non-metallic piping with adequate terminations at cleanouts, risers, and valve boxes. Trace wire shall be #12 AWG Copper Clad Steel, High Strength with minimum 450 lb. break load, with minimum 30 mil HDPE insulation thickness.

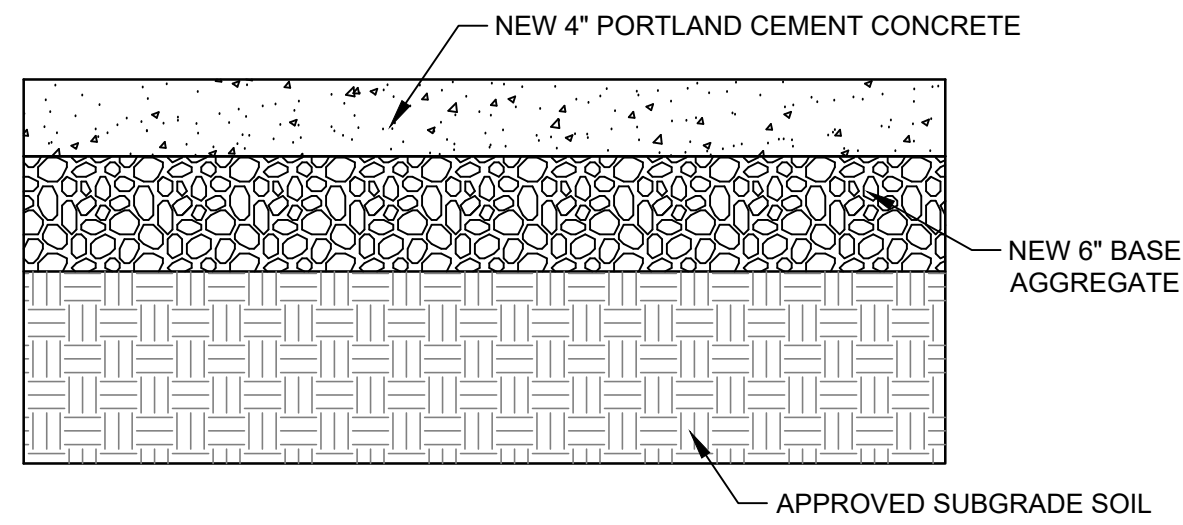




NOTE:
CONTRACTOR SHALL VERIFY PAVEMENT SECTION WITH GEOTECHNICAL REPORT.

BITUMINOUS PAVEMENT SECTION
NOT TO SCALE

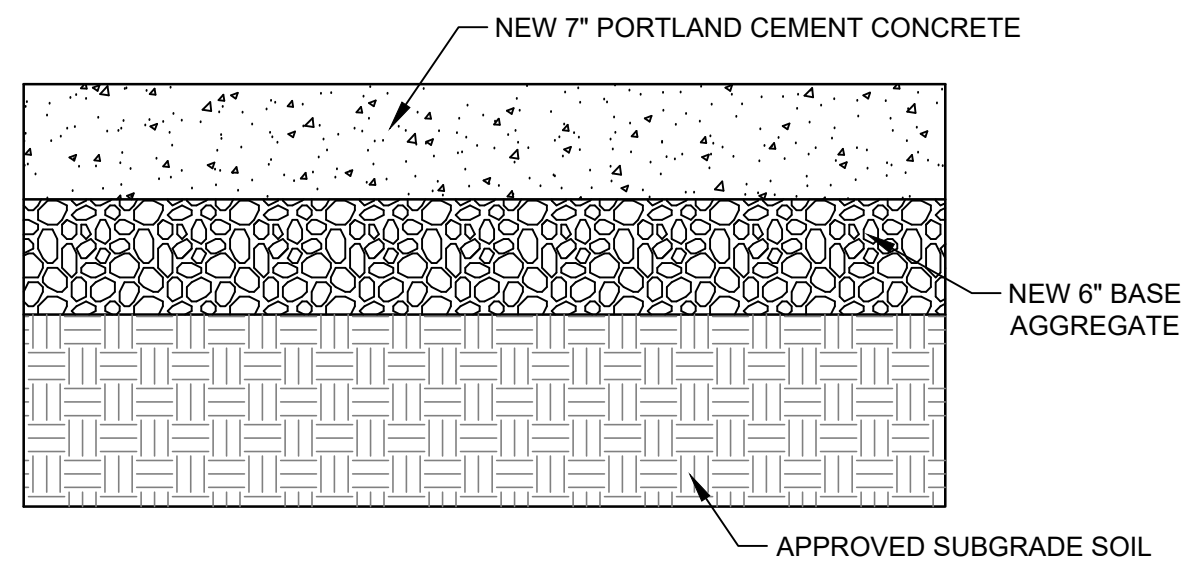
1
C500



NOTE:
CONTRACTOR SHALL VERIFY PAVEMENT SECTION WITH GEOTECHNICAL REPORT.

LIGHT-DUTY CONCRETE CONSTRUCTION DETAIL
NOT TO SCALE

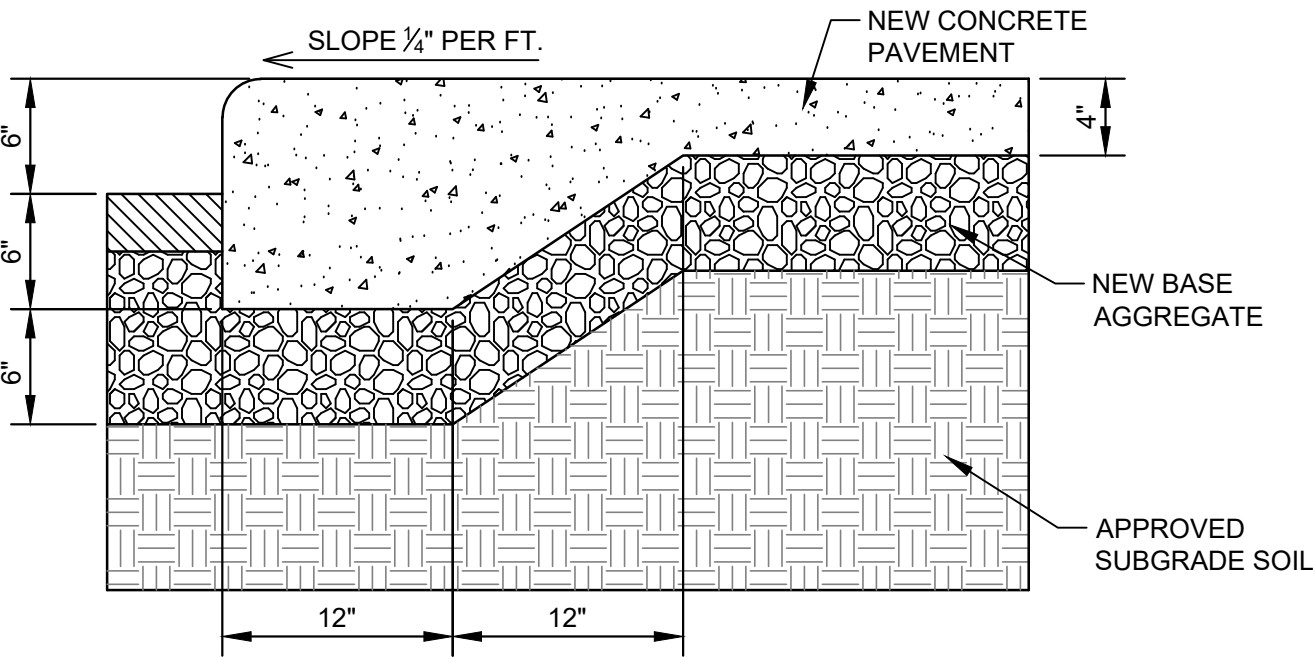
2
C500



NOTE:
CONTRACTOR SHALL VERIFY PAVEMENT SECTION WITH GEOTECHNICAL REPORT.

HEAVY-DUTY CONCRETE CONSTRUCTION DETAIL
NOT TO SCALE

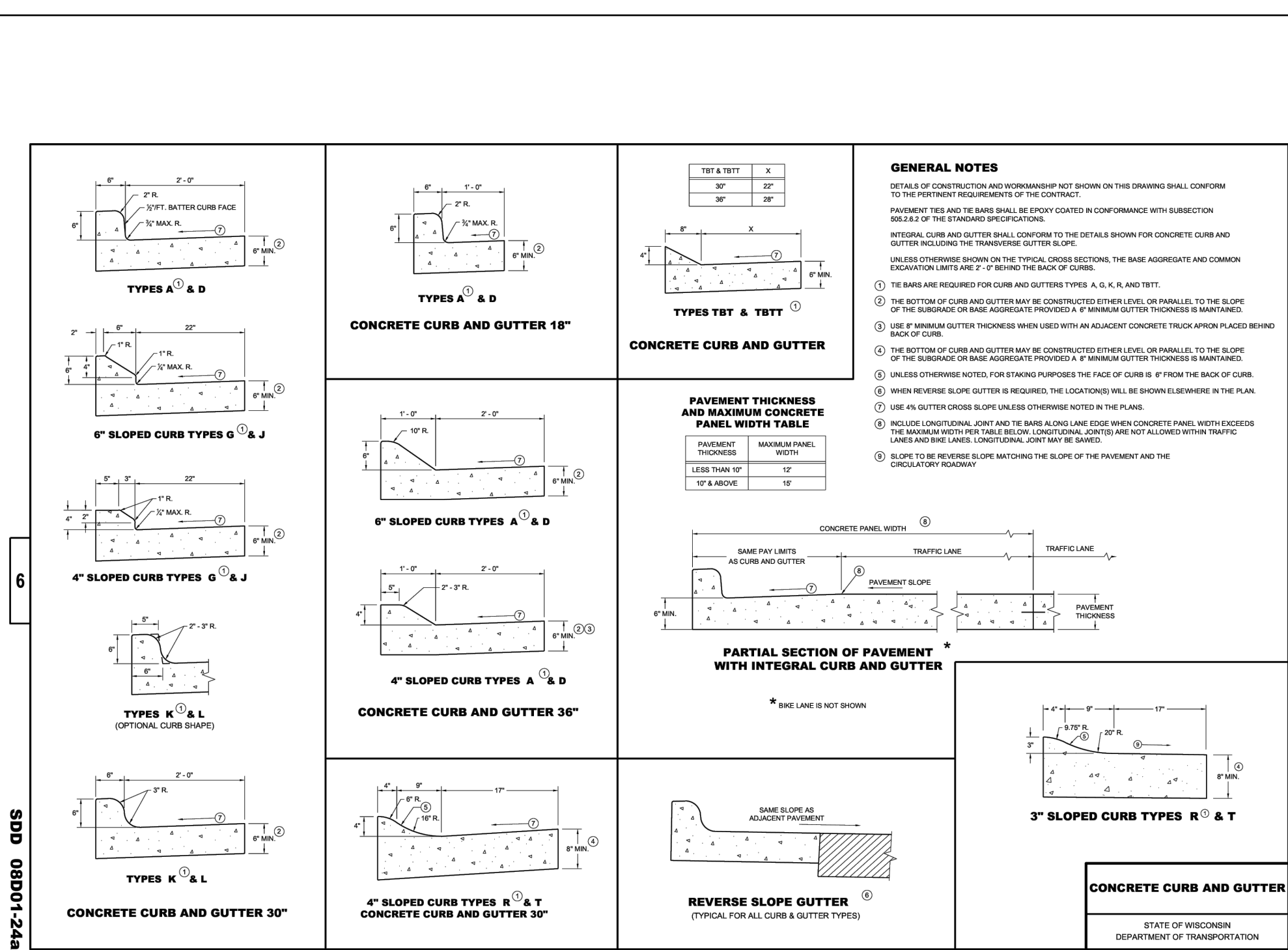
3
C500



NOTE:
CONTRACTOR SHALL VERIFY PAVEMENT SECTION WITH GEOTECHNICAL REPORT.

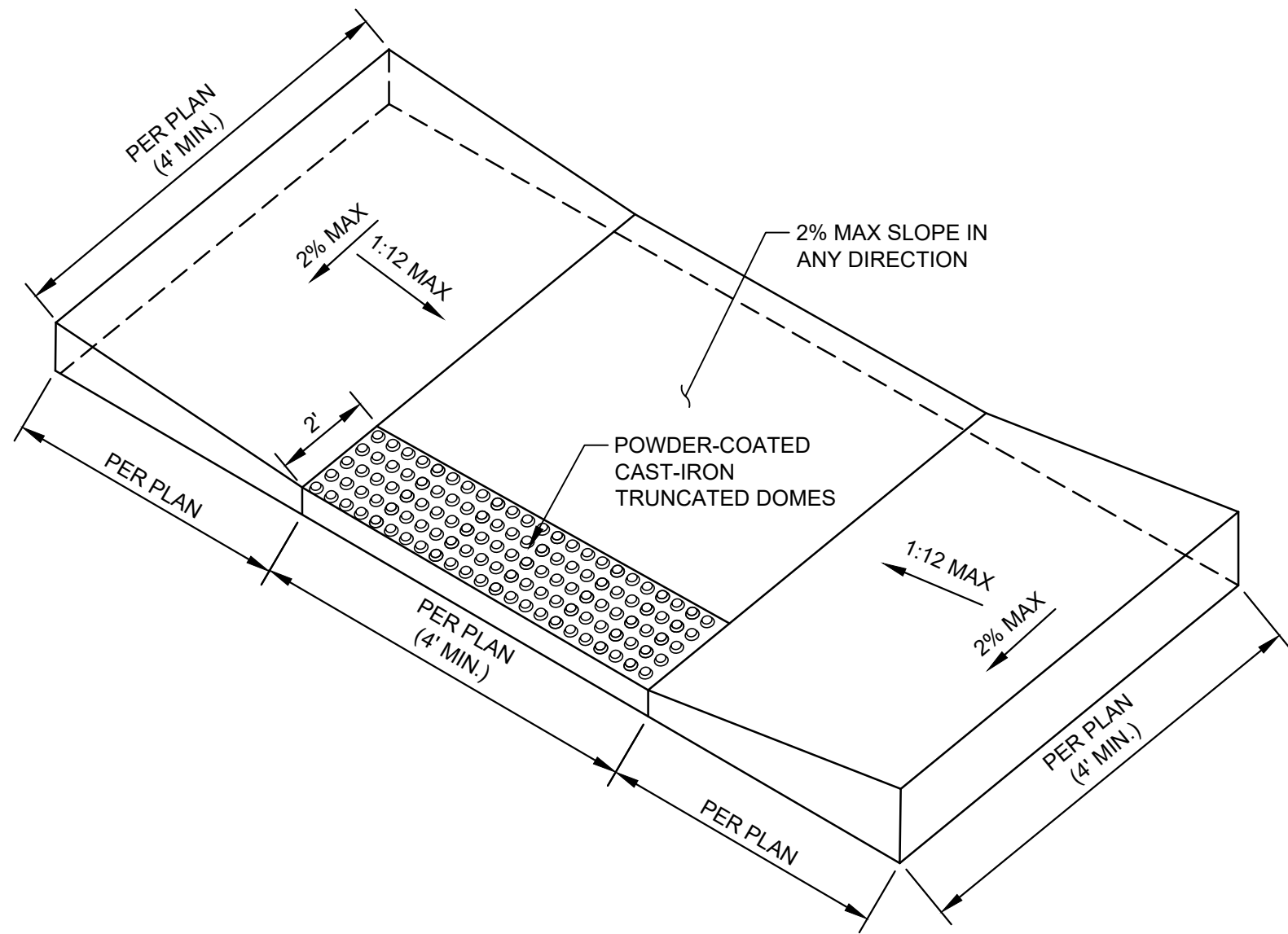
INTEGRAL CURB & SIDEWALK DETAIL
NOT TO SCALE

4
C500



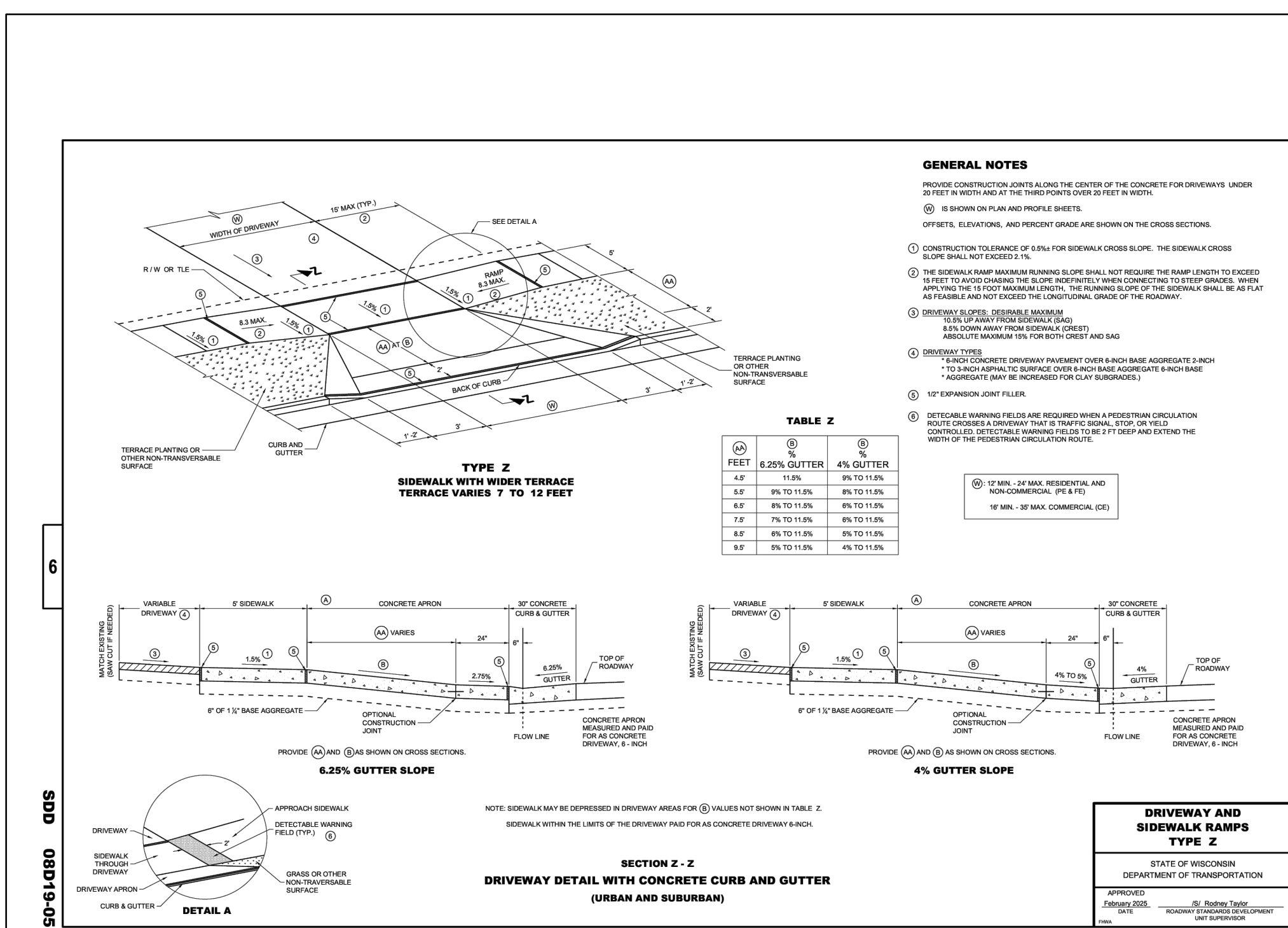
CONCRETE CURB & GUTTER DETAIL
NOT TO SCALE

5
C500



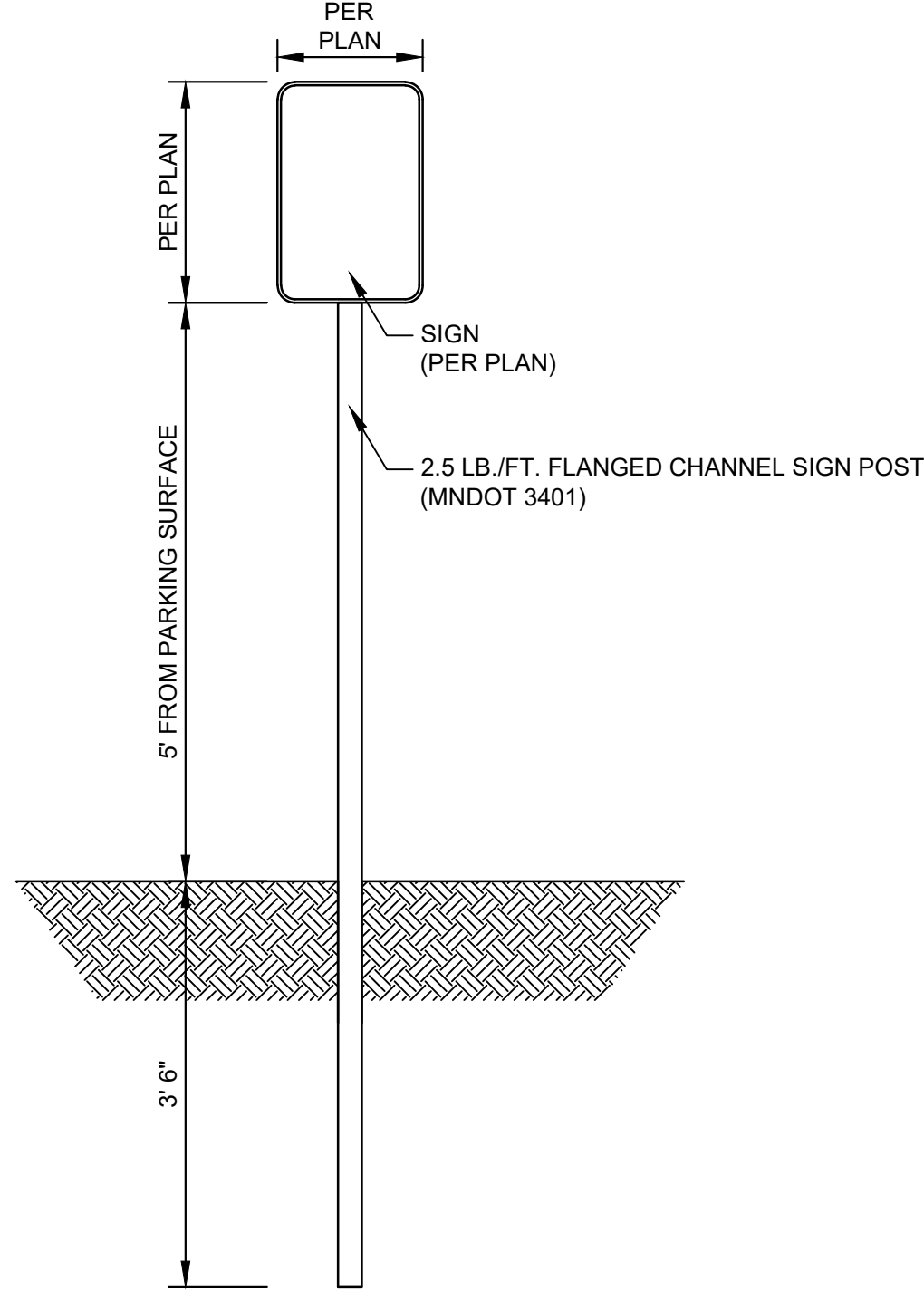
ACCESSIBLE RAMP DETAIL WITH TRUNCATED DOMES
NOT TO SCALE

6
C500



DRIVEWAY AND SIDEWALK RAMP DETAIL
NOT TO SCALE

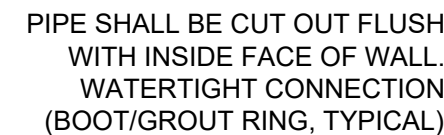
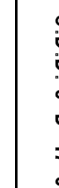
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C500



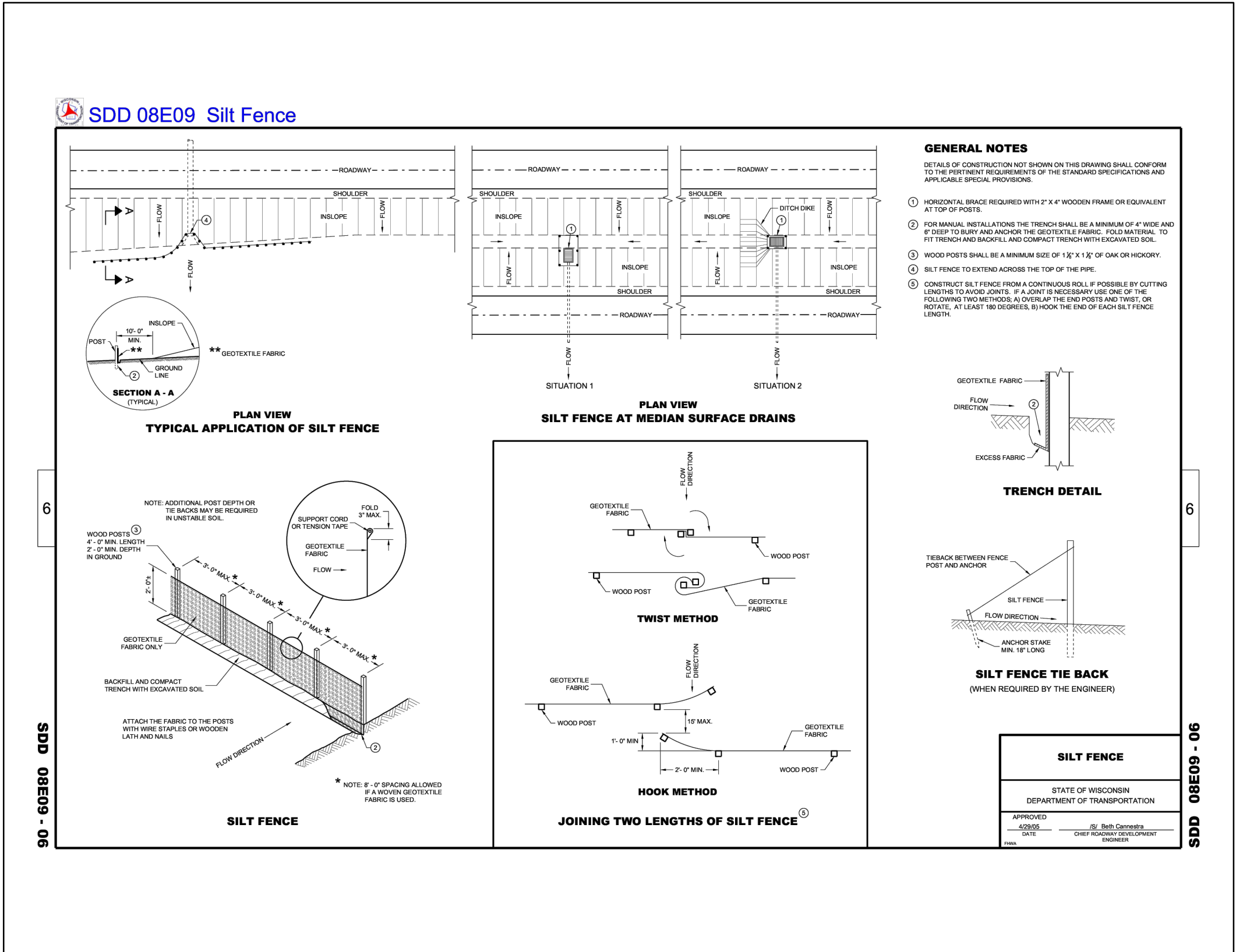
NOTES:
1. ALL SIGNS TO BE INSTALLED IN ACCORDANCE WITH MMUTCD AND MNDOT CURRENT STANDARD SIGNS MANUAL.
2. SEE PROJECT MANUAL FOR SIGN TYPES AND SPECIFICATION.
3. ALL SIGNS SHALL BE REVIEWED AND APPROVED BY OWNER/ENGINEER PRIOR TO CONSTRUCTION.
4. SIGN POSTS TO BE 6\"/>

PARKING SIGN AND POST DETAIL
NOT TO SCALE

8
C500



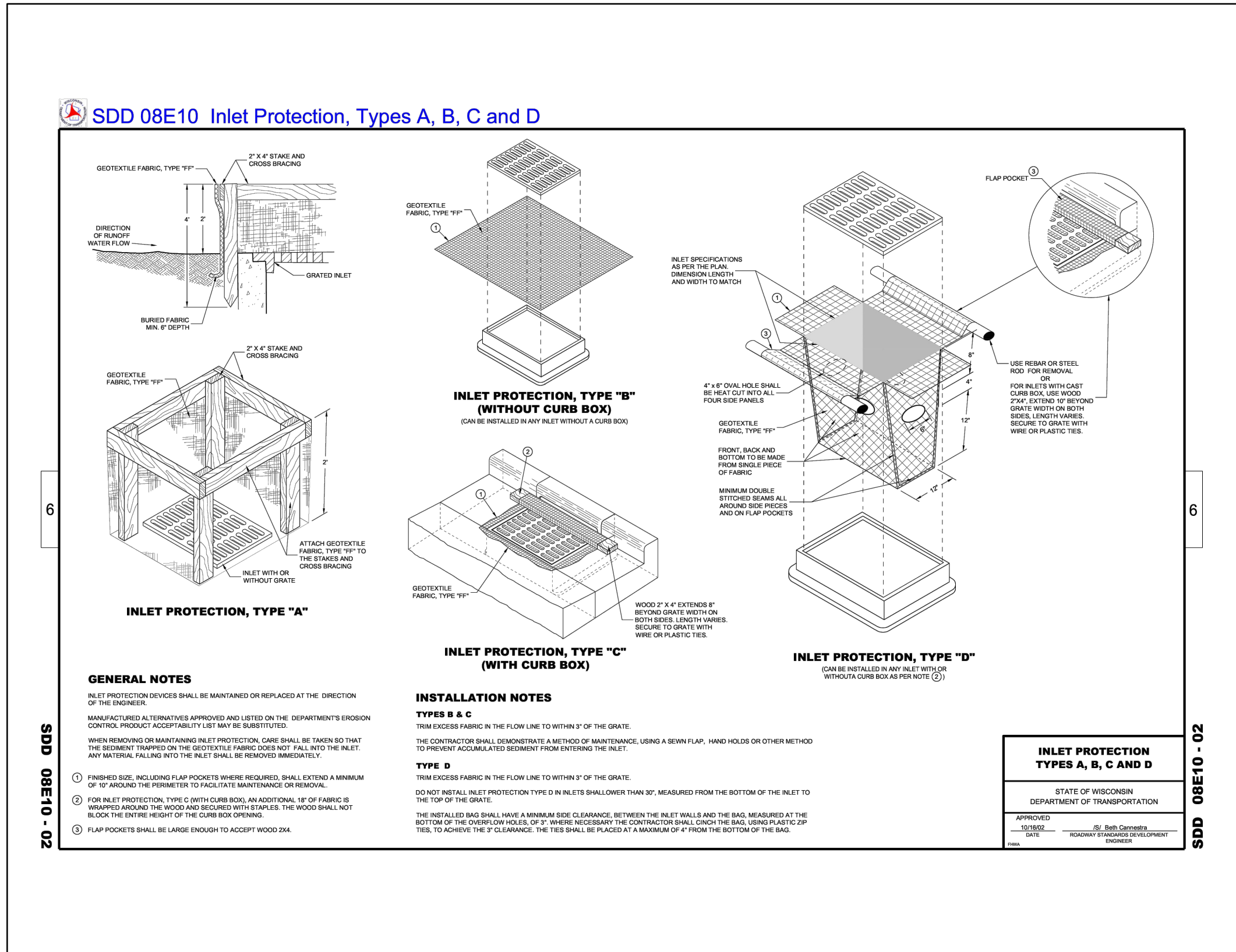
- 7.) V
COL
GO
OF B



1
C502

SILT FENCE DETAIL

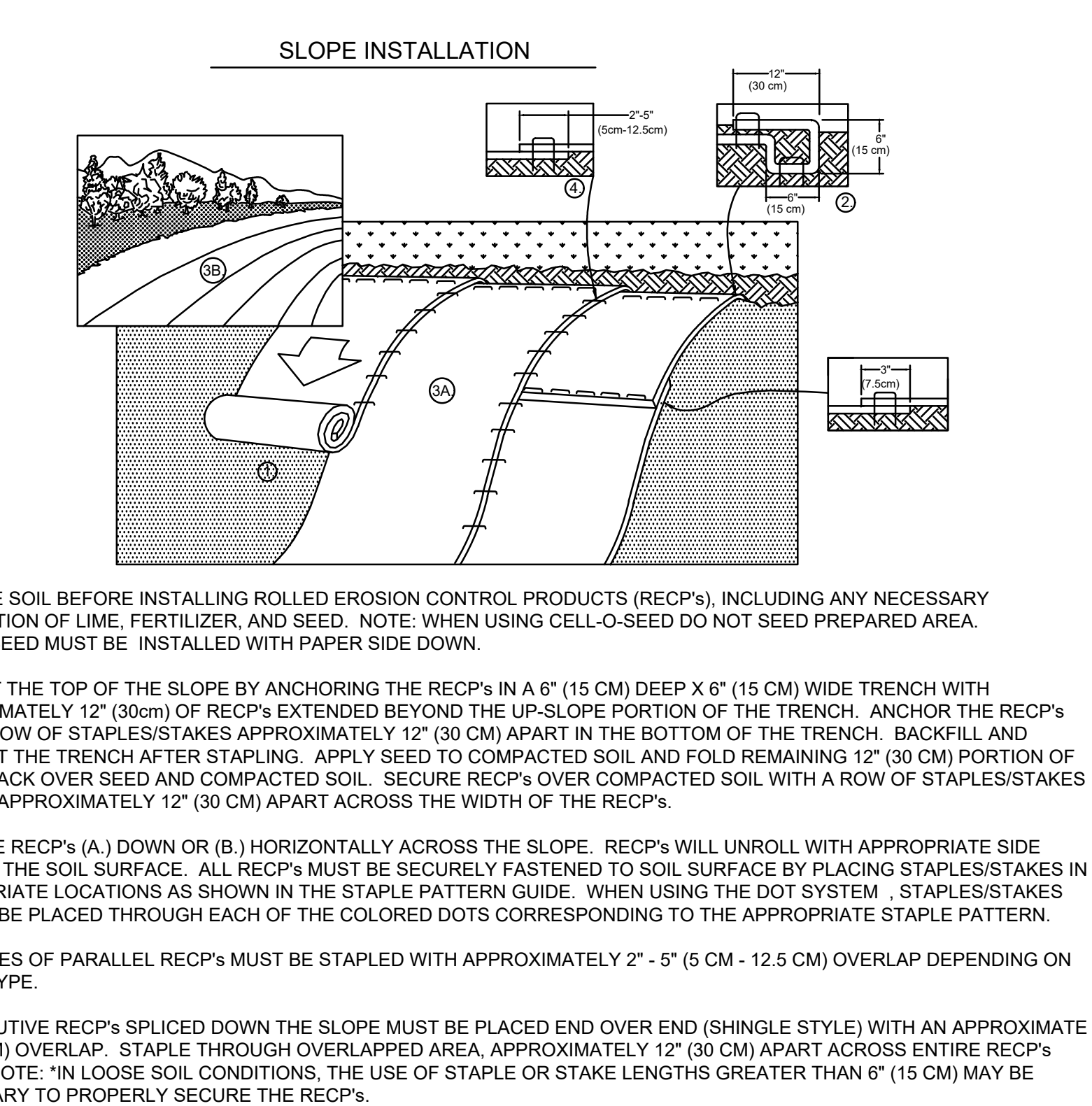
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2
C502

INLET PROTECTION DETAIL

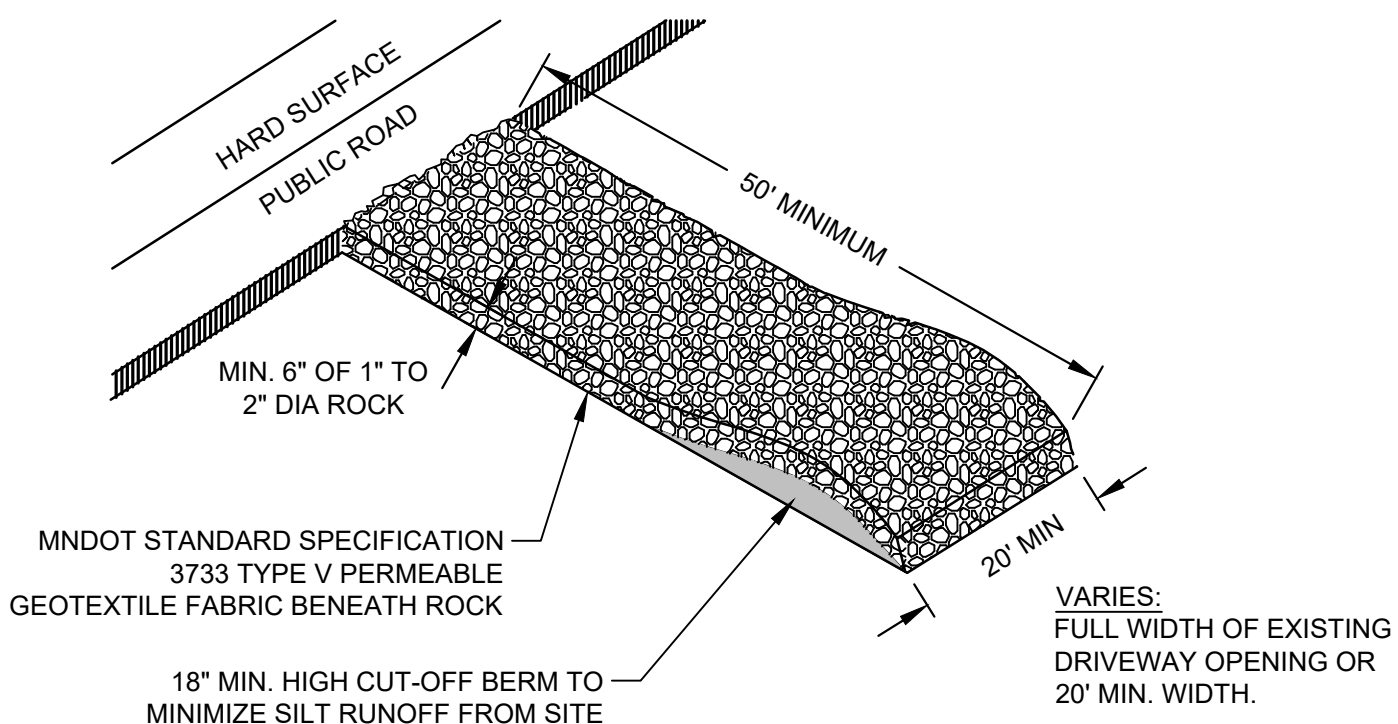
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3
C502

EROSION CONTROL BLANKET

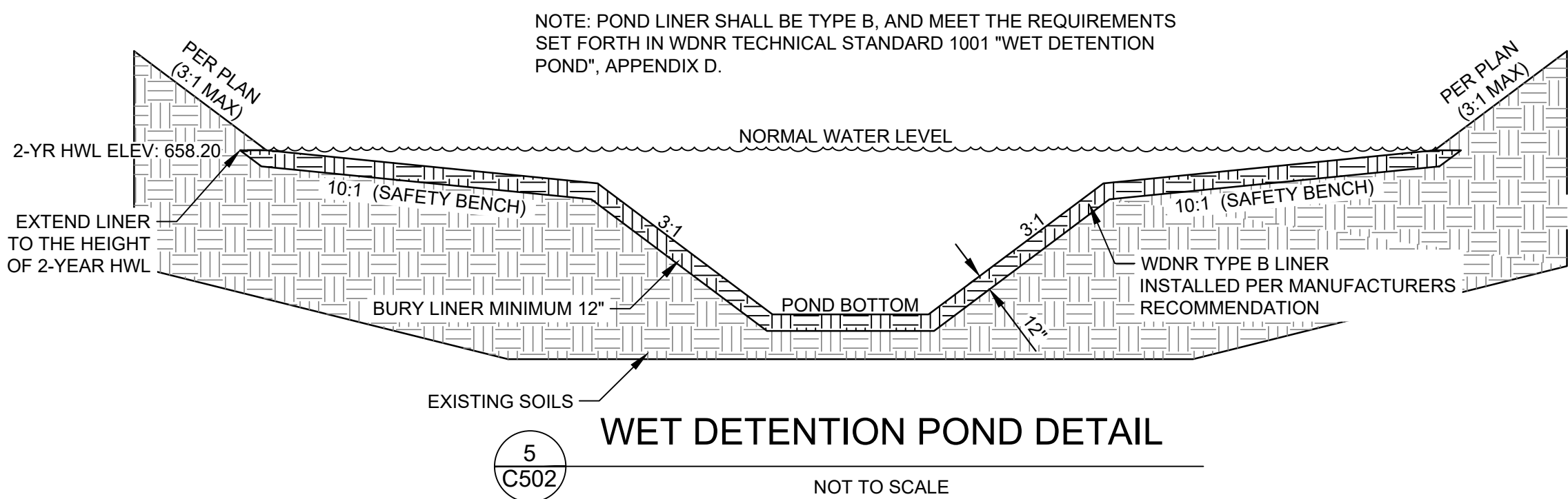
NOT TO SCALE



4
C502

ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



5
C502

WET DETENTION POND DETAIL

NOT TO SCALE

- EROSION CONTROL NOTES**
- Owner and Contractor shall obtain WI DNR permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
 - Install temporary erosion control measures (inlet protection, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
 - Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
 - All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
 - The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
 - All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
 - All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.
 - The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water. Stabilization of the remaining portions of any temporary or permanent ditches or swales must be complete within 7 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.
 - Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
 - All riprap shall be installed with a filter material or soil separation fabric and comply with the Wisconsin DNR Standard Specifications.
 - All storm sewers discharging into wetlands or water bodies shall outlet at or below the normal water level of the respective wetland or water body at an elevation where the downstream slope is 1 percent or flatter. The normal water level shall be the invert elevation of the outlet of the wetland or water body.
 - All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with inlet protection.
 - In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
 - Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
 - All BMPs must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the capacity of the BMP. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.
 - If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
 - All soils tracked onto pavement shall be removed daily.
 - All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
 - Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
 - Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with WI DNR disposal requirements.
 - Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with WI DNR regulations.
 - External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed onsite.
 - All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with WI DNR regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
 - Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
 - All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.
 - Contractor shall submit Notice of Termination for WI DNR permit within 30 days after Final Stabilization.

Larson Engineering, Inc.
816 W. St. Germain Street
Suite 308, St. Cloud, MN 56301
320.774.1944
www.larsonengr.com

VISION INC.
PO BOX 23
SUPERIOR, WI 54880

Client:

Project Title:

ASHLAND APARTMENTS
ASHLAND, WI

GREGORY A. BLUCHAL
31358-6
WISCONSIN
WI
PROFESSIONAL ENGINEER

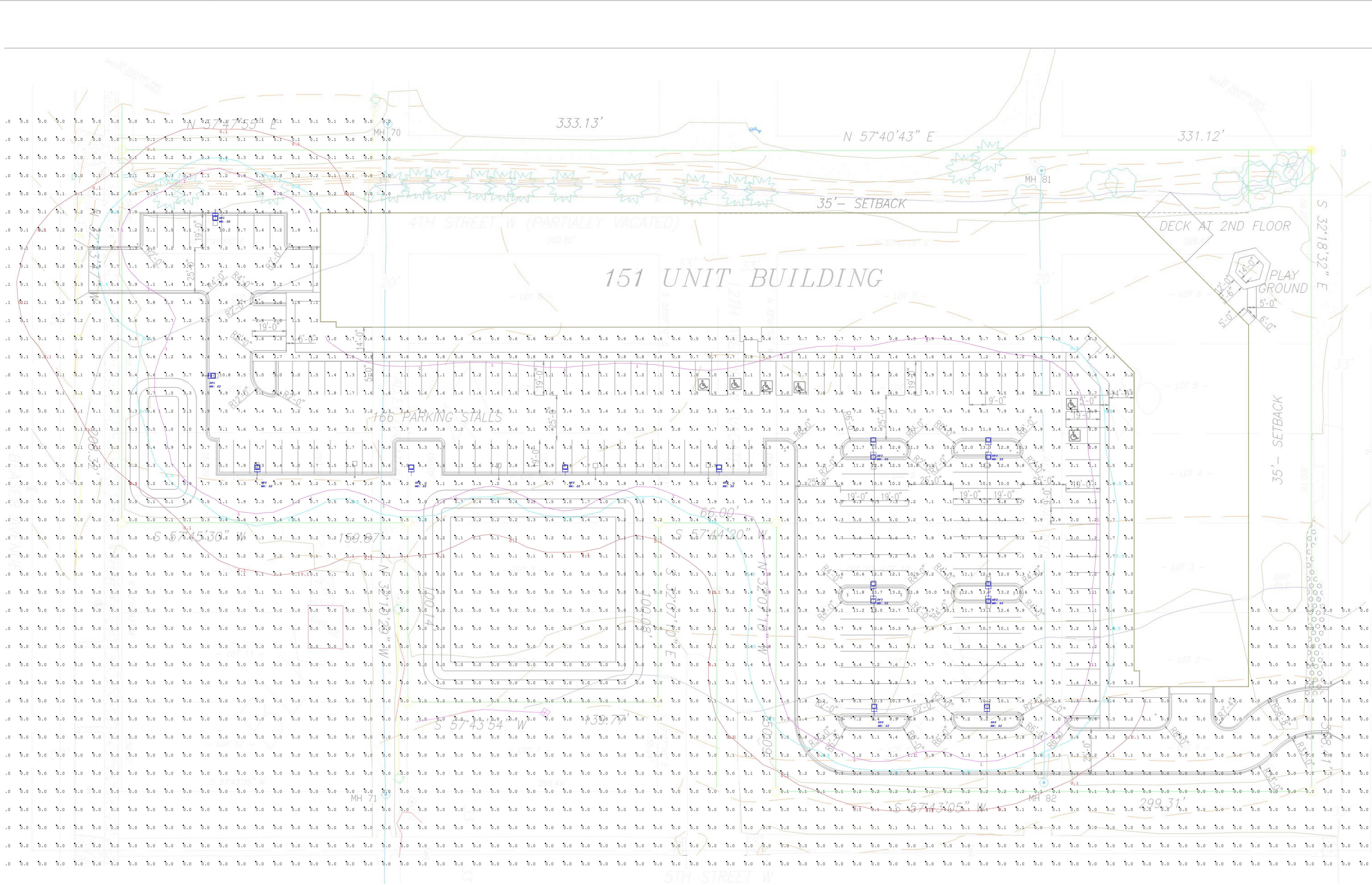
Rev.	Date	Description

Project #: 12256011
Drawn By: KBK
Checked By: TJH
Issue Date: 06.27.25
Sheet Title:

DETAILS

Sheet:

C502



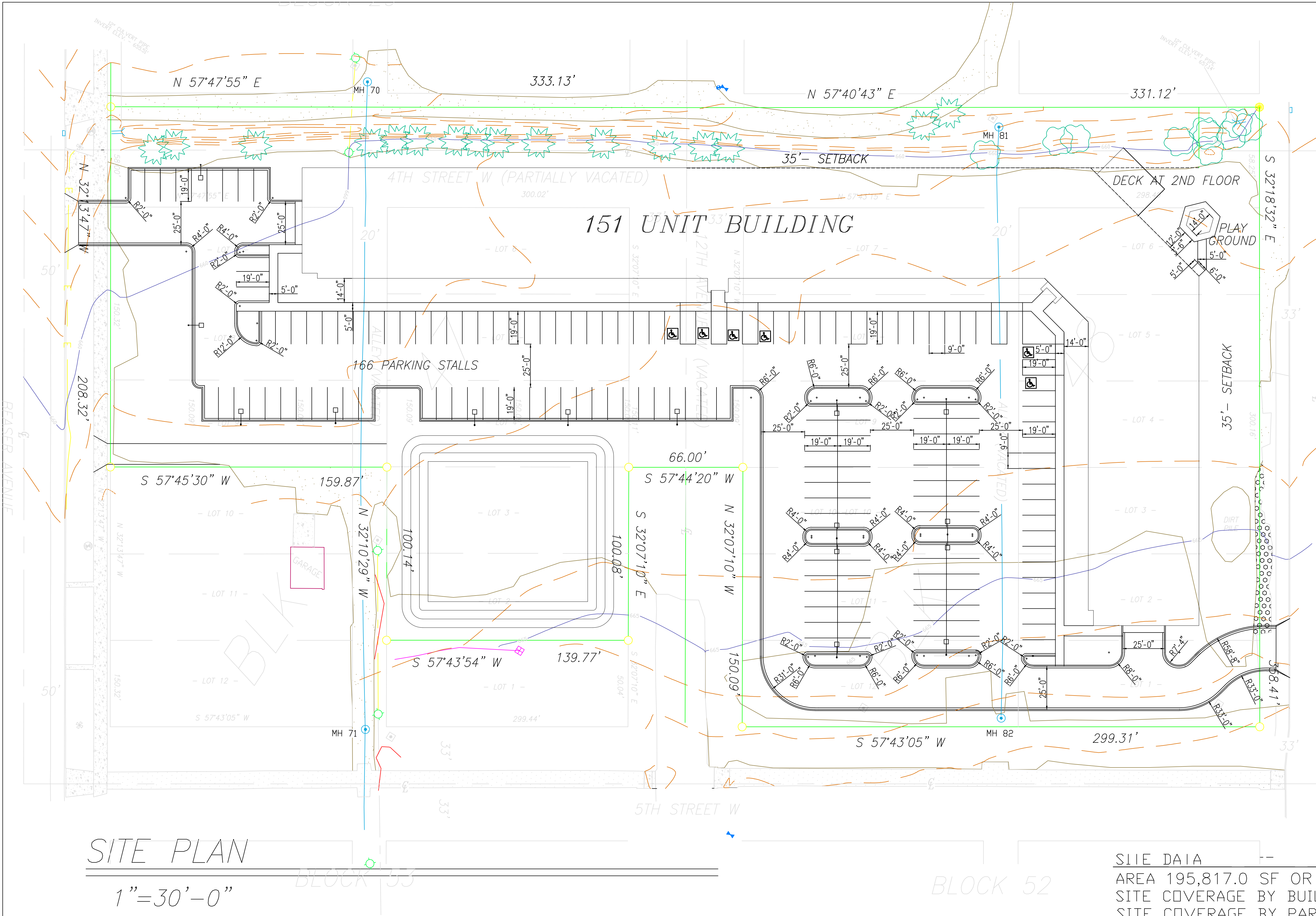
1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0" A.F.F.
6. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.57	13.7	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts
	2	SP1		ALF LS250 T3 G2 FSK-25000Lm-40K	Single	26624	167
	6	SP2		ALF LS250 T4 G2 FSK-25000Lm-40K	Single	25598	158.3
	4	SP3		ALF LS250 T5 G2 FSK-25000Lm-40K	Back-Back	26126	158.4

Comments		Date	#
Revisions			

RLMA Project #: 174601	Drawn By: BS	Date: 6/25/2025	Scale: 1" = 20'
------------------------	--------------	-----------------	-----------------



ONE BEDROOM UNITS = 54
TWO BEDROOM UNITS = 34
EFFICIENCY UNITS = 63
TOTAL = 151



SITE DATA
AREA 195,817.0 SF OR 4.49 ACRES
SITE COVERAGE BY BUILDING = 44,441.8 SF OR 22.6%
SITE COVERAGE BY PARKING AND WALKS = 72,277.4 SF OR 36%
SITE COVERAGE BY PATIO = 822.7 SF
TOTAL SITE COVERAGE = 117,541.9 SF OR 60%
GREEN SPACE LAWN AREA 78,275.1 SF OR 40%

PARKING DATA
167 OPEN PARKING STALLS
132 OPEN PARKING STALLS
299 TOTAL PARKING STALLS

BUILDING DATA
FIRST FLOOR 44,441.8 SF
SECOND FLOOR 44,441.8 SF
THIRD FLOOR 44,441.8 SF
FOURTH FLOOR 44,441.8 SF
TOTAL 177,767.2 SF

COMM NO 2511

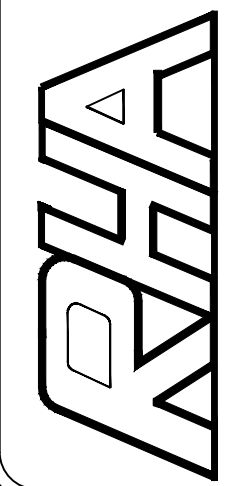
DATE 6/1/25

REVISION

PROJECT NAME

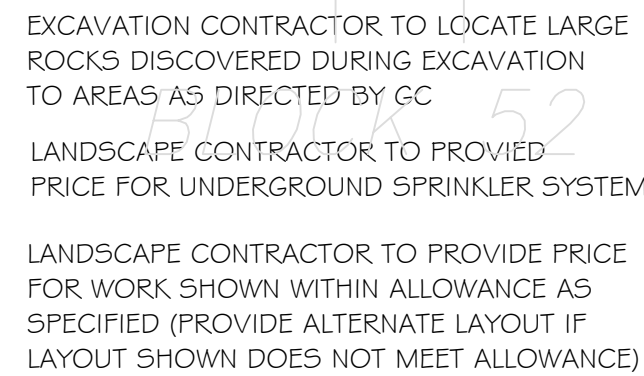
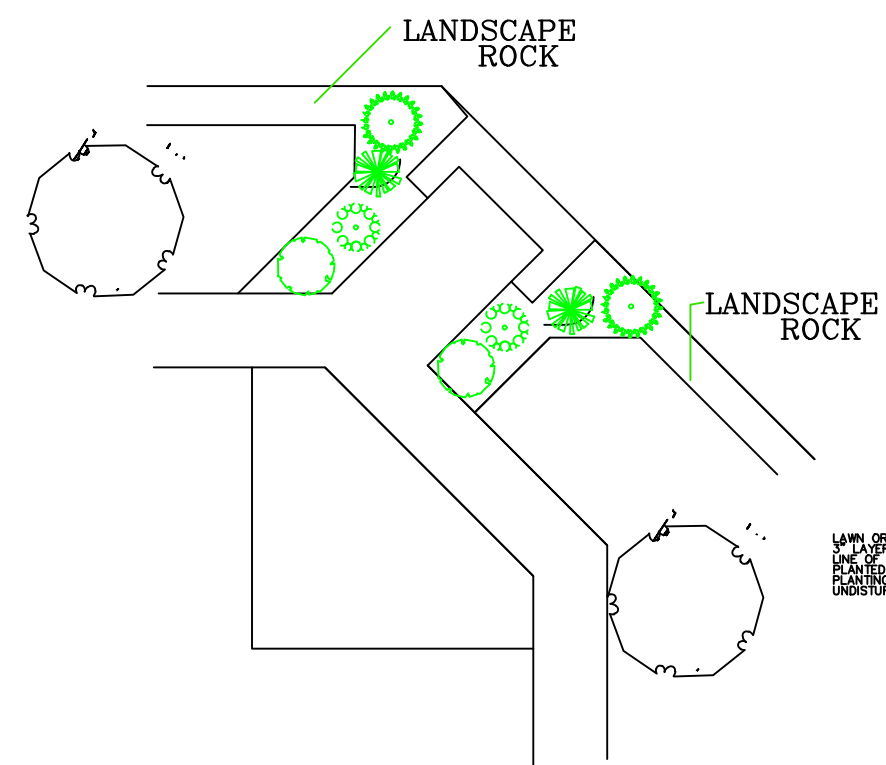
151 UNIT APARTMENT
BUILDING
ASHLAND WISCONSIN

RHA ARCHITECT'S LLC
ARCHITECTS, PLANNERS, DESIGNERS
P.O. BOX 343
ST. CLOUD, MINNESOTA
PHONE 320-267-7115
EMAIL RHAA200@TAHOOCOM



SHEET NO.

AI



GENERAL NOTES

- [illegible]

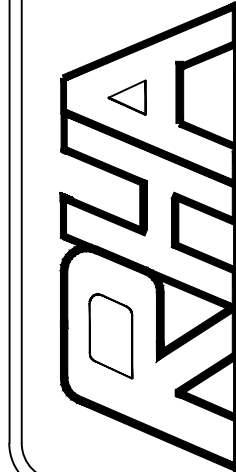
General Notes:

1. Actual locations of trees may vary, depending on final location of driveway.
2. See Civil Engineer's plans for grading layout and requirements.
3. Contractor to coordinate all work in the city right-of-way with the City of Ashland Public Works Department.
4. Sod all disturbed areas except plant beds and areas noted to receive seed. Refer to civil engineer's plans.
5. Place a minimum of 4" topsoil or slope dressing on all areas disturbed by construction, including right-of-way.

PLANT SCHEDULE

SYMBOL CODE	SYMBOLIC NAME	COMMON NAME	SIZE	CONTAINER QTY
EXISTING TREES				
<u>EVERGREEN TREES</u>				
	PD	Picea glauca 'Densata'	Black Hills Spruce	6' Hgt. B&B 21
<u>ORNAMENTAL TREES</u>				
	CC	Crataegus laevigata 'Crimson Cloud'	Crimson Cloud Hawthorn	1.5" Cal. B&B 2
	MA	Maackia amurensis	Amur Maackia	1.5" Cal. B&B 7
	MP	Malus x 'Prairifire'	Prairifire Crab Apple	1.5" Cal. B&B 8
	OV	Ostrya virginiana	American Hophornbeam	1.5" Cal. B&B 7
	SI	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1.5" Cal. B&B 2
<u>OVERSTORY TREE</u>				
	AM	Acer x freemanii 'Marmo'	Celebration Maple	2.5" Cal. B&B 7
	CO	Celtis occidentalis	Common Hackberry	2.5" Cal. B&B 4
	GD	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	2.5" Cal. B&B 3
	QA	Quercus alba	White Oak	2.5" Cal. B&B 8
	QE	Quercus ellipsoidalis	Northern Pin Oak	2.5" Cal. B&B 2
	TS	Tilia americana 'Sentry'	Sentry Linden	2.5" Cal. B&B 5
<u>UNDERSTORY TREES</u>				
2		PURPLE LEAF PLUM 3 GAL		
2		2-2 1/2" B4B		
10		ANTHONY WARENER SPIREA 1 5"		
27		LITTLE PRINCESS SPIREA 1 5"		
14		ISANTI DOGWOOD 2"		
26		SCANDIA JUNIPER 1 5"		

RHA ARCHITECT'S LLC
ARCHITECTS, PLANNERS, DESIGNERS
P.O. BOX 363
ST. CLOUD, MINNESOTA
PHONE 320-267-7115
EMAIL RHA4200@YAHOO.COM



SHEET N

Project Manual

ASHTON APARTMENTS ASHTON, WI

Prepared for

**Vision Inc.
PO Box 23
Superior, WI 54880**

**Larson Project No. 12256011.000
Issue Date: June 26, 2025**



**Larson
Engineering**

**816 W. St. Germain St., Suite 308
St. cloud, MN 56301
320.428.5824 Fax: 651.481.9201**

SECTION 00 01 05**CERTIFICATION PAGE****Project:**

Ashland Apartments
Ashland, MN

Owner:

Vision Inc.
Ryan Nelson
PO Box 23
Superior, WI 54880
218.590.8983

Civil Engineer:

Larson Engineering, Inc.
Gregory A. Buchal, P.E.
816 W. St. Germain St.
Suite 308
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

	June 26, 2025	31358-6
Gregory A. Buchal, P.E.	Date	Registration No.

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SECTION 02 10 00

SELECTIVE SITE DEMOLITION

PART 1 GENERAL

1.01 SUMMARY

A. Section Includes:

- 1.** Removal and disposal of landscaping materials, trees, vegetation, and topsoil.
- 2.** Removal and disposal of existing concrete pavement.
- 3.** Removal and disposal of existing bituminous pavement.
- 4.** Removal and disposal of existing concrete curb and gutter.
- 5.** Removal and disposal of the existing storm sewer, watermain and other underground utilities.
- 6.** Removal and disposal of miscellaneous site improvements as noted on the plans.

1.02 PROTECTION OF EXISTING CONDITIONS

- A.** Provide protection necessary to prevent damage to existing conditions indicated to remain in place. In particular, protect existing concrete and bituminous pavement surfaces, landscaping to remain and other site features to remain.
- B.** Restore all damaged areas to their original condition, as acceptable to the Owner.

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION

3.01 SITE ACCESS

- A.** Demolition and removal operations shall be performed to ensure minimum interference with roads, parking lots, sidewalks and pathways.
- B.** Erect temporary fencing, signage, barricades, etc., as necessary to keep people and vehicles out of the work area.

3.02 DEMOLITION

- A.** Remove vegetation, improvements, or obstructions interfering with installation of new construction. Remove such items elsewhere on site or premises as specifically indicated.
- B.** Prior to removing concrete and bituminous pavements and materials, saw cut the bituminous pavement and concrete materials. Protect the edge that remains from damage during construction until the new pavements are installed so that the joint will be uniform

and straight. Should the edge be damaged, additional saw cutting and removal will be required prior to paving or installed in the new concrete materials.

- C. Store salvaged materials on-site in a location where they will not be damaged or interfere with the use of the other facilities. Consult with Owner and Construction Manager for storage locations.
- D. Promptly dispose of demolished materials off-site. Do not allow demolition materials and debris to accumulate on-site.
- E. Restore all damaged underground piping and utilities, including irrigation that are to remain.

END OF SECTION

SECTION 31 10 00**SITE CLEARING****PART 1 GENERAL****1.01 SUMMARY****A. Section Includes:**

1. Removal and disposal of vegetation and topsoil.

1.02 PROTECTION OF EXISTING CONDITIONS

- A. Provide protection necessary to prevent damage to the existing conditions indicated to remain in place.
- B. Restore damaged areas to their original condition, as acceptable to the parties having jurisdiction.

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION**3.01 SITE CLEARING**

- A. Remove vegetation, improvements, or obstructions interfering with the installation of new construction. Remove such items elsewhere on the site or premises as specifically indicated.
- B. Clear the site of trees, stumps, roots, shrubs, or other vegetation, except for those indicated to remain standing.
- C. Completely remove stumps, roots, and other debris protruding through the ground surface or to the depths indicated.

END OF SECTION

SECTION 31 20 00**EARTHWORK****PART 1 GENERAL****1.01 SUMMARY**

- A.** Section Includes:
 - 1.** Excavation.
 - 2.** Backfill
 - 3.** Granular Backfill.
 - 4.** Non-Frost Susceptible Fill
 - 5.** Riprap

1.02 SUBMITTALS

- A.** Submit laboratory test reports indicating the proposed aggregate grading meets the requirements specified herein.
- B.** The information must be current and represent the material to be supplied to the project site. If test information is not available from the supplier, the Contractor shall make arrangements and pay for required tests.

1.03 REFERENCES

- A.** Standard Specifications for Highway and Structure Construction, current edition and latest supplements (WI/DOT).
 - 1.** Part 2 – Earthwork
Section 209 – Granular Backfill
- B.** ASTM C131, Standard Test Method for Resistance to Degradation of Small-Sized Coarse Aggregate by Abrasion and Impact in the Los Angeles Machine.
- C.** ASTM D698, Standard Test Method for Moisture Density Relations of Soils and Soil-Aggregate Mixtures, using a 5.5 pound Rammer and 12-inch Drop.
- D.** ASTM D1557, Standard Test Method for Moisture Density Relation of Soils and Soil-Aggregate Mixtures, using a 10.0 pound Rammer and 18-inch Drop.
- E.** ASTM D2487, Standard Test Method for Classification of Soils for Engineering Purposes.
- F.** ASTM D2922, Standard Test Method for Density of Soils and Soil-Aggregate In- Place by Nuclear Method (Shallow Depth).

1.04 QUALITY ASSURANCE

- A. In-place field density tests will be performed in accordance with ASTM D2922.
- B. The testing laboratory shall submit test reports to the Engineer and Contractor within 48 hours after the test has been performed.

PART 2 PRODUCTS

2.01 GRANULAR BACKFILL

- A. Natural sand or a mixture of sand with gravel, crushed gravel, crushed stone, or other broken or fragmented material.
- B. For trench excavation backfill, use a maximum size of any gravel, stone, or other broken or fragmented material so that 100 percent passes a 6 inch sieve, not less than 85 percent by weight passes a 3 inch sieve, and not less than 25 percent by weight passes a No. 4 sieve. For bedding under a culvert or pipe, use granular backfill that consists substantially of sand with all particles retained on a one-inch sieve removed.
- C. Gradation of Material Passing the No. 4 Sieve shall be as follows:

Maximum Percent Passing by Weight

Sieve Size	Grade 1	Grade 2
No. 4 (4.75 mm)	100	100
No. 40 (425 µm)	75	-
No. 100 (150 µm)	15	30
No. 200 (75 µm)	8.0	15.0

- D. Do not use materials with a liquid limit greater than 25 and a plasticity index greater than 6.

2.02 BACKFILL (Fill under landscaped areas)

- A. Clean, fine earth, sand, or organic material, free from, rocks, roots, brush, stumps or other large objects.
- B. The largest particle size shall be less than 2 inches in diameter.
- C. The backfill shall be brought up to within the specified elevation less the depth of topsoil required for the project.

2.03 UNSUITABLE MATERIALS

- A. Unsuitable soils include soils classified under ASTM D2487, which fall in the classification of PT, OH, CH, MH, OL, CL, or ML.

2.04 NON-FROST SUSCEPTIBLE GRANULAR FILL

- A.** Clean, free draining material meeting the following gradation.

Sieve Size	Percent Passing by Weight
1 inch	100
3/4 inch	90 - 100
3/8 inch	50 - 95
No. 4	35 - 85
No. 10	20 - 70
No.40	10 - 45
No. 200	0 - 8

2.06 COARSE FILTER AGGREGATE

- A.** Clean, free draining aggregate excluding crushed carbonate quarry rock, crushed concrete and salvaged bituminous mixtures, meeting the following gradation requirements.

Sieve Size	Percent Passing by Weight
1 inch	100
3/4 inch	85 - 100
3/8 inch	30 - 60
No. 4	0 - 10

2.07 RIPRAP MATERIAL

- A.** Furnish durable or quarry stone that is sound, hard, dense, resistant to the action of air and water, and free of seams, cracks, or other structural defects. Use stone pieces with a length and width no more than twice the thickness. of the quality approved by the Engineer meeting the following gradation requirements.

Average Dimension Ranges for each Riprap Grade			
Class of Riprap			
Light Riprap Inches (mm)	Medium Riprap Inches (mm)	Heavy Riprap Inches (mm)	Extra-Heavy Riprap Inches (mm)
Less than 16 (406)	Less than 20 (508)	Less than 25 (635)	Less than 30 (762)
11 - 13 (279 - 330)	14 - 16 (356 - 406)	18 -20 (457 - 508)	22 - 25 (559 - 635)

9 - 11 (229 - 279)	11 - 14 (279 - 356)	14 - 18 (356 - 457)	18 - 22 (457 - 559)
4 - 9 (102 - 229)	5 - 11 (127 - 279)	6.5 - 14 (165 - 356)	8 - 18 (203 - 457)
Less than 4 (102)	Less than 5 (127)	Less than 6.5 (165)	Less than 8 (203)
Less than 1 (25)	Less than 1 (25)	Less than 1 (25)	Less than 1 (25)

- B. The contractor may not substitute waste concrete slabs for stone.

PART 3 EXECUTION

3.01 UTILITIES

- A. Locate existing underground utilities in areas of Work. Provide adequate means of protection during excavation operations. Properly cap, raise, or lower to grade existing valve covers, cleanouts, manholes, drop inlets, or other utilities as shown on the Plans.
- B. Consult utility owner immediately for directions if uncharted or incorrectly charted piping or other utilities are encountered during the excavation. Cooperate with the Owner and utility companies in keeping respective services and facilities in operation. The Contractor shall repair damaged utilities to the satisfaction of the utility owner at no expense to the Owner.
- C. Do not interrupt existing utilities serving facilities occupied and used by the Owner except when permitted in writing by the Owner.

3.02 USE OF EXPLOSIVES

- A. The use of explosives is not permitted.

3.03 EXCAVATION

- A. Remove topsoil, sod, grass, organic materials, or other unsuitable soil from areas to receive new materials.
- B. Do not allow water to accumulate in the excavations. Remove water to prevent softening of subgrade or foundation soils or to eliminate other changes detrimental to the stability of the subgrade. Provide and maintain surface drainage and other dewatering system components necessary to convey water away from the excavations.
- C. For common excavation conform to the elevations and dimensions shown with a tolerance of plus or minus 0.30 feet.

- D. For excavation of roadway or pavement subgrade, conform to the elevations and dimensions shown within a tolerance of plus or minus 0.10 feet.
- E. For the placement of the 2" clear stone and base aggregate, the tolerance is plus or minus 0.05 feet.
- F. All work specified in this Section shall be performed by the Contractor at his own expense in accordance with the Bid Items and the Contract. If additional excavations are required, the Contractor shall not proceed until given notice by the Owner. Additional payment will be made under separate unit prices for additional excavation if such unit prices have been established; otherwise payment will be made in accordance with a negotiated price.
- G. Use all means necessary to prevent operations from producing dust. The Contractor shall be responsible for damage resulting from dust originating from their operations.

3.04 OVER-EXCAVATION NOT ORDERED, SPECIFIED OR SHOWN

- A. Excavations carried below the elevations or depths specified shall be backfilled to the required grade with the specified materials and compaction percentages. The Contractor shall perform such work at his own expense.

3.05 DISPOSAL OF EXCESS EXCAVATED MATERIAL

- A. The Contractor shall remove and dispose of excess excavated material at his own expense.

3.06 GRANULAR BACKFILL PLACEMENT

- A. Deposit and spread in uniform 6-inch maximum thickness layers (after compaction) without segregation of size.
- B. Compact each layer of material to at least (98% of maximum dry density as determined in accordance with ASTM D698) (100% of maximum dry density as determined in accordance with ASTM D1557). Use equipment that is consistently capable of achieving the required degree of compaction. Compact each layer over its entire area while the material is at the required moisture content.
- C. Apply water to the material if the moisture content is below optimum during the mixing, spreading and compacting operations, when and in the amounts directed by the Engineer, as considered necessary for proper compaction.
- D. Flooding, ponding, or jetting shall not be used for compaction.

3.07 NON FROST SUSCEPTIBLE FILL PLACEMENT

- A. Deposit and spread in uniform 24-inch maximum thickness layers (after compaction) without segregation of size.

- B.** Compact each layer of material to at least 98% of maximum dry density as determined in accordance with ASTM D698. Use equipment that is consistently capable of achieving the required degree of compaction. Compact each layer over its entire area while the material is at the required moisture content.
- C.** Apply water to the material if the moisture content is below optimum during the mixing, spreading and compacting operations, when and in the amounts directed by the Engineer, as considered necessary for proper compaction.
- D.** Flooding, ponding, or jetting shall not be used for compaction.

3.08 FIELD QUALITY CONTROL

- A.** Quality assurance testing is the responsibility of the Contractor. The Contractor shall employ the services of an independent materials testing firm to provide the final test information. The Contractor may use their own personnel to provide tests of the materials during the placement and compaction operations; however, an independent testing firm must take the final tests. The testing firm shall test the materials as construction work is performed.
 - 1.** The Contractor shall arrange for the laboratory to perform field density tests in accordance with ASTM D2922 (nuclear densometer method).
 - 2.** Laboratory shall make at least one random field density test of new materials for every 250 square yards of area for each 6 inch depth of material, but in no case less than one test per 12 inch depth.
- B.** Provide additional density testing if the test results are below the specified density until passing test results are achieved. The additional tests shall be performed at the Contractor's expense
- C.** Inspections will be performed during the excavation as requested by the Owner for the following.
 - 1.** Verification of the excavation cross-section.
 - 2.** Acceptability of natural subgrade materials.

END OF SECTION

SECTION 31 25 00**EROSION CONTROL****PART 1 GENERAL****1.01 SUMMARY**

- A.** Section includes:
- 1.** Erosion and Sediment Control.

1.02 REFERENCES

- A.** State of Wisconsin Department of Transportation Standard Specifications for Highway and Structure Construction, current Edition and latest supplements (WI DOT) Section 628 Erosion Control.
- B.** State of Wisconsin Department of Natural Resources Storm Water Runoff web site <http://www.dnr.stae.wi.us/ruffoff/stormwater.htm>.

PART 2 PRODUCTS

- A.** All erosion control products must be listed in the WI DOT Product Acceptability List (PAL),

PART 3 EXECUTION**3.01 INSTALLATION AND MAINTENANCE**

- A.** Installation techniques shall be in accordance with the Wisconsin Construction Site Erosion and Sediment Control Procedures and the Wisconsin Department of Natural Resources Best Management Practices. Prior to commencing any site or demolition work, the Contractor shall install all erosion control systems as shown on the plans. As the work progresses, the Contractor shall install and maintain the erosion control measures as indicated in the following implementation schedule.

Item	Installation	Removal
Silt Fence	Prior to any Construction	By Contractor after turf is established and construction is completed
Existing Catch Basin Inlet Protection	Prior to any Construction	By Contractor after turf is established and construction is completed
Revegetation	As Areas are Completed	Permanent

The Contractor shall inspect and make repairs to all erosion control systems after each rainfall event and/or every 7 days. The Contractor shall remove all accumulated silt and repair washout areas.

B. Inspection:

1. The Contractor shall inspect silt fences immediately after each rainfall and at least daily during prolonged rainfall, and/or every 7 days. Immediately repair failed or failing silt fence.

C. Replacement:

1. Fabric shall be replaced promptly by the Contractor when it decomposes or becomes ineffective before the barrier is no longer necessary.

D. Sediment Removal:

1. Sediment deposits shall be removed after each storm event by the Contractor. The sediment must be removed when deposits reach approximately one-half the height of the barrier or 1/3 the volume of the device.
2. Any sediment remaining in place after the silt fence is no longer required shall be regraded to conform to the existing grade. All affected areas shall be prepared, topsoil placed and seeded or sodded as directed by the Owner.

3.02 CLEANUP

- A.** Silt fences shall be removed when they have served their useful purpose, but not before the upward sloping area has been permanently satisfied. If the upward sloping area is to be exposed longer than six (6) months, that area shall be covered with temporary vegetation when first exposed.

END OF SECTION

SECTION 31 30 00**GEOTEXTILES/FABRICS****PART 1 GENERAL****1.01 SUMMARY**

- A.** Section Includes:
 - 1.** Silt fence fabric.

1.02 REFERENCES

- A.** ASTM D3786, Test Method for Hydraulic Bursting Strength of Knitted Goods and Non-woven Fabrics.
- B.** ASTM D4491, Test Method for Water Permeability of Geotextiles by Permittivity.
- C.** ASTM D4533, Test Method for Trapezoid Tearing Strength of Geotextiles.
- D.** ASTM D4632, Test Method for Breaking Load and Elongation of Geotextiles.
- E.** State of Wisconsin Department of Transportation Standard Specifications for Highway and Structure Construction, current Edition and latest supplements (WI DOT)
 - 1.** Section 628 Erosion Control
 - 2.** Section 645 Geotextile Fabrics
- F.** State of Wisconsin Department of Transportation Product Acceptability List (PAL)
- G.** State of Wisconsin Department of Natural Resources Conservation Standard No.1056 Silt Fence (Tech Standard 1056)
- I.** State of Wisconsin Department of Natural Resources Conservation Standard No.1060 Storm Drain Inlet Protection for Construction Sites (Tech Standard 1060)

1.03 SUBMITTALS

- A.** Submit to the Engineer certification from the geotextile manufacturer that the fabrics used in the Work meets the specifications.
- B.** Submit to the Engineer certification from the supplier stating which specified tack coat material will be used in the Work.
- C.** Submit to the Engineer a certification of compliance from the manufacturer that the Type FF inlet protection meets this specification.

PART 2 PRODUCTS

2.01 SOIL SEPARATION FABRIC

- A.** A highly permeable non-woven fabric with a random arrangement of fibers heat bonded at crossover points, or spun bonded and mechanically entangled by needle punching or other acceptable methods, with the following properties.

Average Opening Size	USS #100 maximum
Minimum Weight	3.7 oz/sq. yd.
Tensile Strength, ASTM D4632	100 lb. minimum each direction
Burst, ASTM D3786	215 psi minimum
Elongation to Break, Wet %, ASTM D4632	100 maximum
Coefficient of Permeability, ASTM D4491	0.02 cm/sec. Minimum

- B.** The fabric shall readily conform to the soil surface.

2.02 SILT FENCE FABRIC

- A.** A woven fabric of polypropylene fibers treated to resist degradation caused by exposure to sunlight, resistant to soil chemicals, mildew, and insects. The fabric shall be non-biodegradable with the following properties:

Woven or non-woven polyester, polypropylene, stabilized nylon, polyethylene, or polyvinylidene chloride. For non-woven fabric the contractor may use needle punched, heat bonded, resin bonded, or combinations of all 3. Submit a certificate of compliance certifying that the geotextile conforms to the following:

TEST REQUIREMENTS	METHOD	VALUE ^[1]
Minimum grab tensile strength (machine direction)	ASTM D 4632	120 lb. (550 N)
Minimum grab tensile strength (cross machine direction)	ASTM D 4632	100lb (450 N)
Maximum apparent opening size (equivalent standard sieve)	ASTM D 4751	No. 30 (600 μ m)
Minimum Permittivity	ASTM D 4491	0.05 s ⁻¹
Minimum ultraviolet stability (strength retained at 500 hrs of exposure)	ASTM D 4355	70%

- B.** The silt fence shall be ultraviolet stable and have high tear resistance and low permeability.

C. Fence Support System

- (1) Conform to plan requirements.

D. Slit Screen

- (1) Furnish fabric and submit a certificate of compliance certifying that the fabric conforms to the following:

Thickness.....	15 mils (0.38mm)
Minimum grab tensile strength.....	120 lb (530 N)

Minimum equivalent opening.....No. 170 sieve (90 μ m)

(2) Heat Seal or sew all fabric seams.

(3) For flotation, use and 8-inch (200 mm) diameter solid expanded polystyrene log, or engineer- approved equal, with a buoyancy of approximately 20 pounds per foot (9 kg/300 mm). Do not use polystyrene beads or chips.

(4) For the main load line, use 5/16 inch (8 mm) cable. For ballast, use ¼ inch (6 mm) chain.

2.04 TYPE FF INLET PROTECTION FABRIC

- A.** A woven fabric of polypropylene fibers treated to resist degradation caused by exposure to sunlight, resistant to soil chemicals, mildew and insects. The fabric shall be non-biodegradable with the following properties:

TEST REQUIREMENTS	METHOD	VALUE ^[1]
Minimum Grab Tensile Strength	ASTM D 4632	200 lb. (900N) Min
Puncture Strength	ASTM D4833	105 lb. (460N) Min
Apparent Breaking Elongation (Machine Direction)	ASTM D 4632	24% Min
Apparent Breaking Elongation (Cross Direction)	ASTM D 4632	10% Min
Minimum Permittivity	ASTM D 4491	1.9 s ⁻¹
Apparent Opening Size	ASTM D 4751	No. 30 (600 μ m) Max

PART 3 EXECUTION

3.01 SOIL SEPARATION FABRIC

- A.** Excavate to the dimensions shown on the drawings.
- B.** The foundation surface shall be relatively smooth and free of stones, sticks, and other debris or irregularities that might puncture the fabric.
- C.** Line the excavation with the fabric. Overlap splices and joints a minimum of 18 inches. Joint laps shall be shingled (both in flow direction and from top of slope to bottom) to direct water flow over the joint without undermining.
- D.** Place the aggregate over the fabric in lifts and compact. Placement of granular material and other construction operations shall not tear, puncture, or shift the fabric.
- E.** Wrap the edge of the fabric over the top of the aggregate a minimum of 12 inches.

3.02 SILT FENCE FABRIC

- A.** Erect posts to support the silt fence fabric with post spacing maximum of 3 feet for non woven material and 8 feet for woven material on-center.
- B.** Install the fabric and firmly attach to the posts. Dig a trench along the intended face line and cover the fabric, or lay the bottom 6 inches on the ground and backfill over the fabric to create a good seal.

3.03 TYPE FF INLET PROTECTION FABRIC

- A.** Install inlet protection in location noted on the plans. Installation shall be in conformance with Wisconsin DNR Tech Standard 1060.

END OF SECTION

SECTION 32 05 00

AGGREGATES

PART 1 GENERAL

1.01 SUMMARY

- A.** Section Includes:
 - 1.** Aggregate base.
 - 2.** Engineered fill
 - 3.** Non-frost susceptible fill (exterior below grade wall backfill)
 - 4.** Drainage aggregate – drain tile
 - 5.** General backfill
 - 6.** Unsuitable material
 - 7.** Washed rock (rock construction entrance)
 - 8.** Coarse filter aggregate (pipe bedding)
 - 9.** Rip Rap
 - 10.** Stormwater basin pre-mixed planting medium

1.02 SUBMITTALS

- A.** Submit laboratory test reports indicating the proposed aggregate grading meets the requirements specified herein.
- B.** The information must be current and represent the material to be supplied to the project site. If test information is not available from the supplier, the Contractor shall make arrangements and pay for required tests.
- C.** Submit laboratory test results indicating the proposed Crushed Stone and Crushed Gravel Dense Graded Aggregate Base Material meets the Maximum loss of 50% in accordance with the Los Angeles Abrasion Test, AASHTO T 96; Maximum Sodium Sulfate Soundness Loss of 18% in accordance with AASHTO T 104; and Maximum Freeze/thaw Soundness of 18% in accordance with AASHTO T 103.

1.03 REFERENCES

- A.** Standard Specifications for Highway and Structure Construction, 2019 edition and latest supplements (WisDOT).
 - 1.** Part 2 – Earthwork
 - Section 208 – Borrow
 - Section 209 – Granular Backfill.
 - Section 210 – Structure Backfill
 - 2.** Part 3 – Bases and Subbases
 - Section 301 – General requirement for Base Aggregates
 - Section 305 – Dense Graded Aggregate Base.
 - 3.** Part 6 – Miscellaneous Construction
 - Section 606 – Riprap

- B. ASTM C131, Standard Test Method for Resistance to Degradation of Small-Sized Coarse Aggregate by Abrasion and Impact in the Los Angeles Machine.
- C. ASTM D1557, Modified Proctor – Standard Test Method for Moisture Density Relations of Soils and Soil-Aggregate Mixtures, using a 10.0-pound Rammer and 18-inch Drop.
- D. ASTM D2922, Standard Test Method for Density of Soils and Soil-Aggregate In-Place by Nuclear Method (Shallow Depth).

1.04 QUALITY ASSURANCE

- A. In-place field density tests will be performed in accordance with ASTM D2922.
- B. The testing laboratory shall submit test reports to the Engineer and Contractor within 48 hours after the test has been performed.

PART 2 PRODUCTS

2.01 DENSE GRADED AGGREGATE BASE

- A. Crushed stone, crushed gravel, crushed concrete and reprocessed or blended asphalt pavement materials shall be graded according to WisDOT 305.2.2.1 Gradation as follows:

1. Except for reclaimed asphaltic pavement, conform to the following gradation requirements:

Sieve Size	Percent Passing by Weight		
	3-inch (75 mm)	1 ¼-inch (37.5 mm)	¾ -inch (19.0 mm)
3 inch (75.0 mm)	90-100	-	-
1 ½ inch (37.5 mm)	60-85	-	-
1 ¼ inch (31.5 mm)	-	95-100	-
1-inch (25.0 mm)	-	-	100
¾-inch (19.0 mm)	40-65	70-93	95-100
3/8-inch (9.5 mm)	-	42-80	50-90
No. 4 (4.75 mm)	15-40	25-63	35-70
No. 10 (2.00 mm)	10-30	16-48	15-55
No. 40 (425 µm)	5-20	8-28	10-35
No. 200 (75 µm)	2.0-12.0	2.0-12.0 ^{[1][3]}	5.0-15.0 ^[2]

^[1] Limited to a maximum of 8.0 percent for base placed between old and new pavement.

^[2] 8.0 – 15.0 percent if base is ≥ 50 percent crushed gravel.

^[3] 4.0 – 10.0 percent if base is ≥ 50 percent crushed gravel.

2. Use ¾ -inch (19.0 mm) base in top 8 inches of base. Use 1 ¼ - inch base in lower base layers.

3. When reclaimed asphalt pavement materials are used, 100% of the particles shall pass the 1-1/4-inch sieve. Materials appearing to be of unsuitable consistency, shall be tested for gradation under the direction of the Engineer/Owner.
 4. Materials used within the City of Hudson road right of way shall be 100% crushed stone and meet the City of Hudson Standard Specifications.
- B. The coarse aggregate (that portion retained on the No. 4 sieve) shall have a percent of wear of not more than 40 at 500 revolutions as determined by ASTM C131.
 - C. Aggregate shall contain not more than 10 percent shale in the total sample except that when the part passing a No. 200 sieve exceeds 7 percent, the percentage of shale in the sample shall not exceed 7 percent.
 - D. Where base aggregate is used beneath building floor slabs, recycled materials are not allowed and the base aggregate materials shall consist of 100% virgin crushed rock and sand.

2.02 ENGINEERED FILL

- A. Granular material graded as indicated below:

Sieve Size	Percent Passing By Weight
2 inch	100
No. 200	0 – 12

2.03 NON-FROST SUSCEPTIBLE FILL (EXTERIOR BELOW GRADE WALL BACKFILL)

- A. Clean, free draining material graded according to the following:

Sieve Size	Percent Passing By Weight
1 inch	100
No. 200	0 - 5

2.04 DRAINAGE AGGREGATE – DRAIN TILE

- A. Clean, free-draining, crushed stone or rock material excluding crushed concrete and salvaged bituminous mixtures, meeting the following gradation requirements:

Sieve Size	Percent Passing By Weight
1 inch	100
3/4 inch	85-100
3/8 inch	30-60
No. 4	0-10

2.05 GENERAL BACKFILL

- A. Clean, fine earth, sand, free from organic material, rocks, debris, roots, brush, stumps or other large objects.
- B. The largest particle size shall be less than 2 inches in diameter.
- C. The backfill shall be brought up to within the specified elevation less the depth of topsoil or landscaping required for the project.

2.06 UNSUITABLE MATERIALS

- A. Unsuitable soils include soils classified under ASTM D2487, which fall in the classifications of PT, OH, CH, MH, OL, SC, SM, CL, or ML.

2.07 WASHED ROCK (ROCK CONSTRUCTION ENTRANCE)

- A. Clean, washed, free draining aggregate excluding crushed carbonate quarry rock, crushed concrete and salvaged bituminous mixtures, meeting the following general gradation requirements.

Sieve Size	Percent Passing By Weight
2 inch	100
1 inch	50 - 80
1/2 inch	20 - 60
No. 4	0- 5

2.08 COARSE FILTER AGGREGATE (PIPE BEDDING MATERIAL)

- A. Wisconsin Department of Transportation aggregate size No. 1, 501.2.5.4

2.09 RIP RAP

- A. Clean, durable field or quarry stone, resistant to the action of water, and free of seams, cracks and structural defects. Length and width shall be no more than twice the thickness.
- B. Based upon the average stone size, riprap shall be Medium Riprap (less than 20-inches maximum size stone) in accordance with WisDOT Specification 606.

2.10 STORMWATER BASIN PRE-MIXED PLANTING MEDIUM

- A. Computerized soil blend of 75% Sand, 25% compost, for use in raingardens and bioretention areas.

PART 3 EXECUTION

3.01 BASE AGGREGATE, ENGINEERED FILL, NON-FROST SUSCEPTIBLE FILL, AND GENERAL BACKFILL PLACEMENT

- A. Deposit and spread in uniform 6-inch maximum thickness layers (after compaction) without segregation of size.
- B. Compact each layer of material to at least 95% of maximum dry density as determined in accordance with ASTM D1557, the Modified Proctor Method. Use equipment that is consistently capable of achieving the required degree of compaction. Compact each layer over its entire area while the material is at the required moisture content.
- C. Apply water to the material if the moisture content is below optimum during the mixing, spreading and compacting operations, when and in the amounts directed by the Engineer, as considered necessary for proper compaction.
- D. Flooding, ponding, or jetting shall not be used for compaction.

3.02 RIP RAP PLACEMENT

- A. Deposit and spread in uniform layers as shown on the Plans. The placement of the riprap shall be performed in a manner to not break any of the rocks into smaller pieces.
- B. The riprap material shall be placed over soil separation fabric, unless otherwise specified.

3.02 FIELD QUALITY CONTROL

- A. Quality assurance testing is the responsibility of the Owner. The Owner shall employ the services of an independent materials testing firm to provide the final test information. The Contractor may use their own personnel to provide tests of the materials during the placement and compaction operations; however, an independent testing firm must take the final tests. The testing firm shall test the materials as construction work is performed.
 - 1. The Contractor shall arrange for the laboratory to perform field density tests in accordance with ASTM D2922 (nuclear densometer method).
 - 2. Laboratory shall make at least one random field density test of new materials for every 250 square yards of area for each 6-inch depth of material, but in no case less than one test per 12-inch depth.
- B. Provide additional density testing if the test results are below the specified density until passing test results are achieved. All additional tests shall be performed at the Contractor's expense.
- C. Inspections will be performed during the excavation for the following.
 - 1. Verification of base aggregate thickness.
 - 2. Acceptability of subgrade materials prior to placement of base aggregate.
 - 3. Test roll of subgrade and base aggregate materials.
 - 4. Examination of fill soil, including the thickness and compaction of fill layers.
 - 5. Compaction testing.

END OF SECTION

SECTION 32 10 00

PLANT MIX BITUMINOUS PAVEMENT

PART 1 GENERAL

1.01 SUMMARY

A. Section Includes:

- 1. Plant mix bituminous pavement.**

1.02 SUBMITTALS

- A.** Submit a job mix formula to the Engineer at least 7 days in advance of plant mix bituminous paving, indicating conformance with the specifications. It shall be prepared by the Wisconsin Department of Transportation or a commercial laboratory and signed by a registered Professional Engineer verifying that the job mix and the mix aggregate meet the specifications contained herein.

1.03 REFERENCES

- A.** Standard Specifications for Highway and Structure Construction, 2019 Edition and latest supplements (WisDOT)
- 1.** Section 450, General Requirements for Asphaltic Pavement.
 - 2.** Section 455, Asphaltic Materials
 - 3.** Section 460, Hot Mix Asphalt Pavement
 - 4.** Section 465, Asphaltic Surface.
 - 5.** Section 490, Salvaged Asphaltic Pavement
- B.** AASHTO M226, Viscosity Graded Asphalt Cement.
- C.** ASTM C131, Test Method for Resistance to Degradation of Small-Size Coarse Aggregate by Abrasion and Impact in the Los Angeles Machine.
- D.** ASTM D1559, Test Method for Resistance to Plastic Flow of Bituminous Mixtures Using Marshall Apparatus.
- E.** ASTM D2041, Test Method for Theoretical Maximum Specific Gravity and Density of Bituminous Mixtures.
- F.** ASTM D3203, Test Method for Percent Air Voids in Compacted Dense and Open Bituminous Paving Mixtures.
- G.** ASTM D4791, Test Method for Flat or Elongated Particles in Coarse Aggregate.
- H.** ASTM D5821, Test Method for Determining the Percentage of Fractured Particles in Coarse Aggregate.

I. International Building Code, Chapter 11.

J. International Code Council A117.1, Accessible and Usable Buildings and Facilities.

1.04 QUALITY ASSURANCE

A. Compaction shall be as required in WisDOT Specification 460 of 93% of the target maximum density.

1.05 WARRANTY

A. Provide a warranty for the paving work against failure of defects for a period of one year after the final acceptance of the project by the Owner. Repair or replace, to the satisfaction of the Owner and Engineer, failed or defective work that occurs during the warranty period at no cost to the Owner.

PART 2 PRODUCTS

2.01 PLANT MIXED ASPHALT PAVEMENTS

A. **WisDOT TABLE 460.1 AGGREGATE GRADATION DESIGN LIMITS MASTER RANGE AND VMA REQUIREMENTS**

SIEVE SIZE	PERCENTS PASSING DESIGNATED SIEVES						
	NOMINAL SIZE						
	1 ½ inch 37.5mm	1 inch 25.0 mm	¾ inch 19.0 mm	½ inch 12.5 mm	3/8 inch 9.5 MM	SMA 12.5mm	SMA 9.5mm
2 inch 50.0 mm	100	-	-	-	-		
1 ½ inch 37.5 mm	90 – 100	100	-	-	-		
1 inch 25.0 mm	90 max	90 – 100	100	-	-		

¾ inch 19.0 mm	-	90 max	90 – 100	100	-	100	
½ inch 12.5 mm	-	-	90 max	90 - 100	100	90-97	100
3/8 inch 9.5 mm				90 max	90-100	58-72	90-100
#4 4.75 mm					90 max	25-35	35-45
#8 2.36 mm	15-41	19-45	23-49	28-58	20-65	15-25	18-28
#200 75 µm	0-6.0	1.0-7.0	2.0-8.0	2.0-10.0	2.0-10.0	8.0-12.0	10.0-14.0
MINIMUM VMA (%)	11.0	12.0	13.0	14.0	15.0	16.0	17.0

B. WisDOT TABLE 460-2 MIXTURE REQUIREMENTS

Mixture type	LT	MT	HT	SMA
ESALs x 10 ⁶ (20 yr. design life)	<2.0	2 - <8	>8	—
LA Wear (AASHTO T96)	13	13	13	13
100 revolutions (max % loss)	50	45	45	40
500 revolutions (max % loss)				
Soundness (AASHTO T104) (sodium sulfate, max % loss)	12	12	12	12
Freeze/Thaw (AASHTO T103) (specified counties, max % loss)	18	18	18	18

Fractured Faces (ASTMD5821 as modified in CMM8-60) (one face/2 face, % by count)	65/	75 / 60	98 / 90	100/90
Flat & Elongated (ASTMD4791) (max %, by weight)	5 (5:1 ratio)	5 (5:1 ratio)	5 (5:1 ratio)	20 (3:1 ratio)
Fine Aggregate Angularity (AASHTO T304, method A, min)	40	43	45	45
Sand Equivalency (AASHTO T176,	40	40	45	50
Gyratory	6	7	8	8
Compaction	40	75	100	65
	60	115	160	160
Air Voids, %Va (%Gmm Ndes)	4.0 (96.0)	4.0 (96.0)	4.0 (96.0)	4.0 (96.0)
% Gmm Nini	<= 91.5 ^[1]	<= 89.0 ^[1]	<= 89.0	
% Gmm Nmax	<= 98.0	<= 98.0	<= 98.0	
Dust to Binder Ratio ^[2] (% passing 0.075/Pbe)	0.6 - 1.2	0.6 - 1.2	0.6 - 1.2	1.2 - 2.0
Voids filled with Binder (VFB or VFA, %)	68 - 80 ^[4] [5]	65 - 75 ^[3] [5]	65 - 75 ^[3] [5]	70 - 80
Tensile Strength Ratio (TSR) (AASHTO T283) ^{[6] [7]} no antistripping additive with antistripping additive	0.75 min 0.80 min	0.75 min 0.80 min	0.75 min 0.80 min	0.75 min 0.80 min
Drain down (AASHTO T305) (%)				0.30

^[1] The percent maximum density at initial compaction is only a guideline.

^[2] For a gradation that passes below the boundaries of the caution zone (ref. AASHTO M323), the dust to binder ratio limits are 0.6 - 1.6.

^[3] For No. 5 (9.5mm) and No. 4 (12.5 mm) nominal maximum size mixtures, the specified VFB range is 70 - 76 percent.

^[4] For No. 2 (25.0mm) nominal maximum size mixes, the specified VFB lower limit is 67 percent.

^[5] For No. 1 (37.5mm) nominal maximum size mixes, the specified VFB lower limit is 67 percent.

[6] WisDOT eliminates freeze-thaw conditioning cycles from the TSR test procedure.

[7] Run TSR at asphalt content corresponding to 3.0% air void regressed design using distilled water for testing.

C. WisDOT PAVEMENT MIX ENCODING

GRADATIONS (NMAS)		TRAFFIC VOLUME		BINDER DESIGNATION LEVEL	
1	37.5 mm	LT	Low	S	Standard
2	25.0 mm	MT	Medium	H	Heavy
3	19.0 mm	HT	High	V	Very Heavy
4	12.5 mm			E	Extremely Heavy
5	9.5 mm				
6	4.75 mm				

2.02 PLANT- MIXED BITUMINOUS SURFACE/WEAR AND BINDER/NON-WEAR COURSES

- A. The bituminous mix design for surface/wear course pavement shall meet Aggregate Grading 9.5 mm, Traffic Volume LT and Binder 5LT 58-28 S.
- B. The bituminous mix design for non-wear course pavement shall meet Aggregate Grading 12.5 mm, Traffic Volume LT and Binder 4LT 58-28 S.

2.03 PERFORMANCE GRADE ASPHALT BINDER

- A. Only Performance Grade (PG) Asphalt Binder is approved for use. The inspection, sampling and testing of PG Asphalt Binder shall conform to the Schedule of Materials Control and the Combined State Binder Group Method of Acceptance for Asphalt Binders.
 - 1. Medium Curing Liquid Asphalt shall be Penetration Grade 58-34 for all paving work.

2.04 TACK COAT

- A. Tack coat to be used where plant mix pavement will be in contact with previously constructed asphalt or Portland cement concrete shall be as shown in paragraph 455.2.5 of the WIDOT Specifications.

PART 3 EXECUTION

3.01 SURFACE PREPARATION

- A. Do not begin paving until deficient areas have been corrected and are ready to receive paving.
- B. Pavement surfaces must be dry and completely free of dust, dirt, debris, and all loose materials and vegetation.

- C. Apply a tack coat to the vertical surface of previously constructed bituminous or concrete that will be in contact with the plant mix bituminous. Distribute the tack coat at a rate of 0.05 gallons per square yard of surface for undiluted asphalt emulsion.
- D. When a successive lift of plant mix bituminous is to be placed, the existing surface shall receive a tack coat if the previous layer is dirty or over 48 hours old.
- E. Complete all reconstruction repairs in accordance with the specifications.

3.02 PLANT MIX BITUMINOUS

- A. Plant Mix Bituminous: The aggregate grading shall conform to the specification limits. Asphalt cement content shall be within 0.3 percent of the job mix formula optimum asphalt content. When paving the surface course on tennis courts or athletic tracks, the wearing surface asphalt cement content shall be within 0.3 percent greater than the job mix formula optimum asphalt content.
- B. The trucks for hauling bituminous mixtures shall have tight, clean and smooth beds that have been sprayed with a minimum amount of approved anti-adhesive agent to prevent the mixture from adherence to the beds. Provide each truck with a cover of suitable material and size to protect the mixture from the weather.

3.03 PLANT MIX BITUMINOUS TEMPERATURE CONTROL

- A. The minimum laydown temperature in all courses (as measured behind the paver or spreading machine) of the bituminous mixture shall be in accordance with the temperature requirements specified herein:

Air Temp	Compacted Lift Thickness			
	1 inch	1 ½ inch	2 inch	3 inch or more
32 - 40	-	265	255	250
41 - 50	270	260	250	245
51 - 60	260	255	245	240
61 - 70	250	245	240	235
71 - 80	245	240	235	235
81 - 90	235	230	230	230
91 - up	230	230	230	225

- B. The plant mix bituminous mixture shall not exceed 310 degrees F. or the load will be rejected at Contractor's expense.

3.04 PLANT MIX BITUMINOUS PLACEMENT

- A. General: Place the plant mix bituminous on a prepared surface with a paver. Place inaccessible and small areas by hand. Place each course to the required elevation, cross-section, and compacted thickness. The in-place compacted thickness shall be plus or minus 1/4 inch of the planned thickness. Any area, which is constructed to less than the required

minimum thickness, may be removed and replaced by the Contractor at the discretion of the Engineer.

- B. Equipment:** All equipment furnished by the Contractor shall be maintained and in sound mechanical condition capable of performing the work.
- C. Placement:** The mixture shall be delivered to, and spread by, the plant mix bituminous paver. The mixture shall be laid in strips to minimize the number of longitudinal joints required.
- D. Paver:**
 - 1. The paver shall be a self-contained, power-propelled unit provided with adjustable activated screed or strike-off assembly, heated, and capable of spreading and finishing courses of plant mix bituminous material. The paver must be capable of laying the plant mixed bituminous in widths applicable to the typical section and thickness shown on the Plans.
 - 2. Equip the paver with a control system capable of automatically maintaining elevations as specified. The control system shall be automatically actuated from either a reference line or surface through which a system of mechanical sensors will maintain the paver screed at a predetermined slope at the proper elevation to obtain the required surface. When directed, the transfer slope control system shall be made inoperative and the screed shall be controlled by sensor directed automatic mechanisms, which will independently control the screed elevation from the reference line or surface.
- E. Joints:** Make joints between old and new pavements, or between a successive day's work, to ensure a continuous bond between the adjoining work. Construction joints shall be vertical and have the same texture, density, and smoothness as other sections of the bituminous course. Contact surfaces shall be clean and a tack coat applied.
- F. Wear Course:** Place the surface wear course in maximum 2-inch lifts unless otherwise specified by the Engineer.

3.05 COMPACTION/ROLLING

- A.** Compact the plant mix bituminous mixture as quickly as possible after placement. Breakdown rolling shall immediately follow the paver. Intermediate rolling shall follow behind the breakdown rolling. Compaction of the pavement shall continue until in-place air voids are within the specified range. Finish rolling shall be performed at as high a temperature as practical and shall eliminate all the marks left from breakdown and intermediate rolling. All rolling must be completed before the bituminous mixture cools below 180 degrees F.
- B. Rollers:**
 - 1. Steel-wheeled: Self-propelled and capable of reversing without backlash, weighing not less than 8 tons, and exerting a pressure on the rear drum of not less than 250 pounds per linear inch. When vibratory rollers are used, they shall operate at a frequency of 8 to 10 impacts per foot.

2. Pneumatic-tired: Self-propelled, with a minimum of 7 tires, and exerting a pressure of not less than 200 pounds per inch of rolling width.
3. Trench: Self-propelled, exerting a pressure of not less than 250 pounds per linear inch of rear roll.

C. Rolling:

1. Unless otherwise directed, begin rolling at the side and proceed longitudinally parallel to the paving lane centerline, overlapping each trip half the roller width, and gradually progressing to the crown of the parking lot or roadway.
2. When the pavement abuts a previously placed lift, roll the longitudinal joint first followed by regular rolling procedures.
3. On sloped sections, begin rolling at the low side and progress to the high side, by overlapping the longitudinal trips parallel to the paving lane centerline.
4. Along forms, curbs, headers, walls, and other places not accessible to rollers, thoroughly compact the mixture with hot hand tampers or with mechanical tampers.
5. The pavement shall be rolled so that no roller marks, ridges, porous spots or impressions are visible and the resulting surface has the required elevation and surface smoothness requirements.

D. Compaction shall be based upon a required minimum density of 93% of Target Maximum Density. Uniformly compact each course until there is no further evidence of consolidation and all roller marks are eliminated. A minimum of two rollers shall be on the site at all times. A vibratory steel roller shall be used for breakdown and finish rolling and a pneumatic roller shall be used after breakdown, unless directed otherwise by the Engineer.

E. Repairs: Remove and replace areas mixed with foreign materials or defective areas as directed by the Engineer. Sawcut the areas, remove the existing bituminous and replace with new, hot plant mix bituminous. Compact the area by rolling to the air voids and smoothness specified. The removal and replacement of contaminated plant mix bituminous shall be done at no cost to the Owner.

F. Surface Smoothness: The surface of the pavement when finished shall be of uniform texture, smooth, true to crown and elevation and free from defects to the satisfaction of the Engineer. When tested with a 10-foot straight edge in any direction, the maximum deviation of the surface shall not exceed 1/8 inch. Unsatisfactory joints, as determined by the Engineer, will be rejected and replaced at the Contractor's expense. Areas showing deviations greater than 1/8 inch or where surface water ponding will result, shall be milled, tack coated and repaved with bituminous.

G. Protection: Erect barricades to prohibit vehicular traffic from the pavement after final rolling until it has fully hardened and cooled to the same temperature as the surrounding soil or original asphalt pavement.

H. Restrictions: No bituminous mixtures shall be placed after October 15th.

3.06 FIELD QUALITY CONTROL

- A.** The plant mix bituminous pavement will be tested for compliance with the following project requirements. The tests and all costs shall be provided by the Owner.
 - 1.** Asphalt Cement Content.
 - 2.** Plant mix bituminous density requirements, if necessary.
 - 3.** Thickness requirements, as specified, +/- ¼ inch.
 - 4.** Surface Smoothness, +/- 1/8 inch in 10 feet measured in any direction.
- B.** Test Frequency: the plant mix bituminous pavement shall be tested for mat thickness and surface smoothness during laydown.

END OF SECTION

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SECTION 32 20 00

CONCRETE PAVEMENT

PART 1 GENERAL

1.01 SUMMARY

- A.** Section Includes:
 - 1.** Portland cement concrete.
 - 2.** Expansion joint material.
 - 3.** Truncated domes.

1.02 SUBMITTALS

- A.** Submit at least 7 days in advance of placement, a Portland cement concrete mix design meeting the requirements of the Wisconsin Department of Transportation WisDOT specifications. The mix design shall show the source and type of aggregate and cement; scale weight of each aggregate, cement, and water; and volume and type of admixtures per cubic yard.
- B.** Coarse and fine aggregate reports indicating the source, grading, specific gravity, absorption, and fineness modulus shall be submitted along with the concrete mix design at least 7 days prior to placement.
- C.** Submit fiber reinforcement manufacturer's specifications.

1.03 REFERENCES

- A.** Standard Specifications for Highway and Structure Construction, 2019 Edition and latest supplements (WisDOT)
 - 1.** Section 415, Concrete Pavement.
 - 2.** Section 501, Concrete.
- B.** ACI 214, Recommended Practice for Evaluation of Strength Test Results of Concrete.
- C.** ACI 318, Building Code Requirements for Reinforced Concrete.
- D.** ACI 305, Hot Weather Concreting.
- E.** ACI 309, Cold Weather Concreting.
- F.** ACI 347, Recommended Practice for Concrete Formwork.
- G.** ASTM C31, Test Methods for Making and Curing Concrete Test Specimens in the Field.
- H.** ASTM C33, Specification for Concrete Aggregates.

- I. ASTM C39, Test Method for Compressive Strength of Cylindrical concrete Specimens.
- J. ASTM C40, Test Method for Organic Impurities in Sand for Concrete.
- K. ASTM C42, Methods of Obtaining and Testing Drilled Cores and Sawed Beams of Concrete.
- L. ASTM C88, Test Method for Soundness of Aggregate by Use of Sodium Sulfate or Magnesium Sulfate.
- M. ASTM C131, Test Method for Resistance to Abrasion of Small Size Coarse Aggregate by Use of the Los Angeles Machine.
- N. ASTM C143, Test Method for Slump of Portland Cement Concrete.
- O. ASTM C150, Specification for Portland Cement.
- P. ASTM C231, Test Method for Air Content of Freshly Mixed Concrete by the Pressure Method.
- Q. ASTM C260, Specification for Air-Entraining Admixtures for Concrete.
- R. ASTM C309, Specification for Liquid Membrane-Forming Compounds for curing Concrete.
- S. ASTM C494, Specification for Chemical Admixtures for Concrete.
- T. International Building Code, Chapter 11.
- U. International Code Council A117.1, Accessible and Usable Buildings and Facilities.

1.04 QUALITY ASSURANCE

- A. Quality assurance personnel shall perform a complete set of tests (Slump, Air Content and Cast 4" by 8" or 6" by 12" Test Cylinders) each day concrete is placed.

1.05 WARRANTY

- A. Provide a warranty for the concrete work against failure of defects for a period of one year after the final acceptance of the project by the Owner. Repair or replace, to the satisfaction of the Owner and Engineer, failed or defective work that occurs during the warranty period at no cost to the Owner. Excessive concrete pop-outs, greater than 5 per square yard, scaling of the surface, and cracks not following joints shall be deemed defective.

PART 2 PRODUCTS

2.01 PORTLAND CEMENT

- A. ASTM C150, for Type I, II, III.

2.02 FINE AGGREGATE

- A. Fine aggregate consists of a combination of sand with fine gravel, crushed gravel, or crushed stone consisting of hard, durable particles.
- B. Fine aggregate shall be well graded and, when tested by means of laboratory sieves, shall conform to WisDOT 501.2.5.3.4 as listed below:

Sieve Size	Percent Passing by Weight
3/8 inch (9.5 mm)	100
No. 4 (4.75 mm)	90 - 100
No. 16 (1.18 mm)	45 - 85
No. 50 (300 μ m)	5 - 30
No. 100 (150 μ m)	0 - 10

- C. Fine aggregate deleterious substances shall not exceed the following criteria as listed in WisDOT 501.2.5.4.2 and as shown below

Deleterious Substances	Percent by Weight
1. Coal	1.0
2. Clay lumps	0.3
3. Shale	1.0
4. Other deleterious substances like alkali, mica, coated grains, soft and flaky particles	1.0
5. Maximum combined total of all deleterious substances	5.0

When tested in accordance with ASTM C40, the fine aggregate shall produce a color in the supernatant liquid no darker than the reference standard color solution.

2.03 COARSE AGGREGATE

- A. Clean, hard, durable gravel, crushed gravel, crushed stone or crushed concrete free of an excess of thin or elongated pieces, frozen lumps, vegetation, deleterious substances or adherent coatings considered injurious.
- B. Coarse aggregate shall conform to WisDOT 501.2.5.4.5 gradation as listed below:

Sieve Size	Percent Passing by Weight	
	Size #1	Size #2
2 inch (50 mm)	-	100
1 ½ inch (37.5 mm)	-	90 - 100
1 inch (25.0 mm)	100	20 - 55
¾ inch (19.0 mm)	90 - 100	0 - 15
3/8 inch (9.5 mm)	20 - 55	0 - 5
No. 4 (4.75 mm)	0 - 10	-
No. 8 (2.36 mm)	0 - 5	-

- C. Coarse aggregate deleterious substances shall not exceed the criteria as listed in WisDOT 501.2.5.4.2 and as shown below

Deleterious Substances	Percent by Weight
1. Shale	1.0
2. Coal	1.0
3. Clay lumps	0.3
4. Soft fragments	5.0
5. Any combination of the above	5.0
6. Thin and elongated pieces based on a 3:1 ratio	15.0

- D. Coarse aggregate physical properties shall not exceed the criteria as listed in WisDOT 501.2.5.4.3 and as shown below

1. When tested in accordance with ASTM C131, the coarse aggregate shall show a loss not exceeding 50% after 500 revolutions.
2. When tested in accordance with ASTM C88, the loss resulting after five cycles shall not exceed 12% for coarse aggregate when using sodium sulfate.
3. When tested in accordance with AASHTO T103, the coarse aggregate shall show a weighted freeze-thaw average loss not exceeding 18%.

2.04 WATER

- A. Potable, clean, and free from injurious amount of sugar, oil, or other deleterious substances.

2.05 AIR-ENTRAINING AGENT

- A. ASTM C260. Use sufficient air-entraining agent to provide a total air content in accordance with WisDOT specifications, add to the batch in a portion of the mixing water. Batch by means of a mechanical batcher capable of accurate measurement.

2.06 ADMIXTURES

- A. Admixtures will be required at the Engineer's discretion or, if not required, may be added at the Contractor's option to control the set, effect water reduction, and increase workability. In either case, the addition of an admixture shall be at the Contractor's expense. The use of an admixture shall be subject to acceptance by the Engineer. Concrete containing an admixture shall be first placed at a location determined by the Engineer. If the use of an admixture is producing an inferior end result, the Contractor shall discontinue use of the admixture. Admixtures specified herein shall conform to the requirement of ASTM C494. The required quantity of cement shall be used in the mix regardless of whether or not an admixture is used.
- B. Neither accelerators nor retarders are to be used in the Portland cement concrete mix unless approved by the Engineer.

2.07 CONCRETE MIX DESIGN

- A. The mix design shall be composed of Portland cement, coarse and fine aggregate, water, and an air-entraining admixture, and shall be proportioned to meet the WisDOT, Grade A design.

- B. Design mix shall be normal weight air-entrained concrete meeting the following criteria:

Ingredient	Range of Acceptable Values
Portland Cement	Type I, II
Max Water/cement ratio	0.45
Minimum 28 Compressive Strength	4500 psi
Entrained Air Content	6.0% +/- 1.0%
Slump	2 to 3 inches

2.08 READY-MIXED CONCRETE

- A. Deliver to the site and completely discharge within one hour after the addition of the cement to the aggregates or before the drum has been revolved 250 revolutions, whichever is first. In hot weather, or under conditions contributing to quick stiffening of the concrete, or when the temperature of the concrete is 85 degrees F. or above, the time between the introduction of the cement to the aggregate and discharge shall not exceed 45 minutes.

2.09 EXPANSION JOINT MATERIAL

- A. The expansion joint material shall consist of 1/2" fiberboard with Snap-Cap by W.R. Meadows.
- B. Deck-O-Foam polyethylene closed cell expansion joint filler with perforated reservoir tear-out strip.
- C. Concrete contractor to seal with caulk (BASF NP-1 or equal) all joints where expansion materials are installed.

2.10 TRUNCATED DOMES

- A. Cast-iron, unpainted natural patina, truncated dome plates, 24"x24", manufactured by Neenah Foundry Co.
- B. Approved equal.

PART 3 EXECUTION

3.01 PREPARATION OF SURFACES

- A. Prior to placing concrete, thoroughly wet surfaces by sprinkling. Keep surfaces moist by frequent sprinkling up to the time of concrete placement. The surface shall be free from standing water, mud and debris at the time of concrete placement.
- B. Forms:

1. Forms shall be of wood, metal, or other suitable material and shall extend for the full depth of the concrete. Forms shall be straight, free from warp, and of sufficient strength to resist the pressure of the concrete without displacement. Bracing and staking of forms shall be such that the forms do not move when the plastic concrete is placed. Forms shall be covered with an approved form release agent before concrete placement.
 2. The top surface of the forms shall show no deviations over 1/8" for the length of the form. The face of the form shall show no deviation over 1/2" from a 10-foot straight edge.
- C. Hot weather concreting conditions shall have additional surface preparations and curing provisions as specified by ACI 305.
- D. Cold weather concrete conditions shall have additional surface preparations and curing provisions as specified by ACI 306.

3.02 PLACING CONCRETE

- A. The proportioning, mixing, and placing of the concrete shall be in accordance with the requirements for the concrete specified herein. Deposit concrete in one course to prevent segregation.
- B. Consolidate placed concrete by mechanical vibrating equipment supplemented by handspading, rodding, or tamping. Use equipment and procedures for consolidation of concrete in accordance with ACI recommended practices.
- C. Finish surface with a wooden float and light brooming. No plastering of the surface will be permitted.
- D. Outside edges of the slab and all joints shall be edged with a 1/4-inch radius-edging tool.
- E. ADA Compliance:
1. Sidewalk cross slopes shall not exceed 2%.
 2. Curb ramp shall not have a slope greater than 8.33% (1:12) or height greater than 6".
 3. The maximum allowable vertical change is 1/4".
 4. Vertical changes between 1/4" and 1/2" shall be beveled at 1:2.
 5. Vertical changes over 1/2" shall be sloped no greater than 1:12.

3.03 CONTRACTION JOINTS

- A. Sidewalks: The joint spacing shall not exceed the width of the sidewalk or 2 times (in feet) the slab thickness (in inches) i.e. a 5' wide sidewalk shall have perpendicular joints every 5' or a 4" thick slab shall not have joints spaced more than 8' by 8'. Where applicable, the joint spacing shall match the existing joint spacing.
- B. Curb and Gutter: The perpendicular joint spacing shall not exceed 10'. Where applicable, the joint spacing shall match the existing joint spacing.

- C. All the joints shall be hand trowelled or sawcut to a depth of 1/3 the depth of the concrete section. Sawcutting shall occur within 4 to 12 hours after concrete has hardened.

3.04 EXPANSION JOINTS

- A. The expansion joint material shall consist of 3/8" thick fiberboard designed for use in cast in place concrete. The material shall go the full depth of the slab or curb and gutter.
- B. Sidewalks: place the expansion material against buildings or previously placed concrete. The expansion material shall be placed the full depth of the concrete thickness at a maximum distance of every 200 lineal feet.
- C. Curb and Gutter: place the expansion material 3 feet on either side of any catch basin or manhole structure unless otherwise specified in SECTION 01 11 00. The expansion material shall be placed the full depth of the curb and gutter cross section at a maximum distance of every 200 lineal feet.

3.05 CURING

- A. Cure concrete using a liquid membrane-forming compound complying with ASTM C309, Type 2. The white-pigmented compound shall be applied at a rate of coverage not more than 150 square feet per gallon, providing a uniform white appearance.
- B. Prohibit traffic, both pedestrian and vehicular, from freshly placed concrete for a period of not less than 72 hours. Vehicular traffic shall be excluded for such additional time as the Engineer may direct.

3.06 TRUNCATED DOMES

- A. Install truncated domes in accordance with manufacturer's instructions.

3.07 DISPOSAL OF EXCESS AND WASTE MATERIALS

- A. Contractor shall remove and dispose of excess materials at its own expense.
- B. Liquid and solid wastes shall be contained in a leak-proof containment facility or impermeable liner in accordance with state and federal regulations.

3.08 FIELD QUALITY CONTROL

- A. Sampling and testing for quality control during placement of concrete shall be arranged and paid for by the Owner and shall include the following, as directed by the Engineer.
 - 1. Slump: ASTM C143; one test for each set of compressive strength test specimens.
 - 2. Entrained Air: ASTM C231; one test for each set of compressive strength specimens.
 - 3. Casting and Curing Concrete Test Specimens: ASTM C31; cast one set of four 6" x 12" standard test cylinders for each 100 cubic yards or fraction thereof, of concrete placed in any one day or for each 5,000 square feet of surface area placed.

4. Compression Strength Test Specimens: ASTM C39; per set of four standard cylinders, test one specimen at 7 days, two specimens at 28 days, and one specimen held in reserve for later testing, if required.
 5. When total quantity of a given class of concrete is less than 50 cubic yards, the Engineer may waive strength test if, in his judgment, adequate evidence of satisfactory strength is provided.
- B.** Test results will be reported in writing to the Engineer and Contractor on the same day that tests are made. Reports of compressive strength tests shall contain the project identification and class, location of concrete batch in structure, design compressive strength at 28 days, concrete mix proportion and materials; compressive breaking strength, and type of break for both 7-day and 28-day tests.
- C.** Additional Tests: The testing service will make additional tests of in-place concrete when compressive strength test results indicate specified concrete strengths have not been attained. The hardened concrete will be cored as specified with ASTM C42, or by other methods as directed. Contractor shall pay for such tests conducted, and any other additional testing as may be required when unacceptable concrete is verified.
- D.** Irregularities, abrupt or gradual, in the finished concrete surface in excess of 1/8" as measured with a 5-foot straightedge, in accordance with ACI 347, shall be corrected. The corrective action and resulting product shall be approved by the Owner and Engineer prior to execution.

END OF SECTION

SECTION 32 58 00

LANDSCAPING

PART 1 GENERAL

1.01 SUMMARY

- A. Section Includes:**
 - 1. Topsoil
 - 2. Fertilizer
 - 3. Seed
 - 4. Water
 - 5. Mulch
 - 6. Weed barrier
 - 7. Landscape Edging
 - 8. Trees – deciduous and coniferous
 - 9. Shrubs and plants

1.02 SUBMITTALS

- A.** Furnish the Engineer with a certificate of compliance stating the species, sizes, and quantities furnished meet the requirements of the specification.

1.03 REFERENCES

- A.** Standard Specifications for Highway and Structure Construction, 2019 Edition and latest supplements (WIDOT)
 - 1. Section 625, Topsoil and Salvaged Topsoil
 - 2. Section 627, Mulching
 - 3. Section 630, Seeding
 - 4. Section 631, Sodding
 - 5. Section 632, Furnishing and Planting Plant Materials
- B.** ANZI Z60, Standard for Nursery Stock.

1.04 WARRANTY

- A.** All material shall be guaranteed by the Contractor to be in good, health, and vigorous conditions of active growth typical of species for a period of one full year following the date of the final inspection.
- B.** Material that at any time during the guarantee period dies or is in obviously declining condition shall be removed immediately and replaced as soon as favorable conditions exist.

- C. At the end of the guarantee period, replace material that, in the opinion of the Engineer or Owner, is in an unhealthy or unsightly condition. Remove rejected materials from the site and replace as originally specified.

PART 2 PRODUCTS

2.01 TOPSOIL

- A. The topsoil, whether it is new or salvaged, should be screened and pulverized. The topsoil should be dry and ready to be fine graded.
- B. Topsoil consists of loam, sandy loam, silt loam, silty clay loam or clay loam humus-bearing soils adapted to sustain plant life, and ensure the topsoil is in a pH range of 6.0 to 7.0

2.02 FERTILIZER

- A. Fertilizers shall be applied at a rate determined by the seed supplier. The type of fertilizer shall be determined based on the type and properties of the topsoil and seed.

2.03 SEED

- A. State-certified seed of the latest season's crop. Deliver in original sealed packages bearing the producer's guaranteed analysis for percentages of mixtures, purity, germination, weed and seed content, and inert material. Label the packages in conformance with the U.S. Department of Agriculture rules and regulations under the Federal Seed Act and applicable state seed laws.
- B. The origin shall be clearly identified on the seed label for all seed types, including native forbs.
- C. Grass seed mix shall be provided by Twin City Seed Company "Tuff Turf" seed mix, or approved equal. Seed mix shall be drought tolerant and mowable turf.
 - 1. **TURF SEED:** Twin City Seed Company 'Tuff Turf' Seed Mix, drilled into the topsoil layer at 400.00 lbs per acre. Submit seed mix for approval. Grading and erosion control per civil plans and specifications.
 - Seed Mix Composition:
 - 30% 2nd Millennium Tall Fescue
 - 30% Raindance Tall Fescue
 - 20% Boreal Creeping Red Fescue
 - 15% Carly Perennial Ryegrass
- D. Stormwater basin seed mix: A State of Wisconsin DNR approved native seed mix capable of handling both wet and drought conditions, to be approved by the engineer.

2.04 WATER

- A. Potable (or as otherwise approved) and suitable for plant growth.

2.05 MULCH

- A.** Free from deleterious materials and suitable as a top dressing of trees and shrubs, consisting of the following processed elements:
 - 1. Wood Mulch: Western Red Cedar wood mulch, free of leaves and foreign matter. Source locally if possible. Submit sample for approval. Dyed (colored) mulch is not acceptable or permitted. NOTE: Install Preen granular herbicide over wood mulch after installation to control broadleaf weed germination. Volume per manufacturer's recommendations.
 - 2. Rock Mulch: Three quarter (3/4) inch washed limestone rock, placed at 3" minimum thickness and matching existing planning beds.

2.06 WEED BARRIER

- A.** Weed Mat Fabric: Polypropylene or polyester fabric, 3 oz or 5oz./sq. yd. minimum, free draining. DeWitt Pro or equal. Use 3oz in plant beds and 5oz under rock mulch. All weed mats shall be water permeable.
- B.** Polyethylene (plastic) Weed Barrier: Not acceptable or permitted.

2.07 LANDSCAPE EDGING

- A.** Metal Edging: Provide 1/8" thick X 4" tall X 8' (min.) long sections of galvanized perforated steel landscape edging with a rounded bull-nose top edge. Ensure sections are straight and true. Inter-lock sections and secure with metal stakes provided by the manufacturer. Use Coyote Products or an approved Equal.

2.08 TREES – DECIDUOUS AND CONIFEROUS

- A.** Straight trunks with leader intact, undamaged, and uncut. Old abrasions and cuts shall be completely callused over. Measure when branches are in their normal position. Height and spread dimensions specified refer to the main body of the tree and not from branch or root tip to tip.
- B.** The determining measurement for trees shall be the caliber, which shall be taken 6 inches above the ground for trees up to 4-inch caliber, and 12 inches above the ground for larger sizes. Trees to be of size and type as indicated in the plans.
- C.** Tree wrapping material shall be standard burlap, heavy crepe paper, or other suitable material in strips 4 to 10 inches wide and shall be specifically designed and manufactured for horticultural use and have insect resistant qualities.

2.09 SHRUBS AND PLANTS

- A.** Plants furnished shall be Minnesota, North Dakota or South Dakota, Wisconsin, Iowa, or Michigan nursery grown stock, and shall have been growing in a nursery for at least two

years. The term plant shall mean any or all trees, bushes, shrubs, vines, annuals or perennials.

- B. Plants to be of size and type as indicated on plans.

PART 3 EXECUTION

3.01 SOIL PREPARATION

- A. Immediately prior to placing the topsoil, scarify the existing soils to a minimum depth of 3 inches for all areas on slopes shallower than 2 horizontal to 1 vertical.
- B. Perform soil preparation immediately prior to seeding to prevent undesirable weed growth or soil erosion.
- C. Place the topsoil and spread uniformly over lawn areas to a minimum depth of 3 inches. Firm and smooth the topsoil after working the soil.
- D. Apply a starter fertilizer at the Manufacturer's or Supplier's recommended rates and work into the topsoil. The lag time between seeding and fertilizing shall not exceed 48 hours.
- E. Rake the surface until it is smooth and of uniform fine texture immediately prior to seeding.

3.02 SEEDING

- A. The seed mixture shall be placed with a seed drill that will accurately meter the types of seed to be planted and keep all seeds uniformly mixed during drilling or by scattering the seeds uniformly over the areas to be seeded. Lightly rake or drag to cover the seed with approximately ¼ inch of soil. After seeding, lightly roll or compact the areas using suitable equipment, preferably the cultipacker type when the seed bed is too loose, or if the seedbed contains clods that might reduce seed germination. The contractor shall not roll slopes steeper than 1:3.
- B. The application rate for seed mix 40 shall be 2 lbs/1000 sq ft. The drill shall be equipped with disk furrow openers and packer assembly to compact the soil directly over the drill row. Seeding shall be done at a right angle to the surface drainage. The seeding shall be done with two passes over the entire area, with the second pass in a direction at a right angle to the first pass.
- C. The straw or hay mulch with tackifier shall be spread by mechanical means to provide a uniform distribution over the designated area in one operation. Place straw or hay uniformly over the area 1 inch deep, using 3 tons of mulch per acre. The amount of tackifier used shall coat the straw or hay sufficiently to hold it together and keep it in place.
- D. The seed placed under the Contract shall be watered and maintained by the Owner.

3.03 PLANTING TREES AND SHRUBS

- A. Excavate pits, beds, and trenches with vertical sides and with the bottom of the excavation slightly raised at the center to provide proper drainage. Loosen hard subsoils in the bottom of the excavation.
- B. For balled and burlapped trees and shrubs, make excavations at least half again as wide as the ball diameter and equal to the ball depth. Allow for setting the ball on a 3 inch layer of good quality topsoil.
- C. For container grown stock, excavate as specified for balled and burlapped stock, adjusted to the size of the container width and depth. Cut into the sides of the root ball, approximately 1/3 through the ball to loosen the root mass prior to planting.
- D. Retain a portion of the existing subsoils and thoroughly mix approximately 25% with 75% new topsoil. Place the soil mixture under and around the new plantings.
- E. Set the balled and burlapped stock on a layer of good quality topsoil and subsoil mixture, plumb and in the center of the pit or trench with the top of the ball 3" higher than the adjacent finished landscape elevations. Remove the burlap from the top and 1/3 the depth of the sides of balls. Retain the burlap on the remaining 2/3 of the sides and bottom. When the planting is set, place additional backfill around the base and sides of ball, and work each layer to settle the backfill and eliminate voids and air pockets.
- F. Fill approximately 1/2 of the excavations with the topsoil and subsoil mixture, then water thoroughly and allow it to percolate out before placing additional backfill. Once the backfill operations are complete, thoroughly water the plants again.
- G. Set container grown stock as specified for balled and burlapped stock. Remove and dispose of all containers.
- H. Place mulch pits around all trees and plantings and within all landscaped planting beds as required. Provide not less than a 6-inch depth of mulch and finish level with the adjacent finished elevations.
- I. Stake trees and plantings in place, as required, immediately after planting.

3.04 PROTECTION AND CLEANING

- A. Keep the pavements clean and the work area in an orderly condition during landscaping work.
- B. Protect the landscape work and materials from damage due to landscape operations or by other Contractors and trades, and trespassers. Maintain the protection measures during the installation and maintenance periods.

END OF SECTION

32 58 00-5

SECTION 33 10 00**WATER DISTRIBUTION****PART 1 GENERAL****1.01 SUMMARY****A. Section Includes:**

1. Underground water service piping, watermains and appurtenances.

1.02 CODES

- A. A.** All work shall comply with the most current requirements of the City and the Wisconsin Plumbing Code and all applicable codes and ordinances.

1.03 REFERENCES

- A.** AWWA B300, Hypochlorites.
- B.** AWWA B301, Liquid Chlorine.
- C.** AWWA C100, Thickness Design of Cast-Iron Pipe.
- D.** AWWA C151, Ductile Iron Pipe Centrifugally Cast in Metal Moulds or Sand-Lined Molds.
- E.** AWWA C500, Gate Valves for Ordinary Water Works Services.
- F.** AWWA C502, Fire Hydrants for Ordinary Water Works Services.
- G.** AWWA C600, Standard for Installation of Ductile-Iron Water Mains and Their Appurtenances
- H.** AWWA C800, Threads for Underground Service Line Fittings.
- I.** AWWA C900, Standard for Polyvinyl Chloride (PVC) Pressure Pipe, 4" through 12" for Water.
- J.** ANSI A21.4, American National Standard for Cement-Mortar Lining for Cast Iron and Ductile-Iron Pipe and Fittings for Water.
- K.** ANSI A21.10, American National Standard for Gray-Iron and Ductile-Iron Fittings, 2" through 48", for Water and Other Liquids.
- L.** ANSI A21.11, American National Standard for Rubber-Gasket Joints for Cast-Iron and Ductile-Iron Pressure Pipe and Fittings.
- M.** ASTM B88, Standard Specifications for Seamless Copper Water Tube.
- N.** ASTM D429, Standard Test Methods for Rubber Property Adhesion to Rigid Substrates.

- O.** ASTM D1784, Standard Specification for Rigid Polyvinyl Chloride (PVC) Compounds and Chlorinated Polyvinyl Chloride (CPVC) Compounds (Type 1, Grade 1).
- P.** ASTM D1785, Standard Specification for Polyvinyl Chloride (PVC) Plastic Pipe Schedules 40, 80 and 120.
- Q.** ASTM D2239 Standard Specifications for Polyethylene (PE) Plastic Pipe.
- R.** ASTM D2241, Standard Specifications for Polyvinyl Chloride (PVC) Plastic Pipe (SDR-PR and Class T).
- S.** ASTM D2609, Standard Specifications for Plastic Insert Fittings for Polyethylene Plastic Pipe.
- T.** ASTM D3139, Standard Specifications for Joints for Plastic Pressure Pipes Using Flexible Elastomeric Seals.
- U.** ASTM F477, Standard Specifications for Elastomeric Seals (Gaskets) for Joining Plastic Pipe.
- V.** Ten States Recommended Standards for Water Works, Most Current Edition.

1.04 SUBMITTALS

- A.** The Contractor shall submit for approval, complete shop drawings and details for all couplings, valves, operators, and other special appurtenances. This required submission for approval shall include all the manufacturer's product data, dimensions, sizes, types, maximum loading, and thrust anchorages.
- B.** The manufacturer shall furnish an affidavit stating that the valves and all materials conform to the applicable requirements and all tests specified under the respective standard have been performed and requirements have been met.

1.05 SITE CONDITIONS

- A.** The existing underground utilities, as shown on the plans, are located in accordance with available data, but the locations may vary and cannot be guaranteed. The exact locations shall be determined by the Contractor as the work proceeds. The excavation work shall be done carefully so as to avoid damaging the existing utilities.
- B.** The Contractor shall provide for the protection, temporary removal and replacement, or relocation of said obstructions as required for the performance of the work required in these contract documents. No extra payment will be made for this work.

PART 2 PRODUCTS**2.01 POLYVINYL CHLORIDE PIPE**

- A. ASTM D1784, Type 1, Grade 1 PVC pressure pipe shall be manufactured in accordance with the latest revision of AWWA Standard C900. The pipe shall be Class 150, SDR 18. The outside diameters shall conform to the outside diameters of ductile iron pipe for the various sizes.
- B. ASTM D1785, Schedule 40 PVC pressure pipe shall be manufactured in accordance with the latest codes. The outside diameters shall conform to the outside diameters of ductile iron pipe for the various sizes.

2.02 PVC PRESSURE PIPE JOINTS

- A. The joints shall be rubber gasketed conforming to ASTM D3139.
- B. The lubrication material shall be water soluble, non-objectionable in taste and odor imparted to the water, non-supporting of bacterial growth, with no deteriorating effects on the PVC or rubber gaskets.

2.03 DUCTILE IRON PIPE, SPECIALS, AND FITTINGS

- A. All pipe, specials, and fittings shall be ductile iron conforming to ANSI A21.10. The joints shall conform to the requirements of ANSI A21.11. The fittings shall all have bell connections of standard AWWA dimensions or special dimensions as required, or shall be equipped with adapters of the proper class for the size of the pipe as required by the manufacturer. Specials and fittings shall have a pressure rating of 250 psi. Where mechanical joints are utilized, all bolts must be stainless steel.
- B. The ductile iron pipe shall be Class 53 unless otherwise noted on the plans and shall be provided with a Portland cement lining conforming to the requirements of AWWA C151/ANSI A21.4 for standard thickness of lining. The thickness of any cement mortar pipe lining furnished shall not be less than the minimum thickness specified for the applicable pipe size in the following table:

Size of Pipe	Minimum Lining Thickness
12 inches or smaller	1/16 inch
16 inches	3/32 inch

- C. All exterior surfaces of the pipe and fittings shall have a tar or bituminous seal coating at least one mil thick. Spotty or thin seal coating, or poor coating adhesion, shall be cause for rejection.
- D. All joint fittings and valves shall be fastened with Cor-Blue T-bolts, as manufactured by NSS Industries, Plymouth, Michigan, or approved equal.

- E. Conductive gaskets with approved copper inserts equal to American Fastite or copper straps shall be welded to the pipe and connected with a silicone bronze bolt. Conductors shall be rated at 600 amps sustained current.

2.04 HIGH DENSITY POLYETHYLENE PIPE

- A. ASTM D1248, Type III, Class C, Category 5, Grade P34 High Density Polyethylene pipe shall be manufactured in accordance with the latest revision of AWWA C-906. The pipe shall conform to ASTM D3350 with cell classification 345434C as manufactured by Drisc-pipe 4000/4100 Series, or equal. The pipe shall have a working pressure of 160 psi and a DR of 11. Materials shall be resistant to aggressive soils and corrosive substances.

2.05 HDPE PRESSURE PIPE JOINTS

- A. HDPE pipe joints shall be butt-fused.
- B. Fitting and adaptors shall be butt-fused meeting the same requirements as the pipe. Fittings shall meet requirements of ASTM D2513 and D3261.
- C. Mechanical joints shall be restricted with ductile iron clamps (Ebaa Iron, Inc., or equal).

2.06 SEAMLESS COPPER PIPE

- A. Seamless copper pipe shall be annealed temper, which meets the requirements of ASTM B88, with brass compression or flared joint fittings.

2.07 CONNECTIONS TO DUCTILE-IRON FITTINGS

- A. Connections between ductile-iron and polyvinyl chloride pipe and cast-iron fittings or gate valves shall be made with jointing materials recommended by the pipe manufacturer and approved by the Engineer.

2.08 GATE VALVES

- A. The gate valves shall conform to AWWA C500, designed for a minimum working pressure of 150 psi. All gate valves shall be resilient seated gate valves. The mechanical joints shall conform to AWWA C111/ANSI A21.11-85. The gate valves furnished shall comply with the following supplementary requirements.
 - 1. Resilient wedge gate valves shall conform to ANSI/AWWA C509. The valves shall be R/W resilient wedge gate valves as manufactured by Clow Corporation, or approved equal.
 - 2. The gate valves shall have joints as specified for the piping in which they are installed. Stems for non-rising stem assemblies shall be cast bronze with integral collars. The non-rising stem stuffing box shall be the O-ring seal type with two rings located above the thrust collar. The rings shall be replaceable with the valve fully open at the full rated working pressure.
 - 3. The gate valves shall have a clear waterway equal to the full nominal diameter of the valve, and shall be opened by turning counterclockwise. There shall be two low

torque thrust bearings located above and below the stem collar. The stem nut shall be separate from the wedge and shall be of solid bronze.

4. Each valve shall have an open indicating arrow, the manufacturer's name, pressure rating, and year of manufacture cast on the body.
 5. The gate valves shall be two-faced, double disc type, with parallel seats and a 2" operating nut opening counterclockwise.
 6. The wedge shall be cast iron completely encapsulated with polyurethane rubber (except for guide and stem area). The polyurethane rubber shall be permanently bonded to the cast iron wedge to meet ASTM tests for rubber to metal bond (ASTM D-429).
 7. All gears on the gate valves shall be cut tooth steel gears, housed in heavy cast iron extended type grease cases of approved design.
 8. All gate valves shall have mechanical joint ends.
 9. Both the interior and exterior of the body and bonnet shall be coated with fusion bonded epoxy.
- B. All the valves shall be provided with valve boxes. All valve boxes shall be of cast iron, buffalo-type adjustable. The valve boxes shall be provided for 7.5 feet of cover, except where greater depths are indicated on the profiles of the plans. The valve boxes shall not be less than 5" in diameter, shall have a minimum thickness at any point of 3/16", and shall be provided with suitable cast iron bases and covers. The covers shall have the word "water" cast on them.
- C. Wrap the ductile iron pipe and cast iron fittings with polyethylene plastic film having a minimum thickness of 0.008 inches.

2.09 VALVE BOXES

- A. The valve boxes shall be round base, three piece cast iron, Mueller H-10357 or approved equal, suitable for the depth of cover required by the plans or required by the city.
- B. The valve boxes shall be 5-1/4" diameter and shall have a sufficient length to permit not less than 6" adjustment above and below the required elevation when the pipe is laid to the specified depth. The length adjustment shall be screw type.
- C. The covers shall have the word "water" cast on the top.

2.10 TAPPING SLEEVE AND TAPPING VALVE

- A. Tapping Sleeve and Tapping Valve: Complete assembly, including tapping sleeve, tapping valve, and bolts and nuts. Use sleeve and valve compatible with tapping machine.
1. Tapping Sleeve: Cast-iron or ductile-iron 2-piece bolted sleeve with flanged outlet for new branch connection. Sleeve may have mechanical joint ends with rubber gaskets or sealing rings in sleeve body. Use sleeve that mates with size and type pipe material being tapped. Outlet flange shall be size required for branch connection.

2.11 CORPORATION STOPS

- A. The corporation stops shall be Ford F600-34, McDonald 4701, or approved equal. The sizes of the inlet thread and the size of the copper service coupling shall be 3/4" x 1".

2.12 CURB STOPS

- A. Curb stops shall be B22-444, McDonald 6104, or approved equal (Minneapolis pattern).

2.13 CURB BOXES

- A. The curb boxes shall be the extension type with a stationary rod, McDonald Arch base pattern, or approved equal. The lid shall be equal to McDonald 5601L-Lid, 2 hole Erie pattern.

2.14 FLARED END COUPLINGS

- A. The flared end couplings shall be as manufactured by Ford or approved equal. Compression joint couplings will not be accepted.

2.15 FIRE HYDRANTS

- A. The fire hydrants shall be Waterous Model WB-67 pacer type with traffic flange or approved equal, conforming to AWWA C-502.
- B. Traffic Flange Type to be supplied with a 16" break-off section.
- C. AWWA C502.64 Standard Specifications for Fire Hydrants for Ordinary Water Works Service shall govern the design, construction and manufacture of fire hydrants unless as added to or modified herein.
 - 1. Hydrants shall be the City standard.
 - 2. Operating nut and nozzle caps shall be the standard pentagon nut type of the dimension, which currently exists in the City.
 - 3. Main Valve Opening: 5
 - 4. The hydrant barrels shall be two-piece, non-jacket type, with flanged joints above the finished elevation line and with mechanical joint connections at the hub end.
 - 5. Type of Shut-Off: Compression, unless otherwise approved by the Engineer.
 - 6. Bury Length: 7 .5' from the ground surface to the top of the connecting pipe.
 - 7. The hydrants shall have two outlet nozzles for 2-1/2" (I.D.) hose connection and one outlet nozzle for 4" (I.D.) steamer connection. All outlet nozzle threads shall be National Standard threads, equal to those presently in use by the Owner. The Contractor shall obtain the necessary thread information.
 - 8. Operating Nut: One 1-1/2" National Standard Pentagonal operating nut.
 - 9. The hydrant operating mechanisms shall be provided with "O" ring seals preventing entrance of moisture and shall be lubricated through an opening in the operating nut or bonnet.
 - 10. The hydrants shall include stainless steel clips for the two upper bolts on the water pipe side of the elbow.
 - 11. Direction to Open: To the left (counterclockwise).
 - 12. Finish Paint above the Ground Line: standard red.

PART 3 EXECUTION**3.01 PIPE INSTALLATION****A. Handling**

1. Thoroughly clean the interior of the pipe of all foreign materials before lowering it into the trench.
2. Perform pipe cutting in a neat and workmanlike manner without damage to the pipe. The cutting methods used shall conform to the manufacturer's recommendations.

B. Granular Pipe Bedding

1. The bedding material shall be a clean pit-run sand or fine gravel, free from deleterious matter and rocks over 1" in diameter. Place the bedding material uniformly over the trench bottom to a minimum depth of 3". Shape the material to give uniform support to the lower fourth of the pipe for its entire length. Make depressions in the bedding to accommodate the joints. Carry bedding material to 6" above the top of the pipe.

C. Pipe Laying

1. Do not lay the pipe in water or when the trench or weather conditions are not suitable for the work except by permission of the Engineer. When the work is not in progress, securely close open ends of the pipe and fittings so that no water or other foreign matter enters the pipe or fittings.
2. Unless shown otherwise on the plans, the pipe shall have a minimum of 7.5' of cover below all finished elevations and shall not be laid closer horizontally than 10' to a sanitary sewer line. Deflections from a straight line or grade as required by horizontal or vertical curves shall not exceed 5 degrees (a 5-degree deflection is equivalent to an offset of approximately 1" per lineal foot of pipe). If the alignment required deflects in excess of this limit, provide bends and fittings or shorter lengths of pipe until these conditions are met. Brace bends and fittings in the pipe with concrete thrust blocks poured in place against undisturbed earth.

D. Gate Valves and Valve Boxes

1. Install where shown on the plans or as directed by the Engineer.
2. Set the gate valves and valve boxes plumb and center the valve boxes on the valves. Carefully place and compact fill materials around the valve box for a distance of 4' on all sides of the box, or to the undisturbed trench face, whichever is less. Set the top of the valve box at the elevation of the existing ground or as shown on the plans.
3. Post indicator valves shall be maintained in a plumb position with 36" between the finish ground elevation and the top of the valve.

E. Fire Hydrants

1. Set the fire hydrants at such an elevation that the specified minimum pipe cover is provided throughout the length of the branch supply line and that the nozzles are 24" above the proposed ground elevation. Set the hydrants plumb and place on a

concrete pad not less than 4" deep and 15" square. Firmly block the back of the hydrants, opposite the pipe connections, against the vertical face of the trench with a concrete thrust block poured in place against undisturbed earth with minimum dimensions of 12" each way. If, in the opinion of the Engineer, the soil is unstable and will not support the thrust block, use bridle rods to secure the hydrant. The rods shall be a minimum of 3/4" in diameter and shall be covered with an acid resistant coating.

2. Place a minimum of 9 cubic feet of crushed rock or coarse gravel at the base of each hydrant for drainage.
3. Place and compact fill around the hydrant to a minimum distance of 4' on all sides of the hydrant or to the undisturbed sides of the trench, whichever is less.

3.02 SANITARY SEWER, STORM SEWER, AND WATER CROSSINGS

- A. Water pipe crossing sewers shall be laid to provide a separation of at least 12" between the bottom of the water pipe and the top of the sewer. When local conditions prevent a vertical separation as described, the following construction shall be used.
 1. Construct the sewers of materials equal to water service piping standards of construction.
 2. Protect the water pipes passing under sewers by providing a vertical separation of at least 12" between the bottom of the sewer and the top of the water pipe.
 3. Provide adequate structural support for the sewers to prevent excessive deflection of the joints and settling on and breaking the water pipe. The length of water piping shall be centered at the point of crossing the sewer pipe so that the joints will be equidistant from the crossing.

3.03 STERILIZATION

- A. Sterilize each completed portion of the water pipe installation with chlorine before use for domestic purposes.
- B. The materials used may be either liquid chlorine conforming to AWWA B301 or hypochlorites conforming to AWWA B300.
- C. The amount of dosage shall provide a minimum of 50 parts per million of chlorine. The chlorine solution shall remain in the pipe for a maximum of 24 hours before the system is flushed. Open and close the valves in the mains being sterilized a minimum of three times during the contact period.
- D. After the contact period is over, thoroughly flush the pipe with clean water until the residual chlorine content is less than one part per million.
- E. Extreme care shall be taken during the sterilizing operation to ensure that a strong chlorine solution does not enter the existing water supply.

3.04 HYDROSTATIC TESTING OF WATER MAINS

- A. After the pipe has been laid, including fittings, valves and blocking, all newly-laid pipe or any valved section thereof, unless directed otherwise by the Engineer, shall be subject to hydrostatic pressure of 150 pounds per square inch. The duration of each such test shall be at least two hours.
- B. Each section of pipe to be tested shall be filled with water and all air expelled at the highest point. The required taps to expel air or to fill the water main shall be supplied and installed by the Contractor and shall be $\frac{3}{4}$ inch and shall include an approved service saddle when required.

The test apparatus shall be applied at the lowest elevation on the section to be tested. The apparatus shall be connected to the pipe at a service tap or special tap location.

The pressure gauge shall be a standard pressure gauge. The dial shall register from 0 – 200 psi and have a dial size of 4 $\frac{1}{2}$ inches with 1 psi increments.

The hydrostatic test, pressure requirement for an acceptable test shall be a maximum pressure drop of 2 psi during the last hour of the two hour pressure test.

If this test requirement cannot be met, the Contractor shall investigate the cause, make corrections, and retest until the pressure drop requirement can be met.

Only if several consecutive tests indicate a consistent pressure drop and only after the Contractor has made numerous attempts to resolve the problem, acceptable to the Engineer, may the Contractor request in writing and the Engineer consider the use of the leakage test. The leakage test may be performed by the Contractor to determine the magnitude of the leak. However, meeting the leakage allowance shall not automatically be considered acceptance, in lieu of the pressure test, for the section being tested. Final acceptance shall be at the discretion of the Engineer.

When allowed, the leakage test shall be performed in accordance with AWWA C-600, Section 4.1.5, 4.1.6 and the line will be accepted as per Section 4.1.7.

3.05 ELECTRICAL CONDUCTIVITY TESTS

- A. The contractor shall perform a conductivity test within one week upon completion of pressure testing on the pipe to establish that electrical thawing may be carried out in the future. Conductivity testing must be carried out in the Engineer's presence and be approved before acceptance.
- B. The system (pipeline, valves, fittings and hydrants) shall be tested for electrical continuity and current capacity. The electrical test shall be made after the hydrostatic pressure test and while the line is at normal operation pressure. Backfilling shall have been completed. The line may be tested in sections of convenient length as approved by the Engineer.
- C. A direct current of 350 amperes +/- 10% shall be passed through the pipeline for five minutes. The current flow through the pipe shall be measured continuously on an ammeter

and shall remain steady without interruption or excessive fluctuation throughout the five-minute test period.

- D.** Insufficient current or intermittent current or arcing, indicated by large fluctuations of the ammeter needle, shall be evidence of defective contact in the pipeline. The cause shall be isolated and corrected. Thereafter, the section in which the defective test occurred shall be re-tested as a unit and shall meet the requirements.
- E.** After the test, the hydrant shall be shut off and a cap loosened to allow the hydrant to drain. Tighten the cap after drainage is complete.

3.06 CLEANING

- A.** Upon completion of the installation of the water piping and appurtenances, remove excess materials, equipment, temporary structures, and debris resulting from the construction work.

END OF SECTION

SECTION 33 30 00

SANITARY SEWER

PART 1 GENERAL

1.01 SUMMARY

- A.** Section Includes:
 - 1.** Sanitary sewer pipe.
 - 2.** Sewer clean-out.
 - 3.** Televising.

1.02 CODES

- A.** All work shall comply with the most current requirements of the City, the Wisconsin Plumbing Code published by the Wisconsin Department of Commerce, latest edition.

1.03 REFERENCES

- A.** Wisconsin Plumbing Code published by the Wisconsin Department of Commerce, latest edition.
- B.** ASTM A48, Specification for Gray Iron Castings.
- C.** ASTM C443, Standard Specifications for Joints for Concrete Pipe and Manholes.
- D.** ASTM C478, Specification for Pre-cast Reinforced Concrete Manhole Sections.
- E.** ASTM C923; Standard Specification for Resilient Connectors Between Reinforced Concrete Manhole Structures, Pipes and Laterals.
- F.** ASTM D3034, Specification for Type PSM Polyvinyl Chloride (PVC) Sewer Pipe and Fittings.
- G.** ASTM D3212, Specification for Joints for Drains and Sewer Plastic Pipes Using Flexible Elastomeric Seals.
- H.** ASTM F477, Specification for Elastomeric Seals (Gaskets) for Joining Plastic Pipe.
- I.** ASTM F949, Specification for Polyvinyl Chloride (PVC) Corrugated Sewer Pipe with a Smooth Interior and Fittings.

1.04 DELIVERY, STORAGE AND HANDLING

- A.** Inspect the materials delivered to the site for damage and store the materials with a minimum of handling. The materials shall be kept under cover and out of the direct sunlight. Do not store the materials directly on the ground. Keep the inside of the pipes and fittings free from dirt and debris.

1.05 QUALITY ASSURANCE

- A.** Quality assurance personnel shall be at the project site on an intermittent basis during the storm sanitary sewer system placement.

1.06 SUBMITTALS

- A.** The Contractor shall submit for approval complete shop drawings and details for all structures, pipes, castings, fittings, and accessories. Submittal shall include all the manufacturer's product data, certifications, dimensions, sizes, types, and installation requirements.

1.07 SITE CONDITIONS

- A.** The existing underground utilities, as shown on the plans, are located in accordance with available data, but the locations may vary and cannot be guaranteed. The exact locations shall be determined by the Contractor as the work proceeds. The excavation work shall be done carefully so as to avoid damaging the existing utilities.
- B.** The Contractor shall provide for the protection, temporary removal and replacement, or relocation of said obstructions as required for the performance of the work required in these contract documents. No extra payment will be made for this work.

PART 2 PRODUCTS

2.01 SANITARY SEWER PIPE

- A.** All pipe shall be new and unused.
- B.** Polyvinyl chloride (PVC) pipe, ASTM D3034 SDR35.
- C.** Polyvinyl chloride (PVC) pipe, ASTM D1784 Schedule 40.
- D.** Joints: ASTM D3212.
- E.** Gaskets: ASTM F477.

2.02 GASKETS

- A.** Gaskets and pipe ends for rubber gasket joints: ASTM C443.
- B.** Elastomeric seals (gaskets) for joining plastic pipe: ASTM D3212.
- C.** Rubber gaskets for joints between manhole sections: ASTM C443.
- D.** Rubber boot gaskets with stainless steel band for structure to pipe connections: ASTM C923.

2.03 CASTINGS

- A.** Drop inlet and manhole covers, grates, and boxes: Cast iron, ASTM A48, Class 35B.
- B.** Uniform quality, free of blowholes, shrinkage, distortion, and other defects.
- C.** Covers shall have 2 concealed pick holes, rubber gasket type self-sealing cover with "SANITARY SEWER" in 2-inch letters
- D.** The product numbers are as manufactured by Neenah Foundry Company and are shown on the Plans. Standard castings differing in non-essential details may be acceptable if approved by the Engineer.

2.04 PIPE BEDDING MATERIAL

- A.** The pipe bedding shall consist of clean pit-run sand or fine gravel, free from deleterious matter and rocks over 1 inch in diameter.

PART 3 EXECUTION

3.01 PIPE INSTALLATION

- A.** Shape the bottom of the trench to give substantially uniform circumferential support to the lower fourth of each pipe allowing for pipe bedding material. Pipe laying shall proceed up-grade with the groove (bell) ends in the up-grade direction. Adjust the tongues in grooves to produce a uniform space. Lay each pipe true to line and grade to form a close concentric joint with the adjoining pipe. Blocking or wedging between tongues and grooves will not be permitted. As the work progresses, clean the interior of the pipe free of dirt and extraneous materials.
- B.** Keep the trenches free from water until the pipe jointing is completed. Do not lay the pipe when conditions of the trench or the weather are unsuitable for such work. Keep the open ends of the pipe and fittings securely closed at all times when the work is not in progress.
- C.** The bedding material shall be placed uniformly over the trench bottom to a depth of not less than 3 inches. The bedding shall be shaped to provide uniform support to the lower fourth of the pipe for its entire length. Depressions shall be made in the bedding material to accommodate the joints. The pipe bedding material shall be carried to 6 inches above the tip of the pipe. The remaining trench backfill material shall be on-site material similar in composition to the surrounding subsoils.

3.02 JOINT CONSTRUCTION

- A.** Make joints with rubber gaskets. Clean and dry the surfaces to receive lubricants, cements, or adhesives. Affix gaskets to the pipe not more than 24 hours prior to the installation of the pipe. Protect the gaskets from sun, wind, dust or other deleterious agents at all times.

- B. Before the installation of the pipe, inspect gaskets and remove and replace loose or improperly attached gaskets. Align each pipe section with the previously installed pipe section and pull the joint together.
- C. If the gasket becomes loose while pulling the joint, and can be seen through the exterior joints, recessed to within one inch of closure, remove the pipe, and remake the joint.

3.03 MANHOLE CONSTRUCTION

- A. For pre-cast concrete construction provide a smooth finish to the inside joints of pre-cast concrete manholes.
- B. Provide a hole greater in diameter than the pipe at pipe entrances to the pre-cast concrete structures. Install watertight connector in the annular space between the pipe and pre-cast concrete manhole.
- C. Lay sections of the structures in a full mortar bed. Keep the masonry materials and mortar at a temperature above freezing until the mortar has set up sufficiently to prevent damage by freezing.
- D. The mortar shall be composed of 1 part Portland cement and 3 parts of washed and screened sand with sufficient water to make a workable mix.
- E. The top 8 inches of the structures shall be made of concrete rings 2 inches thick. Lay the concrete adjusting rings in a full bed of mortar 1/4 inch to 3/4 inch thick.
- F. Set the manhole frames and lids / grates flush with the existing elevations shown on the Plans. Place the frames upon a full bed of mortar and shim to the correct elevation with suitable concrete wedges and mortar. Install exterior chimney seal.

3.04 FIELD QUALITY CONTROL

- A. Check each straight run of pipe for gross deficiencies by holding a light in the manholes. The light shall show a practically full circle through the pipe when viewed from the adjoining end of the line.
- B. Leakage testing shall be performed on sewer lines and service connections by the Contractor at his own expense. Testing may be either Hydrostatic or Air Test Method in accordance with the City Engineers Association of Minnesota standard specifications and the Minnesota Plumbing Code.
- C. Deflection testing shall be performed 30 days after backfilling by pulling a rigid ball or nine-point mandrel through the pipe without the aid of a mechanical pulling device. The ball or mandrel diameter shall be at least 95% of the pipe diameter. The line will be considered acceptable if the mandrel can pass without binding. The testing shall be performed by the Contractor at his own expense.

3.05 TELEVISION

- A.** Immediately prior to televising the contractor shall jet and vacuum the lines followed by flushing sufficient clear water to assist in identifying sags and misalignments.
- B.** Televising shall be performed by experienced personnel. The pipeline shall be carefully inspected to determine the location of breaks, obstacles, service connections, sags, or other conditions which may impair the flow or indicate improper installation.
- C.** A digital video and log shall be prepared and submitted to the Engineer.

END OF SECTION

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SECTION 33 40 00

STORM DRAINAGE SYSTEM

PART 1 GENERAL

1.01 SUMMARY

- A.** Section Includes:
 - 1.** Storm sewer pipe.
 - 2.** Precast concrete manhole sections.
 - 3.** Castings.
 - 4.** Adjusting rings.
 - 5.** Chimney Seals.

1.02 REFERENCES

- A.** Wisconsin Plumbing Code published by the Wisconsin Department of Commerce, latest edition.
- B.** ASTM A48; Specification for Gray Iron Castings.
- C.** ASTM A929; Standard Specification for Steel Sheet, Metallic Coated by the Hot-Dipped Process for Corrugated Steel Pipe
- D.** ASTM A536; Standard Specification for Ductile Iron Castings
- E.** ASTM C76; Specification for Reinforced Concrete Culvert, Storm Drain and Sewer Pipe.
- F.** ASTM C443; Specification for Joints for Circular Concrete Sewer and Culvert Pipe Using Rubber Gaskets.
- G.** ASTM C478; Specification for Pre-cast Reinforced Concrete Manhole Sections.
- H.** ASTM C923; Standard Specification for Resilient Connectors Between Reinforced Concrete Manhole Structures, Pipes and Laterals.
- I.** ASTM D3034; Specification for Type PSM Polyvinyl Chloride (PVC) Sewer Pipe and Fittings.
- J.** ASTM D3212; Specification for Joints for Drain and Sewer Plastic Pipes Using Flexible Elastomeric Seals.
- K.** ASTM F1336; Standard Specification for Poly (Vinyl Chloride) (PVC) Gasketed Sewer Fittings
- L.** AASHTO M294; Specification for Corrugated Polyethylene Pipe (12" to 48").
- M.** AASHTO M36; Corrugated Steel Pipe, Metallic Coated, for Sewers and Drains

- N. AASHTO MP7; Specification for Corrugated Polyethylene Pipe (54" to 60").

1.03 QUALITY ASSURANCE

- A. Quality assurance personnel shall be at the project site on an intermittent basis during the storm drainage system placement.

1.04 DELIVERY, STORAGE AND HANDLING

- A. Inspect the materials delivered to the site for damage and store the materials with a minimum of handling. The materials shall be kept under cover and out of the direct sunlight. Do not store the materials directly on the ground. Keep the inside of the pipes and fittings free from dirt and debris.

1.05 SUBMITTALS

- A. The Contractor shall submit for approval complete shop drawings and details for all structures, pipes, castings, fittings, and accessories. Submittal shall include all the manufacturer's product data, certifications, dimensions, sizes, types, and installation requirements.

1.06 SITE CONDITIONS

- A. The existing underground utilities, as shown on the plans, are located in accordance with available data, but the locations may vary and cannot be guaranteed. The exact locations shall be determined by the Contractor as the work proceeds. The excavation work shall be done carefully so as to avoid damaging the existing utilities.
- B. The Contractor shall provide for the protection, temporary removal and replacement, or relocation of said obstructions as required for the performance of the work required in these contract documents. No extra payment will be made for this work.

PART 2 PRODUCTS

2.01 STORM SEWER PIPE

- A. All pipe shall be new and unused.
- B. Reinforced concrete pipe: ASTM C76, Class V.
- C. Polyvinyl chloride (PVC) pipe: ASTM D1785 Schedule 40.
- D. High density polyethylene (HDPE) pipe: ASTM F2306.

2.02 PRECAST CONCRETE MANHOLE SECTIONS

- A. Precast concrete manhole risers, base sections, and tops: ASTM C478.

- B. Boot connections, watertight: ASTM C923 and ASTM C443.
- C. Reinforced polyethylene plastic Steps with No.2 deformed grade steel rod.

2.04 GASKETS

- A. Gaskets and pipe ends for rubber gasket joints: ASTM C443.
- B. Elastomeric seals (gaskets) for joining plastic pipe: ASTM D3212.
- C. Rubber gaskets for joints between manhole sections: ASTM C443.
- D. Gaskets for PVC sewer fittings: ASTM F1336.
- E. Rubber gaskets for structure to pipe connections: ASTM C923.

2.05 CASTINGS – PRECAST CONCRETE SECTIONS

- A. Precast concrete manhole covers, grates, and boxes: Cast iron, ASTM A48, Class 35B.
- B. Uniform quality, free of blowholes, shrinkage, distortion, and other defects.
- C. The product numbers are as manufactured by Neenah Foundry Company and are shown on the Plans. Standard castings differing in non-essential details may be acceptable if approved by the Engineer.

2.06 ADJUSTING RINGS

- A. Cast iron adjusting rings manufactured by Neenah Foundry R-1979, or equal.
- B. High Density Polyethylene (HDPE) adjusting rings conforming to ASTM D1248.

2.07 CHIMNEY SEAL

- A. Infi-shield Uni-band external sealing system or approved equal.

2.08 PIPE BEDDING MATERIAL

- A. The pipe bedding shall consist of clean pit-run sand or fine gravel, free from deleterious matter and rocks over 1 inch in diameter.

PART 3 EXECUTION

3.01 PIPE INSTALLATION

- A. Shape the bottom of the trench to give substantially uniform circumferential support to the lower fourth of each pipe allowing for pipe bedding material. Pipe laying shall proceed up-grade with the groove (bell) ends in the up-grade direction. Adjust the tongues in grooves to

produce a uniform space. Lay each pipe true to line and grade to form a close concentric joint with the adjoining pipe. Blocking or wedging between tongues and grooves will not be permitted. As the work progresses, clean the interior of the pipe free of dirt and extraneous materials.

- B. Keep the trenches free from water until the pipe jointing is completed. Do not lay the pipe when conditions of the trench or the weather are unsuitable for such work. Keep the open ends of the pipe and fittings securely closed at all times when the work is not in progress.
- C. The last three sections of pipe not entering a catch basin manhole are to be fastened together with an anchor bolt system.
- D. The bedding material shall be placed uniformly over the trench bottom to a depth of not less than 3 inches. The bedding shall be shaped to provide uniform support to the lower fourth of the pipe for its entire length. Depressions shall be made in the bedding material to accommodate the joints. The pipe bedding material shall be carried to 6 inches above the top of the pipe. The remaining trench backfill material shall be on-site material similar in composition to the surrounding subsoils.

3.02 JOINT CONSTRUCTION

- A. Make joints with rubber gaskets. Clean and dry the surfaces to receive lubricants, cements, or adhesives. Affix gaskets to the pipe not more than 24 hours prior to the installation of the pipe. Protect the gaskets from sun, wind, dust or other deleterious agents at all times.
- B. Before the installation of the pipe, inspect gaskets and remove and replace loose or improperly attached gaskets. Align each pipe section with the previously installed pipe section and pull the joint together.
- C. If the gasket becomes loose while pulling the joint, and can be seen through the exterior joints, recessed to within one inch of closure, remove the pipe, and remake the joint.

3.03 MANHOLE CONSTRUCTION – PRECAST CONCRETE

- A. For pre-cast concrete construction provide a smooth finish to the inside joints of pre-cast concrete manholes and catch basins.
- B. Provide a hole greater in diameter than the pipe at pipe entrances to the pre-cast concrete structures. Install watertight connector in the annular space between the pipe and pre-cast concrete manhole.
- C. Lay sections of the structures in a full mortar bed. Keep the masonry materials and mortar at a temperature above freezing until the mortar has set up sufficiently to prevent damage by freezing.
- D. The mortar shall be composed of 1 part Portland cement and 3 parts of washed and screened sand with sufficient water to make a workable mix.

- E. The top 8 inches of the structures shall be made of concrete rings 2 inches thick. Lay the concrete adjusting rings in a full bed of mortar 1/4 inch to 3/4 inch thick.
- F. Set the manhole or catch basin frames and lids / grates flush with the existing elevations shown on the Plans. Place the frames upon a full bed of mortar and shim to the correct elevation with suitable concrete wedges and mortar. Install external chimney seal.

3.04 FIELD QUALITY CONTROL

- A. Type of pipe and size will be verified during installation.
- B. Installation methods and techniques will be reviewed, to ensure pipe is not damaged during placement.
- C. Check each straight run of pipe for gross deficiencies by holding a light in the manhole or catch basin. The light shall show a practically full circle through the pipe when viewed from the adjoining end of the line.
- D. Leakage testing shall be performed on new lines within 10 feet of buildings and water lines by the Contractor at his own expense. Testing may be by Air Test Method in accordance with the Wisconsin Plumbing Code, City requirements, or the Hydrostatic Test Method in accordance with the City Engineers Association of Minnesota standard specifications.

END OF SECTION

SECTION 33 42 00

DRAIN TILE

PART 1 GENERAL

1.01 SUMMARY

- A.** Section Includes:
 - 1.** Drain tile systems.

1.02 REFERENCES

- A.** ASTM D3212, Specification for Joints for Drain and Sewer Plastic Pipes Using Flexible Elastomeric Seals.
- B.** ASTM F405, Specification for Corrugated Polyethylene (PE) Tubing and Fittings.
- C.** ASTM F449, Practice for Subsurface Installation of Corrugated Thermoplastic Tubing for Agricultural Drainage of Water Table Control.
- D.** ASTM F477, Specification for Elastomeric Seals (Gaskets) for Joining Plastic Pipe.
- E.** ASTM F667, Specification for Large Diameter Corrugated Polyethylene Tubing and Fittings.
- F.** ASTM F794, Specification for Poly (Vinyl Chloride) (PVC) Large Diameter Ribbed Gravity Sewer Pipe and Fittings Based on Controlled Inside Diameter.

1.03 DELIVERY, STORAGE AND HANDLING

- A.** Inspect the materials delivered to the site for damage. Store the materials with a minimum of handling. Store the materials under cover and out of direct sunlight. Do not store the materials directly on the ground. Keep the inside of the pipes and fittings free from dirt and debris.

1.04 QUALITY ASSURANCE

- A.** Quality assurance personnel shall be at the project site on an intermittent basis during the drain tile system placement.

PART 2 PRODUCTS

2.01 CORRUGATED POLYETHYLENE (PE) PIPE

- A.** Pipe and fittings: ASTM F405, filter fabric wrap as specified on the plans.
- B.** Joints and jointing materials: ASTM D3212.

- C. Gaskets, ASTM F477.

PART 3 EXECUTION

3.01 PIPE BENEATH PERVIOUS SURFACE INSTALLATION

- A. Before the installation of the pipe, inspect gaskets, and remove and replace loose or improperly attached gaskets. As the work progresses, clear the interior of the pipe free from dirt and extraneous materials.
- B. Place soil separation fabric in the excavation prior to the placement of the pipe.
- C. Pipe laying shall proceed up-grade. Lay each pipe true to line and elevation to form a close concentric joint with the adjoining pipe. Align each pipe section with the previously installed pipe section and pull the joint together.
- D. If the gasket becomes loose while pulling the joint, and can be seen through the exterior joints, recessed to within one inch of closure, remove the pipe, and remake the joint.
- E. Backfill the trench with the required drainage rock or sand filter materials to the finished elevations. Compact the rock/sand until there is no further evidence of consolidation. Compaction should be performed with equipment that will not crush the drain tile pipe.

3.02 MANHOLE AND CATCH BASIN CONNECTION

- A. Provide resilient rubber watertight boot connectors at pipe entrances to pre-cast concrete structures.
- B. Install backwater flow valve to prevent water flowing into the drain tile pipe from the storm sewer structure where as indicated on the plans.

3.03 FIELD QUALITY CONTROL

- A. Type of pipe and size will be verified during installation.
- B. Installation methods and techniques will be reviewed, to ensure pipe is not damaged during placement.

END OF SECTION

ASHLAND APARTMENTS
STORMWATER CALCULATIONS
BY
LARSON ENGINEERING
JUNE 26, 2025

CONTENTS:

1. Stormwater Runoff Summary
2. Existing Drainage Map
3. HydroCAD Report for Existing Conditions
(1-yr, 2-yr, 10-yr, and 100-yr events)
4. Proposed Drainage Map
5. HydroCAD Report for Proposed Conditions
(1-yr, 2-yr, 10-yr, and 100-yr events)
6. WinSLAMM Inputs and Results

Ashland Apartments

SUMMARY OF STORMWATER RUNOFF

Introduction:

The project will consist of the construction of a new school addition, parking lots, drives, sidewalks, stormwater basins, and related utilities. There are no wetland impacts associated with the project.

Curve Numbers used in the stormwater models:

- 61, >75% Grass cover, Good, HSG B
- 98, Impervious
- 98, Roof

Erosion Control:

Silt fence/sediment logs shall line the down gradient slopes of the project and rock construction entrances will be used to help control sediment removal from the site. Inlet protection devices will also be implemented to help filter sediment. Erosion control blankets will be utilized to stabilize side slopes.

Stormwater Peak Runoff Rate:

Per Wisconsin DNR requirements, proposed runoff rates shall not exceed existing runoff rates for the 1- and 2-year 24-hour critical storm events. For the design of the pond and storm pipes, the 10- and 100-yr 24-hour critical storm events were also analyzed. The existing and proposed peak runoff rates are listed in the table below.

Peak Runoff Rates (in cubic feet per second):

	Existing	Proposed
1-year event		
Offsite West [1R]	5.17	1.99
Offsite East [2R]	0.99	0.87
2-year event		
Offsite West [1R]	6.50	2.38
Offsite East [2R]	1.27	1.08
10-year event		
Offsite West [1R]	11.72	4.02
Offsite East [2R]	2.41	2.07
100-year event		
Offsite West [1R]	23.86	10.93
Offsite East [2R]	5.13	4.78

Stormwater Management

A wet detention pond is proposed to treat the new and reconstructed impervious surfaces. The basins will be utilized to reduce runoff rates and remove TSS. It is located on the south side of the site. Grassed swales are proposed on the north and east sides of the building to treat additional runoff.

Water Quality

Per Wisconsin DNR and City of New Richmond requirements, TSS load shall be reduced by 80% for the site as a whole, based on average annual rainfall, as compared to no runoff management controls. This is not a comparison of pre- and post-development. WinSLAMM

was used to calculate TSS removal. Only the disturbed area was included in the model. Per DNR requirements, roof area is not included in the water quality calculation.

Annual TSS Removal = 80.07%

BMP Contributing Areas and Design Parameters

Wet Detention Pond:

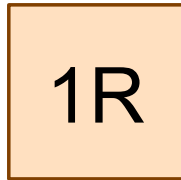
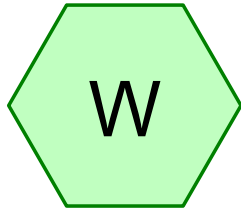
Contributing Areas

New Building	=	21,224 SF
New Pavement	=	64,665 SF
Gravel	=	442 SF
Grass Area	=	37,598 SF
Total	=	123,929 SF

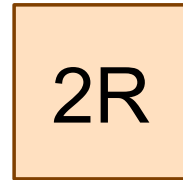
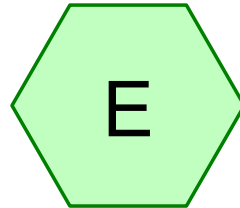
Basin Design Parameters:

Bottom Elevation	=	651.00'
Normal Water Level	=	657.00'
Pond Outlet Elevation	=	657.00'
100-year HWL	=	659.98'
Permanent Pool Depth	=	6.0'

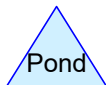
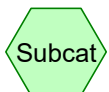




Offsite West



Offsite East



Routing Diagram for Ashland Apartments - Existing
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Ashland Apartments - Existing

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Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	MSE 24-hr	4	Default	24.00	1	2.38	2
2	2-Year	MSE 24-hr	4	Default	24.00	1	2.75	2
3	10-Year	MSE 24-hr	4	Default	24.00	1	4.15	2
4	100-Year	MSE 24-hr	4	Default	24.00	1	7.37	2

Ashland Apartments - Existing

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Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
51,545	61	>75% Grass cover, Good, HSG B (E, W)
145,783	96	Gravel surface, HSG B (E, W)
197,328	87	TOTAL AREA

Ashland Apartments - Existing*MSE 24-hr 4 1-Year Rainfall=2.38"*

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Time span=0.00-96.00 hrs, dt=0.01 hrs, 9601 points

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment E:Runoff Area=32,020 sf 0.00% Impervious Runoff Depth=1.02"
Flow Length=320' Tc=10.9 min CN=84/0 Runoff=0.99 cfs 2,731 cf**Subcatchment W:**Runoff Area=165,308 sf 0.00% Impervious Runoff Depth=1.21"
Flow Length=880' Tc=15.7 min CN=87/0 Runoff=5.17 cfs 16,688 cf**Reach 1R: Offsite West**Inflow=5.17 cfs 16,688 cf
Outflow=5.17 cfs 16,688 cf**Reach 2R: Offsite East**Inflow=0.99 cfs 2,731 cf
Outflow=0.99 cfs 2,731 cf**Total Runoff Area = 197,328 sf Runoff Volume = 19,419 cf Average Runoff Depth = 1.18"**
100.00% Pervious = 197,328 sf 0.00% Impervious = 0 sf

Ashland Apartments - Existing

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MSE 24-hr 4 1-Year Rainfall=2.38"

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Summary for Subcatchment E:

Runoff = 0.99 cfs @ 12.19 hrs, Volume= 2,731 cf, Depth= 1.02"
 Routed to Reach 2R : Offsite East

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 1-Year Rainfall=2.38"

Area (sf)	CN	Description
21,321	96	Gravel surface, HSG B
10,699	61	>75% Grass cover, Good, HSG B
32,020	84	Weighted Average
32,020	84	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	100	0.0250	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 2.83"
1.4	220	0.0160	2.57		Shallow Concentrated Flow, Paved Kv= 20.3 fps
10.9	320	Total			

Ashland Apartments - Existing

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MSE 24-hr 4 1-Year Rainfall=2.38"

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Summary for Subcatchment W:

Runoff = 5.17 cfs @ 12.24 hrs, Volume= 16,688 cf, Depth= 1.21"
 Routed to Reach 1R : Offsite West

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 1-Year Rainfall=2.38"

Area (sf)	CN	Description
124,462	96	Gravel surface, HSG B
40,846	61	>75% Grass cover, Good, HSG B
165,308	87	Weighted Average
165,308	87	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.1	100	0.0280	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 2.83"
1.6	230	0.0140	2.40		Shallow Concentrated Flow, Paved Kv= 20.3 fps
5.0	550	0.0040	1.83	8.23	Channel Flow, grassed ditch Area= 4.5 sf Perim= 8.0' r= 0.56' n= 0.035 Earth, dense weeds
15.7	880	Total			

Ashland Apartments - Existing*MSE 24-hr 4 1-Year Rainfall=2.38"*

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Summary for Reach 1R: Offsite West

Inflow Area = 165,308 sf, 0.00% Impervious, Inflow Depth = 1.21" for 1-Year event
Inflow = 5.17 cfs @ 12.24 hrs, Volume= 16,688 cf
Outflow = 5.17 cfs @ 12.24 hrs, Volume= 16,688 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs

Ashland Apartments - Existing*MSE 24-hr 4 1-Year Rainfall=2.38"*

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Summary for Reach 2R: Offsite East

Inflow Area = 32,020 sf, 0.00% Impervious, Inflow Depth = 1.02" for 1-Year event
Inflow = 0.99 cfs @ 12.19 hrs, Volume= 2,731 cf
Outflow = 0.99 cfs @ 12.19 hrs, Volume= 2,731 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs

Ashland Apartments - Existing*MSE 24-hr 4 2-Year Rainfall=2.75"*

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Time span=0.00-96.00 hrs, dt=0.01 hrs, 9601 points

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment E:Runoff Area=32,020 sf 0.00% Impervious Runoff Depth=1.31"
Flow Length=320' Tc=10.9 min CN=84/0 Runoff=1.27 cfs 3,504 cf**Subcatchment W:**Runoff Area=165,308 sf 0.00% Impervious Runoff Depth=1.52"
Flow Length=880' Tc=15.7 min CN=87/0 Runoff=6.50 cfs 20,978 cf**Reach 1R: Offsite West**Inflow=6.50 cfs 20,978 cf
Outflow=6.50 cfs 20,978 cf**Reach 2R: Offsite East**Inflow=1.27 cfs 3,504 cf
Outflow=1.27 cfs 3,504 cf**Total Runoff Area = 197,328 sf Runoff Volume = 24,482 cf Average Runoff Depth = 1.49"**
100.00% Pervious = 197,328 sf 0.00% Impervious = 0 sf

Ashland Apartments - Existing

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MSE 24-hr 4 2-Year Rainfall=2.75"

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Summary for Subcatchment E:

Runoff = 1.27 cfs @ 12.19 hrs, Volume= 3,504 cf, Depth= 1.31"
 Routed to Reach 2R : Offsite East

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 2-Year Rainfall=2.75"

Area (sf)	CN	Description
21,321	96	Gravel surface, HSG B
10,699	61	>75% Grass cover, Good, HSG B
32,020	84	Weighted Average
32,020	84	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	100	0.0250	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 2.83"
1.4	220	0.0160	2.57		Shallow Concentrated Flow, Paved Kv= 20.3 fps
10.9	320	Total			

Ashland Apartments - Existing

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MSE 24-hr 4 2-Year Rainfall=2.75"

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Summary for Subcatchment W:

Runoff = 6.50 cfs @ 12.24 hrs, Volume= 20,978 cf, Depth= 1.52"
 Routed to Reach 1R : Offsite West

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 2-Year Rainfall=2.75"

Area (sf)	CN	Description
124,462	96	Gravel surface, HSG B
40,846	61	>75% Grass cover, Good, HSG B
165,308	87	Weighted Average
165,308	87	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.1	100	0.0280	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 2.83"
1.6	230	0.0140	2.40		Shallow Concentrated Flow, Paved Kv= 20.3 fps
5.0	550	0.0040	1.83	8.23	Channel Flow, grassed ditch Area= 4.5 sf Perim= 8.0' r= 0.56' n= 0.035 Earth, dense weeds
15.7	880	Total			

Ashland Apartments - Existing*MSE 24-hr 4 2-Year Rainfall=2.75"*

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Summary for Reach 1R: Offsite West

Inflow Area = 165,308 sf, 0.00% Impervious, Inflow Depth = 1.52" for 2-Year event
Inflow = 6.50 cfs @ 12.24 hrs, Volume= 20,978 cf
Outflow = 6.50 cfs @ 12.24 hrs, Volume= 20,978 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs

Ashland Apartments - Existing*MSE 24-hr 4 2-Year Rainfall=2.75"*

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Summary for Reach 2R: Offsite East

Inflow Area = 32,020 sf, 0.00% Impervious, Inflow Depth = 1.31" for 2-Year event
Inflow = 1.27 cfs @ 12.19 hrs, Volume= 3,504 cf
Outflow = 1.27 cfs @ 12.19 hrs, Volume= 3,504 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs

Ashland Apartments - Existing*MSE 24-hr 4 10-Year Rainfall=4.15"*

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Time span=0.00-96.00 hrs, dt=0.01 hrs, 9601 points

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment E:Runoff Area=32,020 sf 0.00% Impervious Runoff Depth=2.50"
Flow Length=320' Tc=10.9 min CN=84/0 Runoff=2.41 cfs 6,681 cf**Subcatchment W:**Runoff Area=165,308 sf 0.00% Impervious Runoff Depth=2.77"
Flow Length=880' Tc=15.7 min CN=87/0 Runoff=11.72 cfs 38,222 cf**Reach 1R: Offsite West**Inflow=11.72 cfs 38,222 cf
Outflow=11.72 cfs 38,222 cf**Reach 2R: Offsite East**Inflow=2.41 cfs 6,681 cf
Outflow=2.41 cfs 6,681 cf**Total Runoff Area = 197,328 sf Runoff Volume = 44,903 cf Average Runoff Depth = 2.73"**
100.00% Pervious = 197,328 sf 0.00% Impervious = 0 sf

Ashland Apartments - Existing

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MSE 24-hr 4 10-Year Rainfall=4.15"

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Summary for Subcatchment E:

Runoff = 2.41 cfs @ 12.19 hrs, Volume= 6,681 cf, Depth= 2.50"
 Routed to Reach 2R : Offsite East

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 10-Year Rainfall=4.15"

Area (sf)	CN	Description
21,321	96	Gravel surface, HSG B
10,699	61	>75% Grass cover, Good, HSG B
32,020	84	Weighted Average
32,020	84	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	100	0.0250	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 2.83"
1.4	220	0.0160	2.57		Shallow Concentrated Flow, Paved Kv= 20.3 fps
10.9	320	Total			

Ashland Apartments - Existing

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MSE 24-hr 4 10-Year Rainfall=4.15"

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Summary for Subcatchment W:

Runoff = 11.72 cfs @ 12.23 hrs, Volume= 38,222 cf, Depth= 2.77"
 Routed to Reach 1R : Offsite West

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 10-Year Rainfall=4.15"

Area (sf)	CN	Description
124,462	96	Gravel surface, HSG B
40,846	61	>75% Grass cover, Good, HSG B
165,308	87	Weighted Average
165,308	87	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.1	100	0.0280	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 2.83"
1.6	230	0.0140	2.40		Shallow Concentrated Flow, Paved Kv= 20.3 fps
5.0	550	0.0040	1.83	8.23	Channel Flow, grassed ditch Area= 4.5 sf Perim= 8.0' r= 0.56' n= 0.035 Earth, dense weeds
15.7	880	Total			

Ashland Apartments - Existing*MSE 24-hr 4 10-Year Rainfall=4.15"*

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Summary for Reach 1R: Offsite West

Inflow Area = 165,308 sf, 0.00% Impervious, Inflow Depth = 2.77" for 10-Year event
Inflow = 11.72 cfs @ 12.23 hrs, Volume= 38,222 cf
Outflow = 11.72 cfs @ 12.23 hrs, Volume= 38,222 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs

Ashland Apartments - Existing*MSE 24-hr 4 10-Year Rainfall=4.15"*

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Summary for Reach 2R: Offsite East

Inflow Area = 32,020 sf, 0.00% Impervious, Inflow Depth = 2.50" for 10-Year event
Inflow = 2.41 cfs @ 12.19 hrs, Volume= 6,681 cf
Outflow = 2.41 cfs @ 12.19 hrs, Volume= 6,681 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs

Ashland Apartments - Existing*MSE 24-hr 4 100-Year Rainfall=7.37"*

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Time span=0.00-96.00 hrs, dt=0.01 hrs, 9601 points

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment E:Runoff Area=32,020 sf 0.00% Impervious Runoff Depth=5.49"
Flow Length=320' Tc=10.9 min CN=84/0 Runoff=5.13 cfs 14,655 cf**Subcatchment W:**Runoff Area=165,308 sf 0.00% Impervious Runoff Depth=5.84"
Flow Length=880' Tc=15.7 min CN=87/0 Runoff=23.86 cfs 80,416 cf**Reach 1R: Offsite West**Inflow=23.86 cfs 80,416 cf
Outflow=23.86 cfs 80,416 cf**Reach 2R: Offsite East**Inflow=5.13 cfs 14,655 cf
Outflow=5.13 cfs 14,655 cf**Total Runoff Area = 197,328 sf Runoff Volume = 95,072 cf Average Runoff Depth = 5.78"**
100.00% Pervious = 197,328 sf 0.00% Impervious = 0 sf

Ashland Apartments - Existing

MSE 24-hr 4 100-Year Rainfall=7.37"

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Summary for Subcatchment E:

Runoff = 5.13 cfs @ 12.18 hrs, Volume= 14,655 cf, Depth= 5.49"
 Routed to Reach 2R : Offsite East

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 100-Year Rainfall=7.37"

Area (sf)	CN	Description
21,321	96	Gravel surface, HSG B
10,699	61	>75% Grass cover, Good, HSG B
32,020	84	Weighted Average
32,020	84	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	100	0.0250	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 2.83"
1.4	220	0.0160	2.57		Shallow Concentrated Flow, Paved Kv= 20.3 fps
10.9	320	Total			

Ashland Apartments - Existing

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MSE 24-hr 4 100-Year Rainfall=7.37"

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Summary for Subcatchment W:

Runoff = 23.86 cfs @ 12.23 hrs, Volume= 80,416 cf, Depth= 5.84"
 Routed to Reach 1R : Offsite West

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 100-Year Rainfall=7.37"

Area (sf)	CN	Description
124,462	96	Gravel surface, HSG B
40,846	61	>75% Grass cover, Good, HSG B
165,308	87	Weighted Average
165,308	87	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.1	100	0.0280	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 2.83"
1.6	230	0.0140	2.40		Shallow Concentrated Flow, Paved Kv= 20.3 fps
5.0	550	0.0040	1.83	8.23	Channel Flow, grassed ditch Area= 4.5 sf Perim= 8.0' r= 0.56' n= 0.035 Earth, dense weeds
15.7	880	Total			

Ashland Apartments - Existing*MSE 24-hr 4 100-Year Rainfall=7.37"*

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Summary for Reach 1R: Offsite West

Inflow Area = 165,308 sf, 0.00% Impervious, Inflow Depth = 5.84" for 100-Year event
Inflow = 23.86 cfs @ 12.23 hrs, Volume= 80,416 cf
Outflow = 23.86 cfs @ 12.23 hrs, Volume= 80,416 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs

Ashland Apartments - Existing*MSE 24-hr 4 100-Year Rainfall=7.37"*

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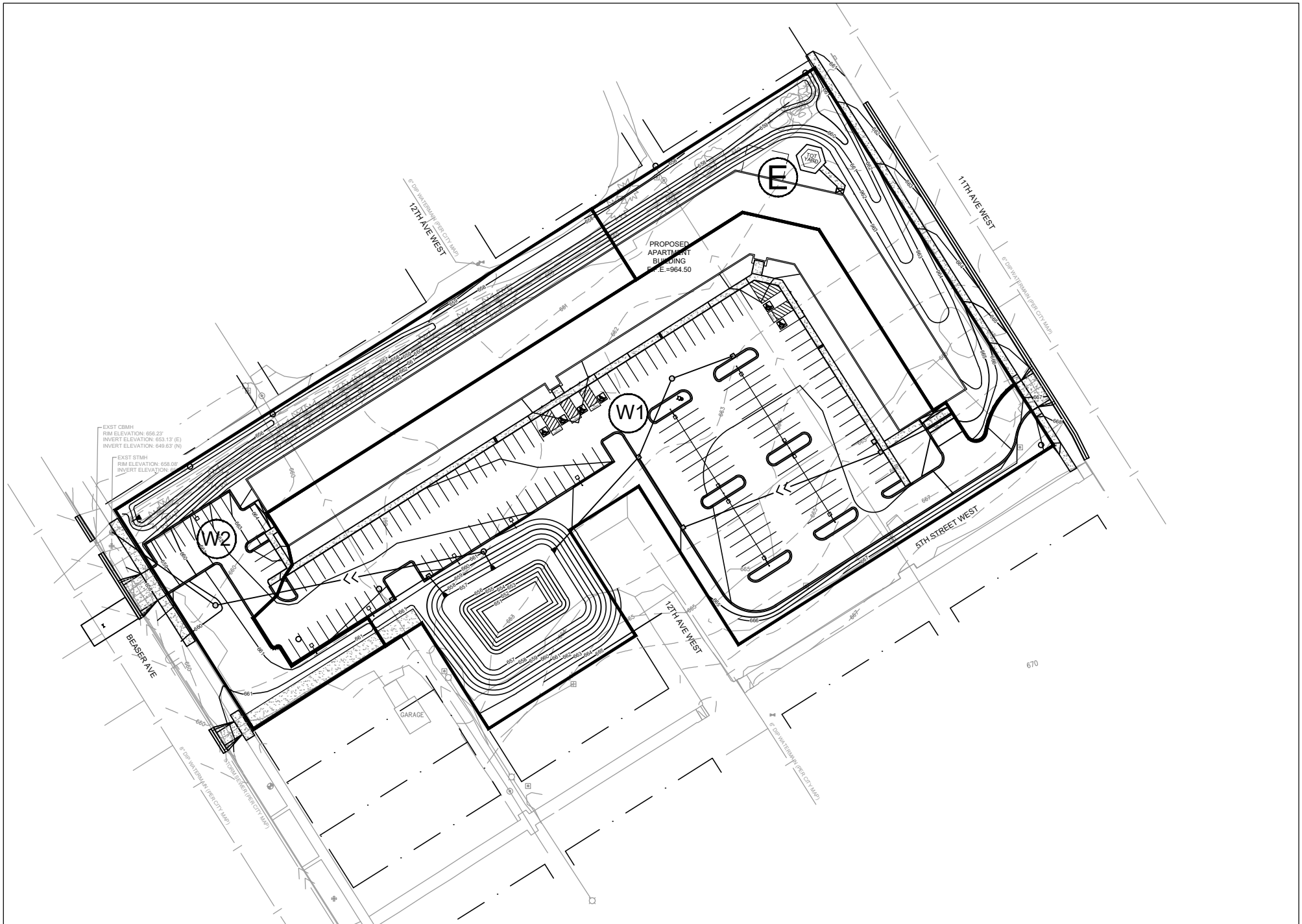
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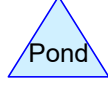
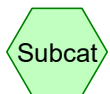
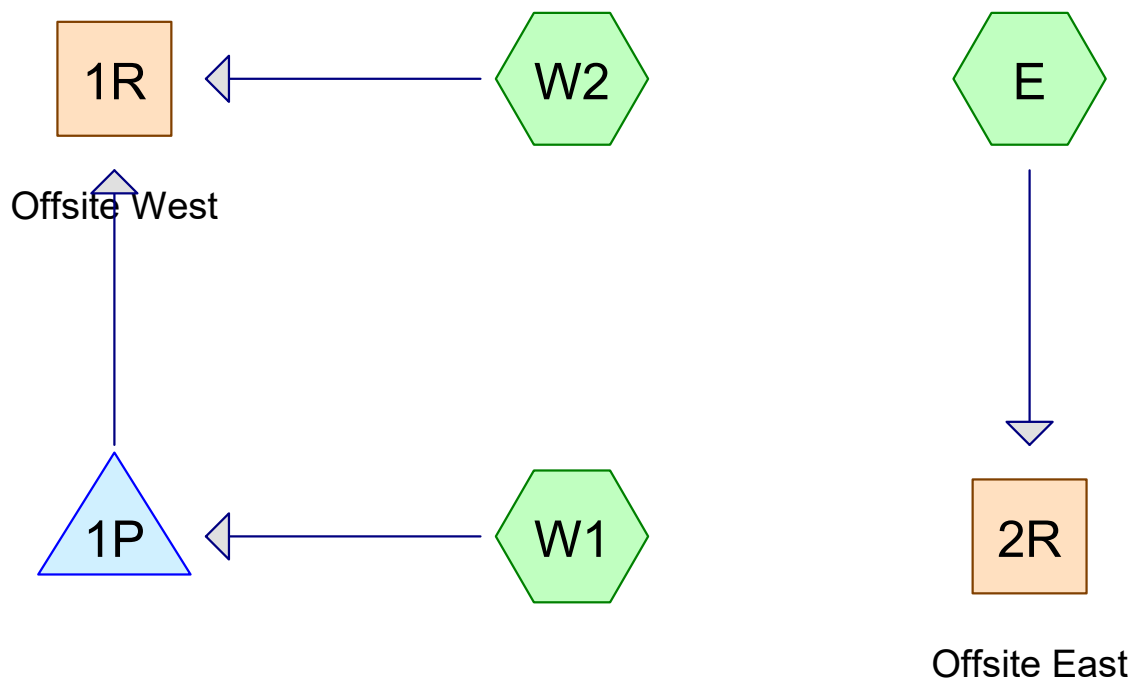
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Summary for Reach 2R: Offsite East

Inflow Area = 32,020 sf, 0.00% Impervious, Inflow Depth = 5.49" for 100-Year event
Inflow = 5.13 cfs @ 12.18 hrs, Volume= 14,655 cf
Outflow = 5.13 cfs @ 12.18 hrs, Volume= 14,655 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs





Routing Diagram for Ashland Apartments - Proposed
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Ashland Apartments - Proposed

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Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	MSE 24-hr	4	Default	24.00	1	2.38	2
2	2-Year	MSE 24-hr	4	Default	24.00	1	2.75	2
3	10-Year	MSE 24-hr	4	Default	24.00	1	4.15	2
4	100-Year	MSE 24-hr	4	Default	24.00	1	7.37	2

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Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
42,150	61	Grass/ Landscaping (E, W2)
37,598	61	Grass/Landscaping (W1)
1,969	96	Gravel (W1, W2)
67,049	98	Parking Lot (W1, W2)
44,028	98	Roof (E, W1, W2)
4,533	98	Sidewalk (E, W1, W2)
197,327	83	TOTAL AREA

Ashland Apartments - Proposed

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MSE 24-hr 4 1-Year Rainfall=2.38"

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Time span=0.00-96.00 hrs, dt=0.01 hrs, 9601 points

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment E:Runoff Area=31,099 sf 38.95% Impervious Runoff Depth=0.94"
Tc=6.0 min CN=61/98 Runoff=0.87 cfs 2,428 cf**Subcatchment W1:**Runoff Area=123,929 sf 69.31% Impervious Runoff Depth=1.54"
Tc=6.0 min CN=61/98 Runoff=6.06 cfs 15,912 cf**Subcatchment W2:**Runoff Area=42,299 sf 41.63% Impervious Runoff Depth=1.02"
Tc=6.0 min CN=63/98 Runoff=1.30 cfs 3,579 cf**Reach 1R: Offsite West**Inflow=1.99 cfs 19,439 cf
Outflow=1.99 cfs 19,439 cf**Reach 2R: Offsite East**Inflow=0.87 cfs 2,428 cf
Outflow=0.87 cfs 2,428 cf**Pond 1P:**Peak Elev=658.03' Storage=24,333 cf Inflow=6.06 cfs 15,912 cf
Outflow=0.83 cfs 15,859 cf**Total Runoff Area = 197,327 sf Runoff Volume = 21,919 cf Average Runoff Depth = 1.33"**
41.41% Pervious = 81,717 sf 58.59% Impervious = 115,610 sf

Ashland Apartments - Proposed

MSE 24-hr 4 1-Year Rainfall=2.38"

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Summary for Subcatchment E:

Runoff = 0.87 cfs @ 12.13 hrs, Volume= 2,428 cf, Depth= 0.94"
 Routed to Reach 2R : Offsite East

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 1-Year Rainfall=2.38"

	Area (sf)	CN	Description
*	11,586	98	Roof
*	526	98	Sidewalk
*	18,987	61	Grass/ Landscaping
	31,099	75	Weighted Average
	18,987	61	61.05% Pervious Area
	12,112	98	38.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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MSE 24-hr 4 1-Year Rainfall=2.38"

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Summary for Subcatchment W1:

Runoff = 6.06 cfs @ 12.13 hrs, Volume= 15,912 cf, Depth= 1.54"
 Routed to Pond 1P :

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 1-Year Rainfall=2.38"

	Area (sf)	CN	Description
*	21,224	98	Roof
*	61,041	98	Parking Lot
*	3,624	98	Sidewalk
*	442	96	Gravel
*	37,598	61	Grass/Landscaping
	123,929	87	Weighted Average
	38,040	61	30.69% Pervious Area
	85,889	98	69.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Ashland Apartments - Proposed

MSE 24-hr 4 1-Year Rainfall=2.38"

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Summary for Subcatchment W2:

Runoff = 1.30 cfs @ 12.13 hrs, Volume= 3,579 cf, Depth= 1.02"
 Routed to Reach 1R : Offsite West

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 1-Year Rainfall=2.38"

	Area (sf)	CN	Description
*	11,218	98	Roof
*	6,008	98	Parking Lot
*	383	98	Sidewalk
*	1,527	96	Gravel
*	23,163	61	Grass/ Landscaping
	42,299	78	Weighted Average
	24,690	63	58.37% Pervious Area
	17,609	98	41.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Ashland Apartments - Proposed*MSE 24-hr 4 1-Year Rainfall=2.38"*

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Summary for Reach 1R: Offsite West

Inflow Area = 166,228 sf, 62.26% Impervious, Inflow Depth = 1.40" for 1-Year event
Inflow = 1.99 cfs @ 12.14 hrs, Volume= 19,439 cf
Outflow = 1.99 cfs @ 12.14 hrs, Volume= 19,439 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs

Ashland Apartments - Proposed*MSE 24-hr 4 1-Year Rainfall=2.38"*

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Summary for Reach 2R: Offsite East

Inflow Area = 31,099 sf, 38.95% Impervious, Inflow Depth = 0.94" for 1-Year event
Inflow = 0.87 cfs @ 12.13 hrs, Volume= 2,428 cf
Outflow = 0.87 cfs @ 12.13 hrs, Volume= 2,428 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs

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MSE 24-hr 4 1-Year Rainfall=2.38"

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Summary for Pond 1P:

Inflow Area = 123,929 sf, 69.31% Impervious, Inflow Depth = 1.54" for 1-Year event
 Inflow = 6.06 cfs @ 12.13 hrs, Volume= 15,912 cf
 Outflow = 0.83 cfs @ 12.56 hrs, Volume= 15,859 cf, Atten= 86%, Lag= 25.6 min
 Primary = 0.83 cfs @ 12.56 hrs, Volume= 15,859 cf
 Routed to Reach 1R : Offsite West

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
 Starting Elev= 657.00' Surf.Area= 6,795 sf Storage= 16,640 cf
 Peak Elev= 658.03' @ 12.56 hrs Surf.Area= 8,145 sf Storage= 24,333 cf (7,693 cf above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= 179.9 min (945.2 - 765.4)

Volume	Invert	Avail.Storage	Storage Description
#1	651.00'	69,478 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
651.00	958	0	0
652.00	1,394	1,176	1,176
653.00	1,917	1,655	2,831
654.00	2,483	2,200	5,031
655.00	3,136	2,810	7,841
656.00	3,833	3,485	11,326
657.00	6,795	5,314	16,640
658.00	8,102	7,449	24,089
659.00	9,540	8,821	32,910
660.00	11,064	10,302	43,212
661.00	13,112	12,088	55,299
662.00	15,246	14,179	69,478

Device	Routing	Invert	Outlet Devices
#1	Primary	656.83'	12.0" Round Culvert L= 321.0' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 656.83' / 653.58' S= 0.0101 ' / Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	657.00'	6.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	659.00'	4.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)

Primary OutFlow Max=0.83 cfs @ 12.56 hrs HW=658.03' TW=0.00' (Dynamic Tailwater)

- 1=Culvert (Passes 0.83 cfs of 2.79 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 0.83 cfs @ 4.25 fps)
- 3=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

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MSE 24-hr 4 1-Year Rainfall=2.38"

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Stage-Area-Storage for Pond 1P:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
651.00	958	0	661.40	13,965	60,715
651.20	1,045	200	661.60	14,392	63,551
651.40	1,133	418	661.80	14,819	66,472
651.60	1,220	653	662.00	15,246	69,478
651.80	1,307	906			
652.00	1,394	1,176			
652.20	1,498	1,465			
652.40	1,603	1,776			
652.60	1,708	2,107			
652.80	1,812	2,459			
653.00	1,917	2,831			
653.20	2,030	3,226			
653.40	2,143	3,643			
653.60	2,256	4,083			
653.80	2,370	4,546			
654.00	2,483	5,031			
654.20	2,614	5,541			
654.40	2,744	6,077			
654.60	2,875	6,639			
654.80	3,006	7,227			
655.00	3,136	7,841			
655.20	3,276	8,482			
655.40	3,415	9,151			
655.60	3,554	9,848			
655.80	3,694	10,573			
656.00	3,833	11,326			
656.20	4,426	12,151			
656.40	5,018	13,096			
656.60	5,611	14,159			
656.80	6,203	15,340			
657.00	6,795	16,640			
657.20	7,057	18,025			
657.40	7,318	19,463			
657.60	7,579	20,952			
657.80	7,841	22,494			
658.00	8,102	24,089			
658.20	8,390	25,738			
658.40	8,677	27,445			
658.60	8,965	29,209			
658.80	9,252	31,030			
659.00	9,540	32,910			
659.20	9,845	34,848			
659.40	10,149	36,847			
659.60	10,454	38,908			
659.80	10,759	41,029			
660.00	11,064	43,212			
660.20	11,474	45,465			
660.40	11,883	47,801			
660.60	12,293	50,219			
660.80	12,702	52,718			
661.00	13,112	55,299			
661.20	13,538	57,964			

Ashland Apartments - Proposed

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MSE 24-hr 4 2-Year Rainfall=2.75"

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Time span=0.00-96.00 hrs, dt=0.01 hrs, 9601 points

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment E:

Runoff Area=31,099 sf 38.95% Impervious Runoff Depth=1.15"

Tc=6.0 min CN=61/98 Runoff=1.08 cfs 2,978 cf

Subcatchment W1:

Runoff Area=123,929 sf 69.31% Impervious Runoff Depth=1.83"

Tc=6.0 min CN=61/98 Runoff=7.18 cfs 18,905 cf

Subcatchment W2:

Runoff Area=42,299 sf 41.63% Impervious Runoff Depth=1.24"

Tc=6.0 min CN=63/98 Runoff=1.62 cfs 4,383 cf

Reach 1R: Offsite West

Inflow=2.38 cfs 23,234 cf

Outflow=2.38 cfs 23,234 cf

Reach 2R: Offsite East

Inflow=1.08 cfs 2,978 cf

Outflow=1.08 cfs 2,978 cf

Pond 1P:

Peak Elev=658.20' Storage=25,739 cf Inflow=7.18 cfs 18,905 cf

Outflow=0.92 cfs 18,852 cf

Total Runoff Area = 197,327 sf Runoff Volume = 26,266 cf Average Runoff Depth = 1.60"
41.41% Pervious = 81,717 sf 58.59% Impervious = 115,610 sf

Ashland Apartments - Proposed

MSE 24-hr 4 2-Year Rainfall=2.75"

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Summary for Subcatchment E:

Runoff = 1.08 cfs @ 12.13 hrs, Volume= 2,978 cf, Depth= 1.15"
Routed to Reach 2R : Offsite East

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 2-Year Rainfall=2.75"

	Area (sf)	CN	Description
*	11,586	98	Roof
*	526	98	Sidewalk
*	18,987	61	Grass/ Landscaping
	31,099	75	Weighted Average
	18,987	61	61.05% Pervious Area
	12,112	98	38.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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MSE 24-hr 4 2-Year Rainfall=2.75"

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Summary for Subcatchment W1:

Runoff = 7.18 cfs @ 12.13 hrs, Volume= 18,905 cf, Depth= 1.83"
Routed to Pond 1P :

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 2-Year Rainfall=2.75"

	Area (sf)	CN	Description
*	21,224	98	Roof
*	61,041	98	Parking Lot
*	3,624	98	Sidewalk
*	442	96	Gravel
*	37,598	61	Grass/Landscaping
	123,929	87	Weighted Average
	38,040	61	30.69% Pervious Area
	85,889	98	69.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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MSE 24-hr 4 2-Year Rainfall=2.75"

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Summary for Subcatchment W2:

Runoff = 1.62 cfs @ 12.13 hrs, Volume= 4,383 cf, Depth= 1.24"
 Routed to Reach 1R : Offsite West

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 2-Year Rainfall=2.75"

	Area (sf)	CN	Description
*	11,218	98	Roof
*	6,008	98	Parking Lot
*	383	98	Sidewalk
*	1,527	96	Gravel
*	23,163	61	Grass/ Landscaping
	42,299	78	Weighted Average
	24,690	63	58.37% Pervious Area
	17,609	98	41.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Ashland Apartments - Proposed*MSE 24-hr 4 2-Year Rainfall=2.75"*

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Summary for Reach 1R: Offsite West

Inflow Area = 166,228 sf, 62.26% Impervious, Inflow Depth = 1.68" for 2-Year event
Inflow = 2.38 cfs @ 12.14 hrs, Volume= 23,234 cf
Outflow = 2.38 cfs @ 12.14 hrs, Volume= 23,234 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs

Ashland Apartments - Proposed*MSE 24-hr 4 2-Year Rainfall=2.75"*

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Summary for Reach 2R: Offsite East

Inflow Area = 31,099 sf, 38.95% Impervious, Inflow Depth = 1.15" for 2-Year event
Inflow = 1.08 cfs @ 12.13 hrs, Volume= 2,978 cf
Outflow = 1.08 cfs @ 12.13 hrs, Volume= 2,978 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs

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MSE 24-hr 4 2-Year Rainfall=2.75"

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Summary for Pond 1P:

Inflow Area = 123,929 sf, 69.31% Impervious, Inflow Depth = 1.83" for 2-Year event
 Inflow = 7.18 cfs @ 12.13 hrs, Volume= 18,905 cf
 Outflow = 0.92 cfs @ 12.58 hrs, Volume= 18,852 cf, Atten= 87%, Lag= 26.8 min
 Primary = 0.92 cfs @ 12.58 hrs, Volume= 18,852 cf
 Routed to Reach 1R : Offsite West

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
 Starting Elev= 657.00' Surf.Area= 6,795 sf Storage= 16,640 cf
 Peak Elev= 658.20' @ 12.58 hrs Surf.Area= 8,390 sf Storage= 25,739 cf (9,099 cf above start)

Plug-Flow detention time= 1,090.5 min calculated for 2,212 cf (12% of inflow)
 Center-of-Mass det. time= 177.1 min (940.9 - 763.8)

Volume	Invert	Avail.Storage	Storage Description
#1	651.00'	69,478 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
651.00	958	0	0
652.00	1,394	1,176	1,176
653.00	1,917	1,655	2,831
654.00	2,483	2,200	5,031
655.00	3,136	2,810	7,841
656.00	3,833	3,485	11,326
657.00	6,795	5,314	16,640
658.00	8,102	7,449	24,089
659.00	9,540	8,821	32,910
660.00	11,064	10,302	43,212
661.00	13,112	12,088	55,299
662.00	15,246	14,179	69,478

Device	Routing	Invert	Outlet Devices
#1	Primary	656.83'	12.0" Round Culvert L= 321.0' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 656.83' / 653.58' S= 0.0101 ' / Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	657.00'	6.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	659.00'	4.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)

Primary OutFlow Max=0.92 cfs @ 12.58 hrs HW=658.20' TW=0.00' (Dynamic Tailwater)

1=Culvert (Passes 0.92 cfs of 3.11 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 0.92 cfs @ 4.69 fps)
 3=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

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MSE 24-hr 4 2-Year Rainfall=2.75"

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Stage-Area-Storage for Pond 1P:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
651.00	958	0	661.40	13,965	60,715
651.20	1,045	200	661.60	14,392	63,551
651.40	1,133	418	661.80	14,819	66,472
651.60	1,220	653	662.00	15,246	69,478
651.80	1,307	906			
652.00	1,394	1,176			
652.20	1,498	1,465			
652.40	1,603	1,776			
652.60	1,708	2,107			
652.80	1,812	2,459			
653.00	1,917	2,831			
653.20	2,030	3,226			
653.40	2,143	3,643			
653.60	2,256	4,083			
653.80	2,370	4,546			
654.00	2,483	5,031			
654.20	2,614	5,541			
654.40	2,744	6,077			
654.60	2,875	6,639			
654.80	3,006	7,227			
655.00	3,136	7,841			
655.20	3,276	8,482			
655.40	3,415	9,151			
655.60	3,554	9,848			
655.80	3,694	10,573			
656.00	3,833	11,326			
656.20	4,426	12,151			
656.40	5,018	13,096			
656.60	5,611	14,159			
656.80	6,203	15,340			
657.00	6,795	16,640			
657.20	7,057	18,025			
657.40	7,318	19,463			
657.60	7,579	20,952			
657.80	7,841	22,494			
658.00	8,102	24,089			
658.20	8,390	25,738			
658.40	8,677	27,445			
658.60	8,965	29,209			
658.80	9,252	31,030			
659.00	9,540	32,910			
659.20	9,845	34,848			
659.40	10,149	36,847			
659.60	10,454	38,908			
659.80	10,759	41,029			
660.00	11,064	43,212			
660.20	11,474	45,465			
660.40	11,883	47,801			
660.60	12,293	50,219			
660.80	12,702	52,718			
661.00	13,112	55,299			
661.20	13,538	57,964			

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MSE 24-hr 4 10-Year Rainfall=4.15"

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Time span=0.00-96.00 hrs, dt=0.01 hrs, 9601 points

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment E:

Runoff Area=31,099 sf 38.95% Impervious Runoff Depth=2.07"

Tc=6.0 min CN=61/98 Runoff=2.07 cfs 5,359 cf

Subcatchment W1:

Runoff Area=123,929 sf 69.31% Impervious Runoff Depth=2.99"

Tc=6.0 min CN=61/98 Runoff=11.78 cfs 30,840 cf

Subcatchment W2:

Runoff Area=42,299 sf 41.63% Impervious Runoff Depth=2.21"

Tc=6.0 min CN=63/98 Runoff=3.04 cfs 7,803 cf

Reach 1R: Offsite West

Inflow=4.02 cfs 38,590 cf

Outflow=4.02 cfs 38,590 cf

Reach 2R: Offsite East

Inflow=2.07 cfs 5,359 cf

Outflow=2.07 cfs 5,359 cf

Pond 1P:

Peak Elev=658.86' Storage=31,611 cf Inflow=11.78 cfs 30,840 cf

Outflow=1.20 cfs 30,787 cf

Total Runoff Area = 197,327 sf Runoff Volume = 44,003 cf Average Runoff Depth = 2.68"
41.41% Pervious = 81,717 sf 58.59% Impervious = 115,610 sf

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MSE 24-hr 4 10-Year Rainfall=4.15"

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Summary for Subcatchment E:

Runoff = 2.07 cfs @ 12.13 hrs, Volume= 5,359 cf, Depth= 2.07"
Routed to Reach 2R : Offsite East

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 10-Year Rainfall=4.15"

	Area (sf)	CN	Description
*	11,586	98	Roof
*	526	98	Sidewalk
*	18,987	61	Grass/ Landscaping
	31,099	75	Weighted Average
	18,987	61	61.05% Pervious Area
	12,112	98	38.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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MSE 24-hr 4 10-Year Rainfall=4.15"

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Summary for Subcatchment W1:

Runoff = 11.78 cfs @ 12.13 hrs, Volume= 30,840 cf, Depth= 2.99"
Routed to Pond 1P :

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 10-Year Rainfall=4.15"

	Area (sf)	CN	Description
*	21,224	98	Roof
*	61,041	98	Parking Lot
*	3,624	98	Sidewalk
*	442	96	Gravel
*	37,598	61	Grass/Landscaping
	123,929	87	Weighted Average
	38,040	61	30.69% Pervious Area
	85,889	98	69.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Ashland Apartments - Proposed

MSE 24-hr 4 10-Year Rainfall=4.15"

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Summary for Subcatchment W2:

Runoff = 3.04 cfs @ 12.13 hrs, Volume= 7,803 cf, Depth= 2.21"
 Routed to Reach 1R : Offsite West

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 10-Year Rainfall=4.15"

	Area (sf)	CN	Description
*	11,218	98	Roof
*	6,008	98	Parking Lot
*	383	98	Sidewalk
*	1,527	96	Gravel
*	23,163	61	Grass/ Landscaping
	42,299	78	Weighted Average
	24,690	63	58.37% Pervious Area
	17,609	98	41.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Ashland Apartments - Proposed*MSE 24-hr 4 10-Year Rainfall=4.15"*

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Summary for Reach 1R: Offsite West

Inflow Area = 166,228 sf, 62.26% Impervious, Inflow Depth = 2.79" for 10-Year event
Inflow = 4.02 cfs @ 12.14 hrs, Volume= 38,590 cf
Outflow = 4.02 cfs @ 12.14 hrs, Volume= 38,590 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs

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MSE 24-hr 4 10-Year Rainfall=4.15"

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Summary for Reach 2R: Offsite East

Inflow Area = 31,099 sf, 38.95% Impervious, Inflow Depth = 2.07" for 10-Year event
Inflow = 2.07 cfs @ 12.13 hrs, Volume= 5,359 cf
Outflow = 2.07 cfs @ 12.13 hrs, Volume= 5,359 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs

Ashland Apartments - Proposed

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MSE 24-hr 4 10-Year Rainfall=4.15"

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Summary for Pond 1P:

Inflow Area = 123,929 sf, 69.31% Impervious, Inflow Depth = 2.99" for 10-Year event
 Inflow = 11.78 cfs @ 12.13 hrs, Volume= 30,840 cf
 Outflow = 1.20 cfs @ 12.68 hrs, Volume= 30,787 cf, Atten= 90%, Lag= 32.7 min
 Primary = 1.20 cfs @ 12.68 hrs, Volume= 30,787 cf
 Routed to Reach 1R : Offsite West

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
 Starting Elev= 657.00' Surf.Area= 6,795 sf Storage= 16,640 cf
 Peak Elev= 658.86' @ 12.68 hrs Surf.Area= 9,342 sf Storage= 31,611 cf (14,971 cf above start)

Plug-Flow detention time= 504.4 min calculated for 14,147 cf (46% of inflow)
 Center-of-Mass det. time= 182.0 min (941.9 - 759.9)

Volume	Invert	Avail.Storage	Storage Description
#1	651.00'	69,478 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
651.00	958	0	0
652.00	1,394	1,176	1,176
653.00	1,917	1,655	2,831
654.00	2,483	2,200	5,031
655.00	3,136	2,810	7,841
656.00	3,833	3,485	11,326
657.00	6,795	5,314	16,640
658.00	8,102	7,449	24,089
659.00	9,540	8,821	32,910
660.00	11,064	10,302	43,212
661.00	13,112	12,088	55,299
662.00	15,246	14,179	69,478

Device	Routing	Invert	Outlet Devices
#1	Primary	656.83'	12.0" Round Culvert L= 321.0' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 656.83' / 653.58' S= 0.0101 ' / Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	657.00'	6.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	659.00'	4.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)

Primary OutFlow Max=1.20 cfs @ 12.68 hrs HW=658.86' TW=0.00' (Dynamic Tailwater)

↑ **1=Culvert** (Passes 1.20 cfs of 3.80 cfs potential flow)
 ↑ **2=Orifice/Grate** (Orifice Controls 1.20 cfs @ 6.11 fps)
 ↑ **3=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Ashland Apartments - Proposed

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MSE 24-hr 4 10-Year Rainfall=4.15"

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Stage-Area-Storage for Pond 1P:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
651.00	958	0	661.40	13,965	60,715
651.20	1,045	200	661.60	14,392	63,551
651.40	1,133	418	661.80	14,819	66,472
651.60	1,220	653	662.00	15,246	69,478
651.80	1,307	906			
652.00	1,394	1,176			
652.20	1,498	1,465			
652.40	1,603	1,776			
652.60	1,708	2,107			
652.80	1,812	2,459			
653.00	1,917	2,831			
653.20	2,030	3,226			
653.40	2,143	3,643			
653.60	2,256	4,083			
653.80	2,370	4,546			
654.00	2,483	5,031			
654.20	2,614	5,541			
654.40	2,744	6,077			
654.60	2,875	6,639			
654.80	3,006	7,227			
655.00	3,136	7,841			
655.20	3,276	8,482			
655.40	3,415	9,151			
655.60	3,554	9,848			
655.80	3,694	10,573			
656.00	3,833	11,326			
656.20	4,426	12,151			
656.40	5,018	13,096			
656.60	5,611	14,159			
656.80	6,203	15,340			
657.00	6,795	16,640			
657.20	7,057	18,025			
657.40	7,318	19,463			
657.60	7,579	20,952			
657.80	7,841	22,494			
658.00	8,102	24,089			
658.20	8,390	25,738			
658.40	8,677	27,445			
658.60	8,965	29,209			
658.80	9,252	31,030			
659.00	9,540	32,910			
659.20	9,845	34,848			
659.40	10,149	36,847			
659.60	10,454	38,908			
659.80	10,759	41,029			
660.00	11,064	43,212			
660.20	11,474	45,465			
660.40	11,883	47,801			
660.60	12,293	50,219			
660.80	12,702	52,718			
661.00	13,112	55,299			
661.20	13,538	57,964			

Ashland Apartments - Proposed

MSE 24-hr 4 100-Year Rainfall=7.37"

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Time span=0.00-96.00 hrs, dt=0.01 hrs, 9601 points

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment E:

Runoff Area=31,099 sf 38.95% Impervious Runoff Depth=4.59"

Tc=6.0 min CN=61/98 Runoff=4.78 cfs 11,900 cf

Subcatchment W1:

Runoff Area=123,929 sf 69.31% Impervious Runoff Depth=5.85"

Tc=6.0 min CN=61/98 Runoff=23.22 cfs 60,458 cf

Subcatchment W2:

Runoff Area=42,299 sf 41.63% Impervious Runoff Depth=4.82"

Tc=6.0 min CN=63/98 Runoff=6.82 cfs 17,007 cf

Reach 1R: Offsite West

Inflow=10.93 cfs 77,411 cf

Outflow=10.93 cfs 77,411 cf

Reach 2R: Offsite East

Inflow=4.78 cfs 11,900 cf

Outflow=4.78 cfs 11,900 cf

Pond 1P:

Peak Elev=659.98' Storage=42,998 cf Inflow=23.22 cfs 60,458 cf

Outflow=4.27 cfs 60,403 cf

Total Runoff Area = 197,327 sf Runoff Volume = 89,365 cf Average Runoff Depth = 5.43"
41.41% Pervious = 81,717 sf 58.59% Impervious = 115,610 sf

Ashland Apartments - Proposed

MSE 24-hr 4 100-Year Rainfall=7.37"

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Summary for Subcatchment E:

Runoff = 4.78 cfs @ 12.13 hrs, Volume= 11,900 cf, Depth= 4.59"
 Routed to Reach 2R : Offsite East

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 100-Year Rainfall=7.37"

	Area (sf)	CN	Description
*	11,586	98	Roof
*	526	98	Sidewalk
*	18,987	61	Grass/ Landscaping
	31,099	75	Weighted Average
	18,987	61	61.05% Pervious Area
	12,112	98	38.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Ashland Apartments - Proposed

MSE 24-hr 4 100-Year Rainfall=7.37"

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Summary for Subcatchment W1:

Runoff = 23.22 cfs @ 12.13 hrs, Volume= 60,458 cf, Depth= 5.85"
 Routed to Pond 1P :

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 100-Year Rainfall=7.37"

	Area (sf)	CN	Description
*	21,224	98	Roof
*	61,041	98	Parking Lot
*	3,624	98	Sidewalk
*	442	96	Gravel
*	37,598	61	Grass/Landscaping
	123,929	87	Weighted Average
	38,040	61	30.69% Pervious Area
	85,889	98	69.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Ashland Apartments - Proposed

MSE 24-hr 4 100-Year Rainfall=7.37"

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Summary for Subcatchment W2:

Runoff = 6.82 cfs @ 12.13 hrs, Volume= 17,007 cf, Depth= 4.82"
 Routed to Reach 1R : Offsite West

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 100-Year Rainfall=7.37"

	Area (sf)	CN	Description
*	11,218	98	Roof
*	6,008	98	Parking Lot
*	383	98	Sidewalk
*	1,527	96	Gravel
*	23,163	61	Grass/ Landscaping
	42,299	78	Weighted Average
	24,690	63	58.37% Pervious Area
	17,609	98	41.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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Summary for Reach 1R: Offsite West

Inflow Area = 166,228 sf, 62.26% Impervious, Inflow Depth = 5.59" for 100-Year event
Inflow = 10.93 cfs @ 12.13 hrs, Volume= 77,411 cf
Outflow = 10.93 cfs @ 12.13 hrs, Volume= 77,411 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs

Ashland Apartments - Proposed*MSE 24-hr 4 100-Year Rainfall=7.37"*

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Summary for Reach 2R: Offsite East

Inflow Area = 31,099 sf, 38.95% Impervious, Inflow Depth = 4.59" for 100-Year event
Inflow = 4.78 cfs @ 12.13 hrs, Volume= 11,900 cf
Outflow = 4.78 cfs @ 12.13 hrs, Volume= 11,900 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs

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MSE 24-hr 4 100-Year Rainfall=7.37"

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Summary for Pond 1P:

Inflow Area = 123,929 sf, 69.31% Impervious, Inflow Depth = 5.85" for 100-Year event
 Inflow = 23.22 cfs @ 12.13 hrs, Volume= 60,458 cf
 Outflow = 4.27 cfs @ 12.45 hrs, Volume= 60,403 cf, Atten= 82%, Lag= 19.4 min
 Primary = 4.27 cfs @ 12.45 hrs, Volume= 60,403 cf
 Routed to Reach 1R : Offsite West

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
 Starting Elev= 657.00' Surf.Area= 6,795 sf Storage= 16,640 cf
 Peak Elev= 659.98' @ 12.45 hrs Surf.Area= 11,035 sf Storage= 42,998 cf (26,358 cf above start)

Plug-Flow detention time= 318.6 min calculated for 43,763 cf (72% of inflow)
 Center-of-Mass det. time= 146.7 min (902.1 - 755.4)

Volume	Invert	Avail.Storage	Storage Description
#1	651.00'	69,478 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
651.00	958	0	0
652.00	1,394	1,176	1,176
653.00	1,917	1,655	2,831
654.00	2,483	2,200	5,031
655.00	3,136	2,810	7,841
656.00	3,833	3,485	11,326
657.00	6,795	5,314	16,640
658.00	8,102	7,449	24,089
659.00	9,540	8,821	32,910
660.00	11,064	10,302	43,212
661.00	13,112	12,088	55,299
662.00	15,246	14,179	69,478

Device	Routing	Invert	Outlet Devices
#1	Primary	656.83'	12.0" Round Culvert L= 321.0' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 656.83' / 653.58' S= 0.0101 ' / Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	657.00'	6.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	659.00'	4.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)

Primary OutFlow Max=4.27 cfs @ 12.45 hrs HW=659.98' TW=0.00' (Dynamic Tailwater)

- 1=Culvert (Barrel Controls 4.27 cfs @ 5.43 fps)
- 2=Orifice/Grate (Passes < 1.56 cfs potential flow)
- 3=Sharp-Crested Rectangular Weir (Passes < 12.08 cfs potential flow)

Ashland Apartments - Proposed

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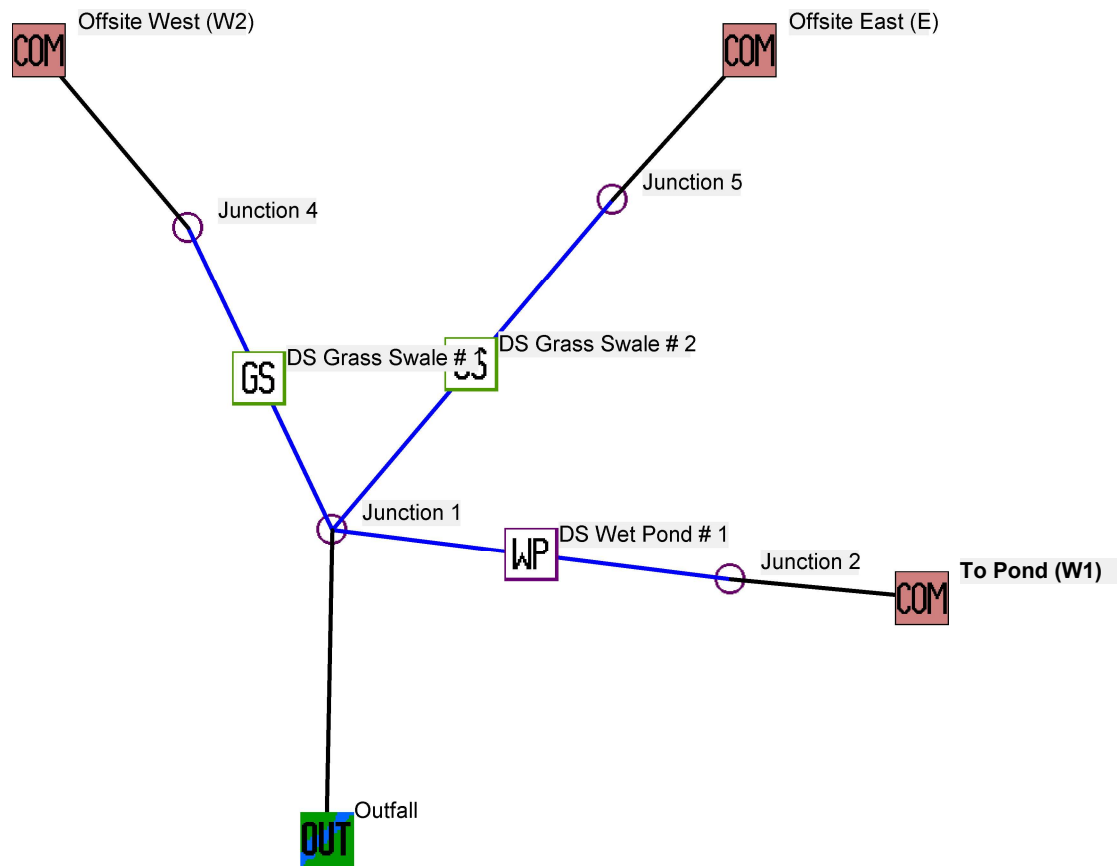
MSE 24-hr 4 100-Year Rainfall=7.37"

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Stage-Area-Storage for Pond 1P:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
651.00	958	0	661.40	13,965	60,715
651.20	1,045	200	661.60	14,392	63,551
651.40	1,133	418	661.80	14,819	66,472
651.60	1,220	653	662.00	15,246	69,478
651.80	1,307	906			
652.00	1,394	1,176			
652.20	1,498	1,465			
652.40	1,603	1,776			
652.60	1,708	2,107			
652.80	1,812	2,459			
653.00	1,917	2,831			
653.20	2,030	3,226			
653.40	2,143	3,643			
653.60	2,256	4,083			
653.80	2,370	4,546			
654.00	2,483	5,031			
654.20	2,614	5,541			
654.40	2,744	6,077			
654.60	2,875	6,639			
654.80	3,006	7,227			
655.00	3,136	7,841			
655.20	3,276	8,482			
655.40	3,415	9,151			
655.60	3,554	9,848			
655.80	3,694	10,573			
656.00	3,833	11,326			
656.20	4,426	12,151			
656.40	5,018	13,096			
656.60	5,611	14,159			
656.80	6,203	15,340			
657.00	6,795	16,640			
657.20	7,057	18,025			
657.40	7,318	19,463			
657.60	7,579	20,952			
657.80	7,841	22,494			
658.00	8,102	24,089			
658.20	8,390	25,738			
658.40	8,677	27,445			
658.60	8,965	29,209			
658.80	9,252	31,030			
659.00	9,540	32,910			
659.20	9,845	34,848			
659.40	10,149	36,847			
659.60	10,454	38,908			
659.80	10,759	41,029			
660.00	11,064	43,212			
660.20	11,474	45,465			
660.40	11,883	47,801			
660.60	12,293	50,219			
660.80	12,702	52,718			
661.00	13,112	55,299			
661.20	13,538	57,964			



Data file name: W:\2025\Civil\12256011 - Ashland Apartments\3. Working Docs\B. Calculations\WinSLAMM\Ashland Apartments.mdb

WinSLAMM Version 10.5.0

Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std

Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx

Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv

Cost Data file name:

Seed for random number generator: -42

Study period starting date: 01/01/81

Study period ending date: 12/31/81

Start of Winter Season: 12/02

End of Winter Season: 03/12

Date: 06-27-2025

Time: 10:59:16

Site information:

LU# 1 - Commercial: Offsite East (E) Total area (ac): 0.448

13 - Paved Parking 1: 0.012 ac. Disconnected Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.c

45 - Large Landscaped Areas 1: 0.436 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Commercial: Offsite West (W2) Total area (ac): 0.714

13 - Paved Parking 1: 0.182 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

45 - Large Landscaped Areas 1: 0.532 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Commercial: To Pond (W1) Total area (ac): 2.357

13 - Paved Parking 1: 1.494 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

45 - Large Landscaped Areas 1: 0.863 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Wet Detention Pond CP# 1 (DS) - DS Wet Pond # 1

Particle Size Distribution file name: Not needed - calculated by program

Initial stage elevation (ft): 6

Peak to Average Flow Ratio: 3.8

Maximum flow allowed into pond (cfs): No maximum value entered

Outlet Characteristics:

Outlet type: Orifice 1

1. Orifice diameter (ft): 0.5

2. Number of orifices: 1

3. Invert elevation above datum (ft): 6

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 3

2. Weir crest width (ft): 3

3. Height from datum to bottom of weir opening: 10

Pond stage and surface area

Entry Number	Stage (ft)	Pond Area (acres)	Natural Seepage (in/hr)	Other Outflow (cfs)
0	0.00	0.0000	0.00	0.00
1	0.01	0.0220	0.00	0.00
2	1.00	0.0320	0.00	0.00
3	2.00	0.0440	0.00	0.00
4	3.00	0.0570	0.00	0.00
5	4.00	0.0720	0.00	0.00
6	5.00	0.0880	0.00	0.00
7	6.00	0.1560	0.00	0.00
8	7.00	0.1860	0.00	0.00
9	8.00	0.2190	0.00	0.00
10	9.00	0.2540	0.00	0.00
11	10.00	0.3010	0.00	0.00
12	11.00	0.3500	0.00	0.00

Control Practice 2: Grass Swale CP# 1 (DS) - DS Grass Swale # 1

Total drainage area (acres)= 0.714

Fraction of drainage area served by swales (ac) = 1.00

Swale density (ft/ac) = 0.00

Total swale length (ft) = 442

Average swale length to outlet (ft)= 313

Typical bottom width (ft) = 8.0

Typical swale side slope (H:1V) = 3.0

Typical longitudinal slope (ft.H/ft.V) = 0.005

Swale retardance factor: C

Typical grass height (in) = 3.0

Swale dynamic infiltration rate (in/hr)= 0.450

Typical swale depth (ft) for cost analysis (optional) = 0.0

Particle size distribution file name: Not needed - calculated by program

Use total swale length instead of swale density for infiltration calculations: True

Control Practice 3: Grass Swale CP# 2 (DS) - DS Grass Swale # 2

Total drainage area (acres)= 0.448

Fraction of drainage area served by swales (ac) = 1.00

Swale density (ft/ac) = 0.00

Total swale length (ft) = 468

Average swale length to outlet (ft)= 234

Typical bottom width (ft) = 12.0

Typical swale side slope (H:1V) = 3.0

Typical longitudinal slope (ft.H/ft.V) = 0.011

Swale retardance factor: C

Typical grass height (in) = 0.0

Swale dynamic infiltration rate (in/hr)= 0.045

Typical swale depth (ft) for cost analysis (optional) = 0.0

Particle size distribution file name: Not needed - calculated by program

Use total swale length instead of swale density for infiltration calculations: True

Data file name: W:\2025\Civil\12256011 - Ashland Apartments\3. Working Docs\B. Calculations\WinSLAMM\Ashland Apartments.mdb
WinSLAMM Version 10.5.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/01/81 Study period ending date: 12/31/81
Start of Winter Season: 12/02 End of Winter Season: 03/12
Model Run Start Date: 01/01/81 Model Run End Date: 12/31/81
Date of run: 06-27-2025 Time of run: 10:58:29
Total Area Modeled (acres): 3.519
Years in Model Run: 1.00

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	138786	-	138.0	1196	-
Outfall Total with Controls:	121296	12.60%	31.48	238.4	80.07%
Annualized Total After Outfall Controls:	121629			239.1	



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

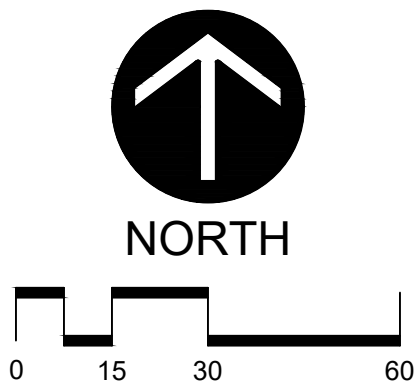
We would like to request relief from the zoning ordinance's square foot minimum, as some of our proposed units may fall slightly below this requirement (within a 10% range). This variance allows us to enhance affordability while compensating with additional amenities provided throughout the building. 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.



SYMBOL LEGEND

- NEW BITUMINOUS PAVEMENT
SEE DETAIL
- NEW CONCRETE PAVEMENT
SEE DETAIL





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816 W. St. Germain Street
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Client:

VISION INC.
PO BOX 23
SUPERIOR, WI 54880

Project Title:

**ASHLAND
APARTMENTS**
ASHLAND, WI



Rev.	Date	Description

Project #:

12256011

Drawn By:

KBK

Checked By:

TJH

Issue Date:

04.03.25

Sheet Title:

CONTEXT MAP

Sheet:

C101

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

STAFF REPORT

Plan Commission – July 15, 2025

Agenda Item # 6b: **Conditional Use Permit Request to allow a fence exceeding 4 feet in height in the corner side yard at 307 14th Avenue East**

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

Property Address: 307 14th Avenue East

Parcel #: # 201-01797-0000

Applicant: Ceili Shields and Trevor Hansen

Staff Contact: Steven Wiley

Background

Applicants Ceili Shields and Trevor Hansen request review and approval of a conditional use permit (CUP) to allow a fence exceeding 4 feet in height in the corner side yard of their property at 307 14th Avenue East (Parcel # 201-01797-0000). The subject parcel is located on the eastern side of the city at the corner of 14th Avenue East and 3rd Street East. The parcel is 0.321 acres (13,983 square feet) in area and contains a single-family home and detached garage. Access to the parcel is off of the alley adjacent to the rear parcel line. The applicants have been in touch with Planning staff regarding their desire to construct a 6-foot tall solid fence for privacy and safety reasons. Staff reviewed the applicant's proposed fence placement and determined that the proposed six-foot fencing in the corner side yard requires a Conditional Use Permit. The applicants submitted a Conditional Use Permit application to allow them to construct a privacy fence up to six (6) feet tall in the corner side yard of their property.

<i>Existing Land Use</i>	<i>Zoning</i>
Single-family Residential	Single-Family Residential (R-1)

<i>Existing Uses</i>		<i>Zoning</i>
North	Single-Family Residential	Single and Two-Family Residential (R-2)
South	Single-Family Residential	Single-Family Residential (R-1)
East	Single-Family Residential	Single-Family Residential (R-1)
West	Single Family Residential	Single-Family Residential (R-1)

Land Use Recommendation	Land Use
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The subject property is outlined in the above aerial image

Site Design and Parking

The subject property includes a two-story home along the south side of the property with a large street side yard adjacent to the home. A detached garage is located between the house and the alley. Access is provided off of the alley along the west side of the property. No changes are proposed to the house, garage, or driveway/parking.



Above are images taken by the applicants. They show the subject property which includes the house and detached garage along with a row of shrubs in the front yard and vegetation along the 3rd St E property line.

Fencing



The applicants would like to install a 6-foot tall wood privacy fence around most of the side, rear, and street side yards as shown in the above aerial image. The lines shown in red are locations of proposed fencing that are permitted by-right under the zoning ordinance with a fence permit. The areas shown in orange are locations for which a Conditional Use Permit (CUP) is required to allow a height greater than 4 feet. The fencing standards allow fencing to exceed the maximum heights allowed under the ordinance with the approval of a CUP. By ordinance fencing is restricted to 4 feet tall in the front and corner side yard. Staff could support a six-foot fence if the applicants install the fencing with the supports facing inwards per ordinance, paint or stain the fencing and maintain the fence in good repair. Staff would recommend placing conditions on the approval accordingly. Staff does not have concerns with six-foot tall fencing along the property line in the street side yard (along the 3rd St E property line between the front and rear facades of the house). The applicants want solid fencing for privacy reasons and to prevent a direct line of sight and interaction between their dog and other dogs in the neighborhood. If the applicants wish to do a solid fence, they have the option of running the fence in line with the front of the house parallel to 14th Ave E out to the street side yard and back along the 3rd St E property line. Planning staff and the Public Works Director confirmed that the fencing will not interfere with vision triangle requirements. Below is an image of the type of fencing proposed by the applicants.



Landscaping

The UDO does not require specific landscaping standards for single and two-family properties. The property contains a grass lawn and row of shrubs in the front yard of the property behind the sidewalk along 14th Avenue East. No changes are proposed to the existing landscaping.

Lighting

The property is a single-family residential property. No lighting is required nor are any lighting-related changes proposed.

Building Elevations

No changes are proposed to the existing home or garage.

Signage

Since the property is a single-family residential property no signage exists on the parcel nor is any signage required. No exterior signage is proposed.

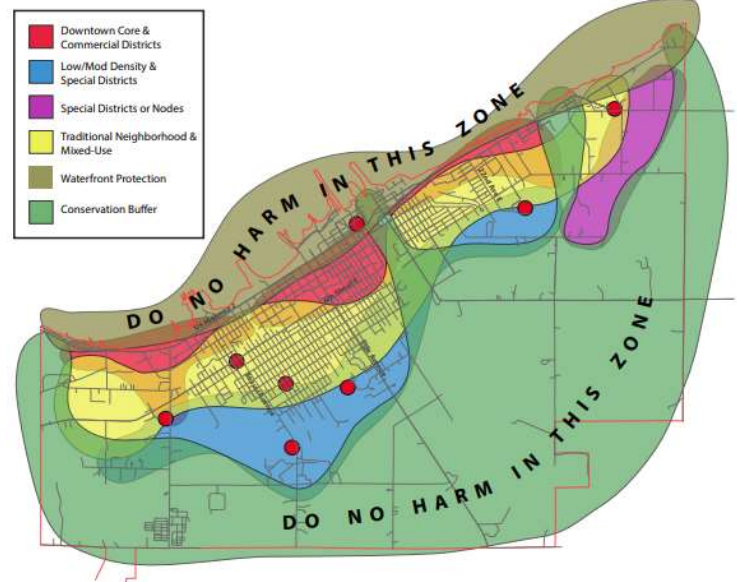
Standards for Conditional Use Review

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

1. **Consistency with Comprehensive Plan.**

The subject property is located within the overlap of the Downtown Core & Commercial District and the Traditional Neighborhood & Mixed-Use District. The Future Land Use Map does not rigidly define land use districts but allows some overlap and flexibility to accommodate different uses as needed. The subject property is occupied by a single-family home that predates the Comprehensive Plan and current UDO. The single-family land use is consistent with the UDO and will not change. The Comprehensive Plan recognizes the importance of neighborhood aesthetics and staff believes that a well-maintained fence can allow the applicants to enjoy their property while maintaining/not detracting from the aesthetics of the property. Staff is of the opinion that the proposed 6-foot fence would not conflict with the intent of the Comprehensive Plan by detracting from the neighborhood's aesthetics.

FUTURE LAND USE PLAN



2. **Compatibility.**

The single-family land use is compatible with the current Unified Development Ordinance. If the applicants agree to meet conditions as mentioned the proposed fence would also be compatible with the UDO. The UDO allows for property owners to construct fences that meet the ordinance height and design standards on their properties. The CUP process allows for fencing to exceed the base ordinance height maximums, in this case increasing the height to a maximum of 6 feet. The UDO design standards for fences do not allow a CUP process to deviate from the design standards. Therefore, staff would recommend conditions of approval listed above to allow a fencing height of up to 6 feet in the corner side yard subject to appropriate conditions. Approval conditions would ensure that the fencing is compatible with the intent of the UDO.

3. **Importance of Services to the Community.**

The subject property is occupied by a single-family home and detached garage. The CUP allowance for increased fence height does not directly benefit the community. However, in meeting certain conditions, the proposed fence can allow the property owners to enjoy their property to the maximum extent possible. The design and placement of the fence would not detract from the area aesthetics.

4. **Neighborhood Protections.**

The subject property is located on a corner lot in an established residential neighborhood on the east side of the city. The UDO fencing standards are in place to establish reasonable regulations on fencing heights and designs while allowing owners options to construct fences for privacy and other reasons on their properties. Staff would have more concerns if the applicants would not paint or stain the fence. Due to the width of the right-of-way and fence's proposed location off of the road (approximately 17-18 feet) and the applicants' willingness to paint or stain the fence, staff does not believe the fence will detract from the neighborhood character.

5. Conformance with Other Requirements:

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

- All applicable sections of the UDO.
- The applicant shall obtain necessary zoning and building approvals along with building permits for any future improvements on the property.

Review Recommendation

Staff recommends APPROVAL of the Conditional Use Permit to allow a fence exceeding 4 feet in height in the corner side yard at 307 14th Ave E (Parcel # 201-01797-0000) contingent on the following conditions

1. A fence height of up to six (6) feet is permitted for proposed fencing in the street side yard (the length of the corner side yard between the front and rear facades of the house) along the 3rd St E property line. Solid fencing shall not be installed in the front yard of the property.
2. The proposed fencing shall be installed with the supports facing inward and finished side facing outward consistent with the UDO design standards.
3. The proposed fencing shall be painted or stained within one year of permit issuance and maintained in a good state of repair.
4. Conditional Use Permit is only for the fencing proposed and not for any additional uses or improvements. If any additional changes are proposed such uses will require additional staff and/or Conditional Use Permit approvals through Plan Commission and the Common Council.
5. A fence permit is required prior to the installation of the proposed fencing.

Additionally, as a Public Hearing is scheduled for the proposed Conditional Use Permit, the Plan Commission should hear all input from the public prior to making a determination. The required Class 2 public hearing notice was issued on June 26th & July 3rd 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.

STAFF REPORT - Plan Commission – July 15, 2025

Agenda Item #6c: Public Hearing and Vote on a Request to Rezone Parcel #201-00540-0000 from Public Institutional (PI) with a Gateway Overlay (GTWY-O) to Mixed Residential/Commercial (MRC) with a Gateway Overlay (GTWY-O).

Current Zoning: Public Institutional (PI) with a Gateway Overlay (GTWY-O)

Proposed Zoning: Mixed Residential/Commercial (MRC) with a Gateway Overlay (GTWY-O)

Applicants: Beaser Professional Building, LLC

Property Owner: Beaser Professional Building, LLC (Alex Vickroy)

Staff Contact: Steven Wiley

Background and Property Location

The subject parcel is outlined in red in the image to the right. Beaser Avenue runs along the west side of the subject parcel. Sixth Street is to the north and Beaser Park is adjacent to the property along the south end.



This re-zone request is for the future development of a mixed-use residential-commercial property consisting of newly renovated living units and boutique art studios. The subject parcel, currently zoned public institutional (P-I), would not allow this proposed use. Re-zoning the property to a Mixed Residential/Commercial District (MRC) would allow this use under the approval of a Conditional Use Permit (CUP). The CUP, for a mixed-use residential development, will be pursued contingent upon approval of the re-zone.

The proposed development would result in the preservation and restoration of an iconic Ashland school building. The existing facility is comprised of two buildings that are attached. The historic Beaser School on the north end is a three-story brick structure that was built in 1899 and is listed on the local, state and national historic registers. The one-story building to the south is the CESA 12 building and currently houses offices and the Vaughn Public Library while its downtown location is under renovation. The library is projected to move back to its newly renovated home in March of 2026.

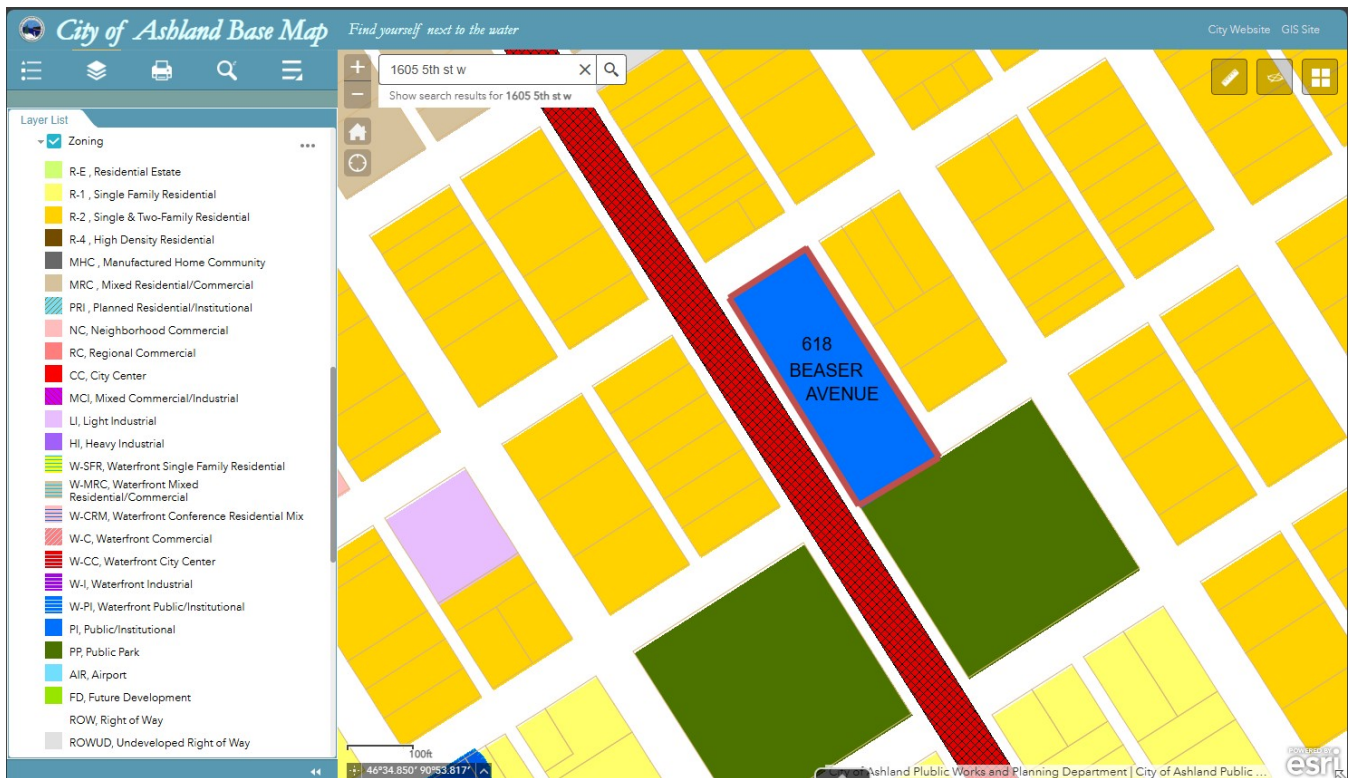
A rezoning from the property's current zoning designation of Public Institutional to a Mixed Residential/Commercial zone would accommodate new residential and commercial uses consistent with the intent of the Comprehensive Plan and compatible with the existing neighborhood. The property was assigned Public Institutional (PI) zoning because of the former school and CESA 12 use that were in place at the time. Since CESA 12 vacated the building assorted art studios and other functions have moved into the property. The property was recently sold to Alex Vickroy who owns the property under Beaser Professional Building, LLC. Since Mr. Vickroy has acquired the property, he has indicated his desire to reuse the original Beaser School portion as apartment units. The property would function as a mixed-use property which is not currently permitted under the PI zoning. Staff and the applicant discussed his mixed-use proposal and determined that based on the residential and commercial uses proposed, the Future Land Use Map in the Comprehensive Plan, and nearby surrounding zoning, a zone change from PI to MRC zoning is the most appropriate. The Gateway Overlay zoning (due to the parcel's location on Beaser Avenue) would remain. [SW1]

<u>Existing Land Use</u>	<u>Zoning</u>
Historic Beaser School, Offices, Temporary Vaughn Library site	Public Institutional (PI), Gateway Overlay (GTWY-O)

Adjacent Land Use and Zoning

<u>Existing Uses</u>		<u>Zoning</u>
North	Residential	Single & Two-Family Residential (R-2) with Gateway Overlay (GTWY-O)
South	Beaser Park	Public Park (PP)
East	Residential	Single & Two-Family Residential (R-2) with Gateway Overlay (GTWY-O)
West	Residential	Single & Two-Family Residential (R-2) with Gateway Overlay (GTWY-O)

<u>Land Use Recommendation</u>	<u>Land Use</u>
Future Land Use Map Recommendation	Traditional Neighborhood and Mixed-Use



The subject property is outlined in red above. The blue is the current Public Institutional zoning of the subject parcel. The gold to the north, east and west is Single and Two-Family Residential zoning. The red cross-hatched zoning along Beaser Avenue is the Gateway Overlay zoning. The dark green to the south is Public Park. The light brown in the upper left-hand corner of the map is Mixed Residential/Commercial zoning.

Standards for Review

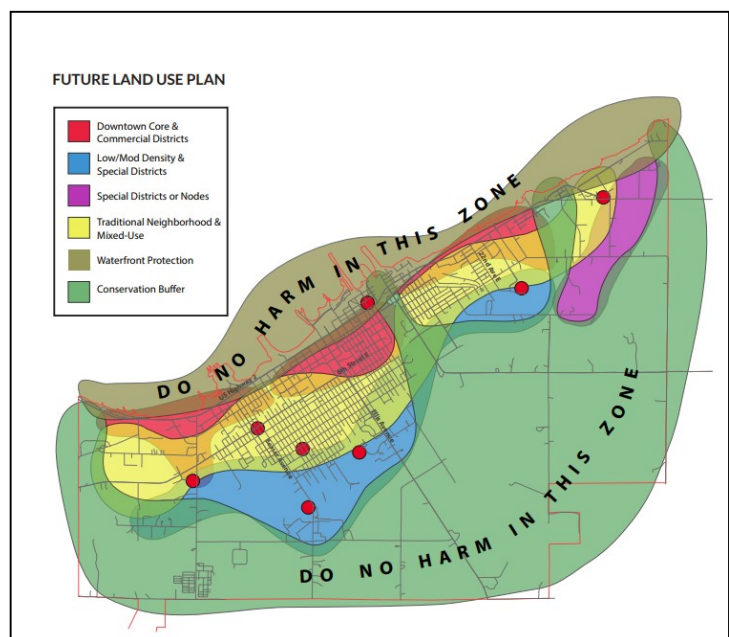
The City of Ashland's Unified Development Ordinance (U.D.O.) 781, Section 3.3: Zoning Map Amendment (Rezoning) creates the legal framework to regulate, administer, and enforce the rezoning process for the City of Ashland.

Decision Criteria

In determining whether to approve or deny an application for a zoning map amendment, the following criteria should be considered:

1. *The Zoning Map Amendment is consistent with the Comprehensive Plan.*

The proposed rezoning of the subject parcel (201-01797-0000) from Public Institutional with a Gateway Overlay (PI-GTWY-O) to Mixed Residential Commercial with a Gateway Overlay (MRC-GTWY-O) is consistent with the Future Land Use Plan identified in the City's Comprehensive Plan. The property is located within the Traditional Neighborhood & Mixed-Use Future Land Use zone. It is also located where the Comprehensive Plan displays an



opportunity for a commercial node (red circles). The Comprehensive Plan calls for mixed-use opportunities at some locations within the Traditional Neighborhood & Mixed-Use zone. The plan states, "Neighborhoods are not typically considered for mixed-use opportunities but it is strongly recommended that the community begin to consider small cafes (coffee shops, tea houses, bakeries, etc.) or a local mom-n-pop hardware store or pottery or art shop. The Commercial Nodes (identified by the red circles) represent these opportunities." The proposed MRC zoning would allow the mixed residential and commercial uses identified in the Comprehensive Plan for the area of the subject property. The zone change request for the former Beaser School/CESA-12 property is consistent with the recommendation in the Future Land Use section of the Comprehensive Plan.

The proposed use for the historical Beaser School would incorporate both residential and commercial space.

Reinvesting in our neighborhoods is an important factor in strengthening the city's neighborhoods and housing market. This is a priority determined for the current and future health of the community. The current housing stock continues to age and deteriorate at an increasing rate as the average age of homes continues to rise. Incorporating and establishing new living units utilizing the existing built environment revitalizes our neighborhoods and further promotes the goals of pursuing infill of empty or unused lots and maintaining or increasing density in the neighborhoods surrounding the downtown. Incorporating mixed use facilities that provide services for the neighborhood residents helps knit Ashland together. A multi-use complex can be a powerful driver of place-based economic development, another priority of focus in the comprehensive plan. These types of development fostering local growth by creating a dynamic hub for commerce, culture, and community engagement. By integrating residential, commercial, and recreational spaces, these complexes attract diverse businesses and residents, generating foot traffic that supports local enterprises. They encourage small business development by providing accessible storefronts, coworking spaces, and flexible venues for events and markets. Additionally, multi-use complexes promote sustainable infrastructure and smart urban planning, enhancing the area's appeal for investment. By anchoring economic activity within a specific location, they strengthen the community's identity, improve quality of life, and ensure long-term economic resilience tailored to local needs.

2. *The Zoning Map Amendment promotes public health, safety, morals, and the general welfare, as well as the efficiency and economy in the process of development.*

The proposed zoning amendment would promote public health, safety, morals and the general welfare of the area, which consists of primarily single-family residential uses as well as an adjacent ball park and community garden utilized by the community. The proposed development would enhance social sustainability by creating affordable living and creative opportunities, supporting artists, local entrepreneurs, and community engagement. A zoning amendment enables inclusive development that benefits a broader population. Modernizing an existing historic building ensures compliance with updated building codes, improving structural integrity, fire safety, and accessibility. Mixed-use developments also encourage walkability, reducing reliance on cars, and promoting active lifestyles. The integration of residential and commercial spaces enhances security by fostering a lively and engaged community.

Combining residential, commercial, and creative spaces streamlines land use, reducing sprawl and maximizing available infrastructure. Upgrading the existing structure instead of demolishing and rebuilding minimizes waste and lowers costs. The development attracts businesses, residents, and tourists, stimulating the local economy while ensuring sustainable urban growth.

Overall, this approach balances historical character with modern functionality, creating a vibrant and resilient community that fosters economic growth, well-being, and long-term sustainability.

3. *The Zoning Map Amendment is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.*

The subject parcel is surrounded by primarily single and two-family residential uses on the north, east and west sides. Adjacent to the subject site on the south side is public park that contains a playground and a community garden. Across from this green space on the other side of Beaser Avenue are the Martinsen and Bebeau Ball Fields. These Public Park (PP) zones would be further enhanced by the proposed development, as well as the proposed 150-unit apartment complex two blocks to the north on the vacant site. These projects combined, can be designed to integrate seamlessly by maintaining appropriate height restrictions, density limits, and land-use regulations and can complement a transitional zone, bridging commercial corridors and residential areas while encouraging balanced urban growth.

This development will enhance the walkability and accessibility of nearby residential properties and parks. The presence of existing adjacent green spaces further reinforces community well-being, allowing for active living and resident interaction and social opportunity.

Many of the properties north of the subject property between 5th St W and Main Street are zoned MRC. Though the subject parcel is not contiguous with the existing MRC-zoned properties, MRC zoning is not out of place in the area. The subject property's location near other MRC-zoned parcels, coupled with the nature of the existing building on the parcel and its location at a prominent intersection on a major corridor in the City mean that the MRC zoning and the uses permitted by right and conditional use are the most appropriate of the potential zoning districts for the subject parcel.

Historic preservation of the existing Beaser school helps to maintain the cultural and architectural legacy of the area, strengthening residents' sense of place and identity while fostering local creativity with the incorporation of artist studio space. Thoughtful architectural design ensures it blends aesthetically with surrounding structures, maintaining scale and style consistency. The proposed reuse under MRC zoning would function as an asset to the area, sustaining responsible growth, efficient land use, and enriched community engagement while maintaining harmony with existing zoning and land uses.



The subject property is outlined above in red.

4. *The property to be amended (rezoned) is suitable* for the uses permitted by the Zoning District that would be applied by the proposed Zoning Map Amendment.*

The property is suitable for the uses permitted in the MRC zoning district under by-right zoning or a Conditional Use Permit. This zoning allows multi-family dwelling units of unlimited size as long as the reuse complies with all other aspects of the zoning ordinance and building codes. Additional Commercial uses, including artist's studios, offices and business or personal services are also allowed under the approval of a Conditional Use Permit. The current facility already contains offices and space for a martial arts studio in addition to the temporary Public Library Service. Under the existing zoning of Public Institutional, the proposed uses of apartments or new artist studios would not be allowed under either permitted or conditional uses.

5. *The Zoning Map Amendment is generally consistent with the principles of sustainability specified in Unified Development Ordinance (UDO) Section 1.4: Integration of Principles of Sustainability.*

Rezoning the subject parcel to MRC zoning would be consistent with the principles of sustainability specified in the UDO in several key ways:

- **Preserving Built Heritage** – Reusing the existing structure prevents demolition waste and preserves the cultural and architectural value of the building. This promotes *historic preservation* while reducing resource consumption from new construction.
- **Efficient Land Use** – Amending zoning to allow residential and mixed-use development fosters *compact, walkable communities* rather than encouraging suburban sprawl. This enhances access to local services and reduces dependence on cars.
- **Reducing Environmental Impact** – Repurposing an existing building minimizes the environmental footprint compared to new development. Using sustainable construction techniques, such as energy-efficient upgrades and water-saving systems, enhances long-term environmental benefits.
- **Encouraging Economic Revitalization** – Repurposed spaces can attract investment and revitalize underutilized properties. A zoning change allows for *economic sustainability* by introducing diverse uses that generate activity and long-term viability.
- **Supporting Public Infrastructure** – Adaptive reuse makes use of existing roads, utilities, and public services, reducing the strain on municipal resources compared to new construction. This ensures *efficient infrastructure use* that aligns with sustainability goals.

By enabling mixed-use development, a zoning map amendment to this property reinforces sustainable urban planning, reduces environmental degradation, and promotes economic and social resilience.

Review Recommendation

Staff recommends APPROVAL of the request to rezone subject parcel 201-00540-0000 From Public Institutional (PI) with a Gateway Overlay (GTWY-O) to Mixed Residential/Commercial (MRC) with a Gateway Overlay (GTWY-O).

In addition to the staff report, Plan Commission and City Council should consider public input received through the Public Hearing. The required Class 2 public hearing notice was issued on June 26th and July 3rd.

**Suitable as defined by Merriam Webster means "adapted to a use or purpose" or "able, qualified."*

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 may be made by the Plan Commission.

STAFF REPORT - Plan Commission – July 15, 2025

Agenda Item #6d: Conditional Use Permit Request to allow a multi-unit Mixed Residential Commercial use in a Mixed Residential/Commercial (MRC) District with a Gateway Overlay (GTWY-O).

Zoning District: Mixed Residential/Commercial (MRC) District with a Gateway Overlay (GTWY-O)

Property Address: 618 Beaser Avenue

Parcel #: 201-00540-0000

Applicant: Beaser Professional Building, LLC (Alex Vickroy)

Staff Contact: Steven Wiley

Background and Property Location

The subject parcel is outlined in red in the image on the next page. Beaser Avenue runs along the west side of the subject parcel. Sixth Street is to the north and Beaser Park is adjacent to the property along the south end. This Conditional Use Permit request is to allow for the rehabilitation of the historic Beaser School (CESA12) building into a mixed-use residential/commercial building. This CUP request follows and is contingent upon the review and approval of the re-zoning request for the subject parcel from a Public Institutional (PI) zone to a Mixed Residential/Commercial zone (MRC). The proposed new development will incorporate newly renovated living units and boutique art studios. The multi-family use is only allowed in the MRC zone with the approval of a Conditional Use Permit (CUP).

The subject site is located at the corner of Beaser Ave and 6th St W and is adjacent to Beaser Park, offering a fairly high-traffic, high-exposure location. The property includes the Historic Beaser School, a three-story brick building of approximately 19,000 square feet, along with an attached one-story former CESA12 building spanning approximately 16,500 square feet. The total lot size is 1.17 acres. The proposed development will undertake the preservation and restoration of this historic Ashland school building built in 1899 which is listed on the local, state and national historic registers. The building has already undergone some renovation work including, but not limited to, the replacement of windows. The one-story CESA12 building currently houses offices and the Vaughn Public Library while its permanent home is under renovation. The restoration of this structure would not commence until the library has made its transition back to its downtown location.

The surrounding uses are primarily single-family residences to the north, east and west. To the south is Beaser Park which contains an active community garden and kids' playground. Across Beaser Avenue, to the south, is the Martinsen & Bebeau Field Complex.

<u>Existing Land Use</u>	<u>Zoning</u>
Historic Beaser School, Offices, Temporary Vaughn Library site	Public Institutional (PI), Gateway Overlay (GTWY-O)

Adjacent Land Use and Zoning

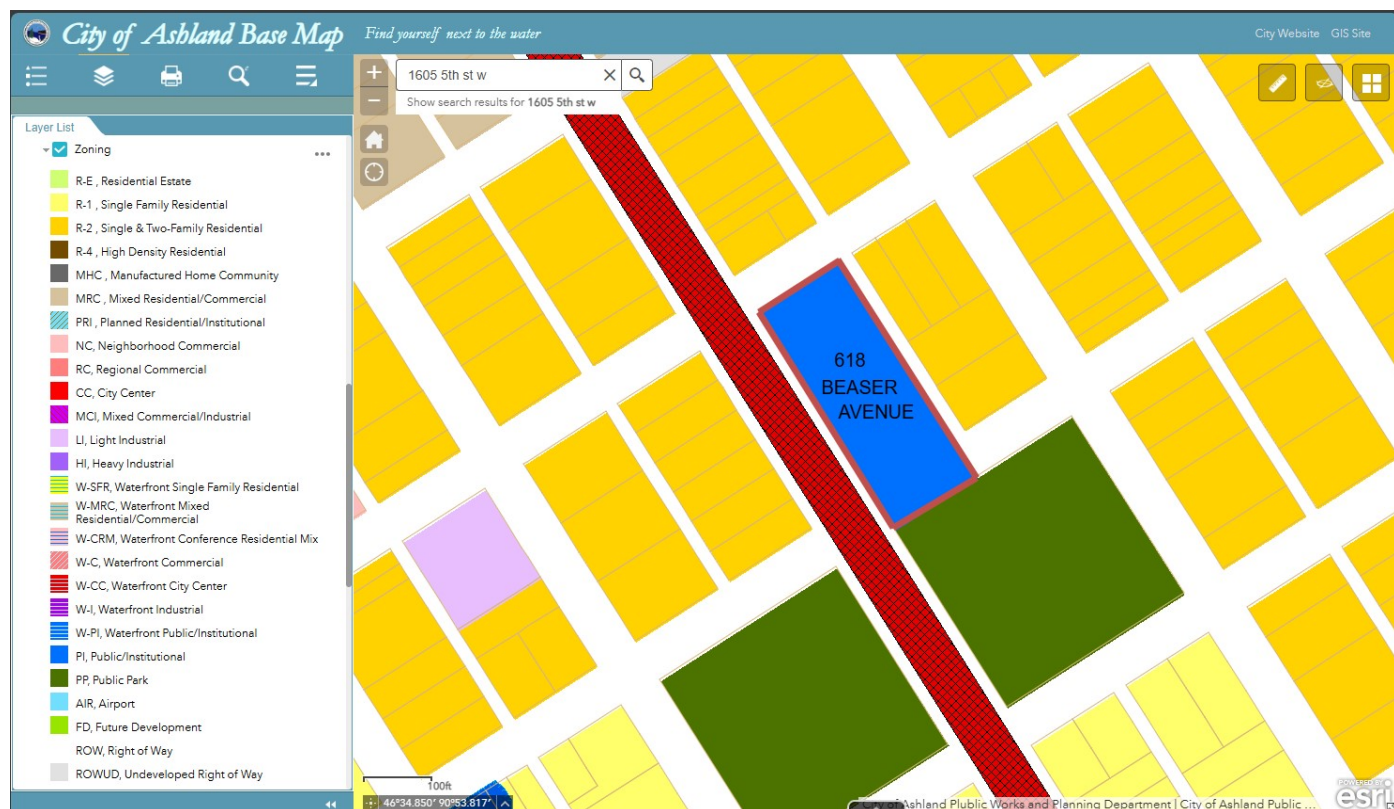
<u>Existing Uses</u>		<u>Zoning</u>
North	Residential	Single & Two-Family Residential (R-2) with Gateway Overlay (GTWY-O)
South	Beaser Park	Public Park (PP) with Gateway Overlay (GTWY-O)
East	Residential	Single & Two-Family Residential (R-2) with Gateway Overlay (GTWY-O)
West	Residential	Single & Two-Family Residential (R-2) with Gateway Overlay (GTWY-O)

<u>Land Use Recommendation</u>	<u>Land Use</u>
Future Land Use Map Recommendation	Traditional Neighborhood and Mixed-Use



The subject parcel is outlined in red in the image to the left. Beaser Avenue runs along the west side of the subject parcel. Sixth Street is to the north and Beaser Park is adjacent to the property along the south end.

This proposal outlines the request on behalf of the owner, with the support of city staff, to allow a multi-unit residential use in a mixed residential/commercial district. The property's end use would accommodate mixed residential and commercial functions while also preserving the historical integrity of the structure. This new project would emphasize the necessity of updating the building to meet modern building codes and zoning ordinances, including safety, accessibility, and environmental standards. It would also highlight the benefits of incorporating art studios helping to foster creativity and cultural engagement within the community. Additionally, this proposal aligns with local economic strategies, enhances neighborhood vibrancy, and maintains historical significance. The approval process includes CUP approval, architectural plan review and approval along with assurances that the project supports sustainable growth and urban revitalization.



The subject property is outlined in red above. The blue is the current Public Institutional zoning of the subject parcel (a zone change to Mixed Residential/Commercial is requested). The gold to the north, east and west is Single and Two-Family Residential zoning. The red cross-hatched zoning along Beaser Avenue is the Gateway Overlay zoning. The dark green to the south is Public Park.

The work planned by the applicant includes the reuse of the original Beaser School as a multi-family use. The applicant would provide covered parking within the building and maintain the existing surface parking on-site. No exterior site changes are proposed at this time. If the applicant would make significant modifications on site (such as adding building mass, impervious surfaces, etc.) a Site Plan Review through Plan Commission may be required. At this time the work proposed is entirely within the building.

Standards for Review

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

1. Consistency with Comprehensive Plan.

This Conditional Use Permit is consistent with the goals of the Comprehensive Plan. The proposed use for the historical Beaser School would incorporate both residential and commercial space.

Reinvesting in our neighborhoods is an important factor in strengthening the city's neighborhoods and housing market. This is a priority determined for the current and future health of the community. The current housing stock continues to age and deteriorate at an increasing rate as the average age of homes continues to rise. Incorporating and establishing new living units utilizing the existing built environment revitalizes our neighborhoods and further promotes the goals of pursuing infill of empty or unused lots and maintaining or increasing density in the neighborhoods surrounding the downtown. Incorporating mixed use facilities that provide services for the neighborhood residents helps knit Ashland together. A multi-use complex can be a powerful driver of place-based economic development, another priority of focus in the comprehensive plan. These types of development fostering local growth by creating a dynamic hub for commerce, culture, and community engagement. By integrating residential, commercial, and recreational spaces, these complexes attract diverse businesses and residents, generating foot traffic that supports local enterprises. They encourage small business development by providing accessible storefronts, coworking spaces, and flexible venues for events and markets. Additionally, multi-use complexes promote sustainable infrastructure and smart urban planning, enhancing the area's appeal for investment. By anchoring economic activity within a specific location, they strengthen the community's identity, improve quality of life, and ensure long-term economic resilience tailored to local needs.

2. Compatibility

The subject parcel is surrounded by primarily single and two-family residential uses on the north, east and west sides. Adjacent to the subject site on the south side is a public park (Beaser Park) that contains a playground and a community garden. Across from this green space on the other side of Beaser Avenue are the Martinsen and Bebeau Ball Fields. These Public Park (PP) zones would be further enhanced by the proposed development, as well as the proposed 150-unit apartment complex two blocks to the north on the vacant site. These projects combined, can be designed to integrate seamlessly by maintaining appropriate height restrictions, density limits, and land-use regulations and can complement a transitional zone, bridging commercial corridors and residential areas while encouraging balanced urban growth. This development will enhance the walkability and accessibility of nearby residential properties and parks. The presence of existing adjacent green spaces further reinforces community well-being, allowing for active living and resident interaction and social opportunity.



The subject property is outlined above in red.

3. Importance of services to the community

This project will help stimulate the local economy. Multi-use conversions attract small businesses and entrepreneurs like cafes, wellness clinics, co-working spaces. This not only creates jobs but brings services to underserved areas, helping make the neighborhood more vibrant and resilient. This type of development also encourages community interaction. Mixed-use designs foster daily interaction among residents, local business owners, and service providers. This cultivates a stronger sense of place, which supports everything from mental health to civic engagement.

4. Neighborhood protections

This project will help to anchor neighborhood identity. Historic schools often hold deep sentimental value, representing generations of shared experience. By preserving and repurposing such a building, a community reinforces its unique heritage and identity—something that's increasingly rare in today's fast-changing landscapes. Historic preservation of the existing Beaser school helps to maintain the cultural and architectural legacy of the neighborhood, strengthening residents' sense of place and identity. Thoughtful architectural design ensures it blends aesthetically with surrounding structures, maintaining scale and style consistency. This development would function as an asset to the area, sustaining responsible growth, efficient land use, and enriched community engagement while maintaining harmony with existing zoning and land uses.

5. Conformance with other requirements of this Ordinance

This multi-use project will evolve to meet several criteria that support mixed residential and commercial development. Any project involving a change in use—such as this one—or any exterior modifications to a historic structure requires a Site Design Review. This ensures the project meets standards for aesthetics, traffic flow, parking, landscaping, and compatibility with surrounding uses. The development must also meet building code standards that ensure safety, accessibility, and functionality for all occupants. This includes standard requirements for the designated occupancy classification, fire and life safety codes, accessibility codes, MEP systems including energy codes. The applicant will be required to submit drawings completed by a professional engineer or architect that will be reviewed for code compliance before approval is granted and a permit issued.

6. Other factors

This project serves to preserve built heritage, reduce environmental impact with efficient land use and encourage economic revitalization.

Review Recommendation

Staff recommends APPROVAL of the request to allow for a multi-unit Mixed Residential Commercial use in a Mixed Residential/Commercial (MRC) with a Gateway Overlay (GTWY-O) with the following conditions:

1. Conditional Use Permit is contingent on the required zone change for the subject property from Public Institutional (PI) with Gateway Overlay (GTWY-O) to Mixed Residential/Commercial (MRC) with Gateway Overlay (GTWY-O).
2. Applicant shall submit all required plans for required Plan Reviews and Building Permits.

In addition to the staff report, Plan Commission and City Council should consider public input received through the Public Hearing. The required Class 2 public hearing notice was issued on June 26th and July 3rd.

**Suitable as defined by Merriam Webster means "adapted to a use or purpose" or "able, qualified."*

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 may be made by the Plan Commission.

Find yourself next to the water.



City of Ashland, Wisconsin

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

**DEPARTMENT OF
PLANNING &
DEVELOPMENT**

601 Main Street West
Ashland, WI 54806

STAFF REPORT

Plan Commission – June 15th, 2025

Agenda Item # 6e: Public Hearing and vote on Unified Development Ordinance Text Amendment

Applicant: Planning and Development Department

Staff Contact: Steven Wiley

Background

Planning staff is proposing a text amendment to the UDO lighting standards to allow for increased freestanding light fixture mounting heights in two zoning districts. Within the past year an applicant working on two projects within the City (parking lot upgrades at the Ashland Medical Center and Northwood Technical College) has proposed pole heights of up to 30 feet. Planning staff informed the applicant that under the current UDO standards, freestanding light fixtures are considered accessory structures and subject to the 20-foot accessory structure height maximum. Currently the UDO does not allow for increased height maximums for specific zoning districts.

The intent of the proposed ordinance amendment is to provide increased flexibility for freestanding light fixtures for properties in the Regional Commercial (RC) and Public Institutional (PI) zoning districts. The proposed language is a simple addition to the UDO lighting standards to allow for freestanding light fixtures specifically in the RC and PI zoning districts to have a maximum height of up to thirty (30) feet.

Analysis

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

- Part 6 General Development Standards: Section 6.7(3)(5)

In all zoning districts freestanding light fixtures are considered accessory structures and shall comply with Section 5.6B Accessory Structures, except that freestanding light fixtures in the Regional Commercial (RC) and Public Institutional (PI) districts may have a maximum height of thirty (30) feet. Such fixtures shall meet all other requirements of the ordinance.

Since the April 22nd, 2025 Plan Commission meeting, an applicant approached the Planning Department with an application to upgrade an institutional parking lot including the facility's freestanding light fixtures. The current UDO lighting regulations state that freestanding light fixtures shall be subject to the accessory structure standards in the UDO. This limits the height of new freestanding light fixtures in all districts of the city to 20 feet. Staff and the applicant's engineer discussed that a number of commercial and institutional uses include existing freestanding light fixtures over 20 feet tall. After discussing internally,

Planning staff are of the opinion that an ordinance change to allow taller light fixtures in limited zoning districts of the City would be appropriate.

A redline draft of the proposed amendment is included in the packet materials.

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 amendment is consistent with the Comprehensive Plan. It allows increased flexibility to property owners while leaving all UDO lighting standards in place and applicable to development within the two zoning districts. Though the Comprehensive Plan does not specifically mention lighting standards, it does recognize the importance of land use regulations including zoning standards to preserve neighborhood character and mitigate potential negative impacts on adjacent properties.

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 of the lighting standards is “to specify practical and effective standards by which the obtrusive aspects of excessive and/or careless exterior light usage can be minimized, while preserving safety, security, and the nighttime use and enjoyment of property. These standards are intended to curtail the degradation of the night time visual environment by encouraging lighting practices that direct appropriate amounts of light where and when it is needed, increasing the use of energy-efficient sources, and decreasing the wastage of light, sky glow, and glare resulting from over-lighting and poorly shielded or inappropriately directed lighting fixtures.” The proposed text amendment would permit a ten-foot increase in maximum fixture height (from 20 feet to 30 feet) in the Regional Commercial (RC) and Public Institutional (PI) districts while still requiring all properties to meet lighting standards regarding illumination levels, light trespass, fixture types, and average to minimum light levels.

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

The proposed ordinance change would allow applicants increased flexibility to use taller freestanding light fixtures in the RC and PI zoning districts while leaving in place the standards for light trespass and full cut-off fixture requirement that are intended to prevent light spillover onto adjacent properties and light pollution. Staff does not have concerns regarding compatibility with present zoning and impact on neighborhood character. Staff would still require lighting plans to demonstrate compliance with the UDO lighting standards.

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

The proposed UDO text amendment is consistent with the principles of sustainability. If an applicant can demonstrate compliance with the UDO lighting standards the greater height allowances would allow for potentially fewer light fixtures to light a greater area of parking surface on larger commercial and institutional properties within the RC and PI districts.

Recommendation

Staff recommends APPROVAL of the proposed UDO text amendment.

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 June 26th and July 3rd.

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.

6.7 Exterior Lighting

1. **Intent.** This Section is intended to specify practical and effective standards by which the obtrusive aspects of excessive and/or careless exterior light usage can be minimized, while preserving safety, security, and the nighttime use and enjoyment of property. These standards are intended to curtail the degradation of the night time visual environment by encouraging lighting practices that direct appropriate amounts of light where and when it is needed, increasing the use of energy-efficient sources, and decreasing the wastage of light, sky glow, and glare resulting from over-lighting and poorly shielded or inappropriately directed lighting fixtures.
2. **Compliance and Applicability.**
 1. **Compliance.** All exterior illuminating devices shall be installed in compliance with the provisions of this Ordinance and all applicable building and electrical codes.
 2. **General applicability.** All proposed new land uses, developments, buildings, structures, and/or additions and site modifications that require a development permit and/or building permit, as well as all proposed lighting fixtures for existing development, uses, or structures, shall comply with the provisions of this Section for all new exterior lighting. Where practical (as determined by the Designated Approval Authority), existing lighting associated with such development shall comply with the provisions of this Section.
 3. **Exemptions.** The following shall be exempt from the provisions of this Section. However, to the extent practical, compliance with the intent of this Section is encouraged.
 1. Existing lighting. All exterior lighting fixtures installed prior to the effective date of this Ordinance shall be exempt from this Section except that if any modification, construction, or change to an existing outdoor lighting fixture system is proposed to fifty (50) percent or more of the total number of fixtures, then all fixtures shall comply with the provisions of this Section.
 2. Street and highway lighting. Street and highway lighting shall comply with the standards set forth by the applicable jurisdiction relating to required street and highway lighting.
 3. State and federal facilities. Compliance with the intent of this Section at all state and federal facilities in the City of Ashland is encouraged, but not mandatory.
 4. Emergency lighting. Emergency lighting, used by police, firefighters, medical personnel, public works, and others is exempt from this Section as it pertains to the emergency situation.
 5. Swimming pool and fountain lighting. Underwater lighting used for the illumination of swimming pools and fountains is exempt from the lamp type and shielding standards of this Section.
 6. Low-Output Exterior Lighting. Exterior lighting fixtures are exempted from this ordinance where the lights are:
 1. Top-shielded or located below an eave; and
 2. Rated less than one thousand (1,000) lumens; and
 3. Individually and collectively in conformance with light trespass provisions of Section 6.7, C., 1., a: Light trespass.
 7. Flood, area, or security lighting. Flood lights or other area lights shall be exempt from the provisions of this ordinance only where:
 1. Lights are rated less than two thousand (2,000) lumens;

2. Lights are directed so as to limit direct glare onto adjacent occupied premises;
3. Light switching is automated, for example by motion sensor, so as to limit sustained light bursts to ten minutes or less and to limit the total ratio of unlighted-to-lighted time per night to no less than eight to one (8:1);
4. When activated, the illumination level at a distance of twenty-five (25) feet shall not exceed one-half (1/2) foot candles;
5. Light fixtures two thousand (2,000) lumens and over are not exempt. Exterior light fixtures above the eaves or attached to buildings or poles separate from the principal building are not exempt;
6. Examples of lamp types of less than two thousand (2,000) lumens include a 100 watt standard incandescent, a fifteen (15) watt cool fluorescent, a fifteen (15) watt compact fluorescent, or a eighteen (18) watt low pressure sodium lamp.
8. Lighted flags. Flags of the United States, State of Wisconsin, City of Ashland and any other flag adopted or sanctioned by an elected legislative body of competent jurisdiction are exempt from the provisions of this Section. All other outdoor lighted flags, including, but not limited to, decorative and commercial flags shall comply with this Section. Property owners are encouraged to lower all flags at sunset and during inclement weather.
9. Holiday lighting. Holiday lighting, as defined, is exempt from the provisions of this Section.
10. Search and spot lights. Approved search and spot lights for temporary use, shall be exempt from the lamp type and shielding provisions of this Section.
11. Towers. Legally required safety lighting for towers shall be exempt from the provisions of this Section.
12. Airports. Airport related lighting shall be exempt from the provisions of this Section where the lighting is used for air safety reasons.
3. **General Requirements.**
 1. **General.** All exterior lighting fixtures (except those specifically exempted in this Section) installed and thereafter maintained shall comply with the following:
 1. Light trespass. The maximum allowable light trespass shall be one-half (1/2) footcandle four (4) feet above the ground. The point of measurement of this offending light shall be any point at the outer wall of an adjacent building occupied for residential or public use, or at any point greater than ten (10) feet from the adjacent parcel line. This measurement shall not include any ambient, natural light.
 2. Cutoff or shields. All fixtures greater than one thousand (1,000) initial lumens (equivalent to 70 watts incandescent) shall be full cutoff, or shall be shielded or installed so that there is not a direct line of sight between the light source or its reflection and a point five (5) feet or higher above the ground at the parcel line. The light source shall not be of such intensity so as to cause discomfort or annoyance.
 3. Lamp types. Any exterior lighting fixture installed on a parking lot, parking structure, or outdoor merchandise sales area shall use high pressure sodium, low pressure sodium, metal halide, LED, fluorescent lamps, or other type approved by the Zoning Administrator or Designated Authorized Agent.

4. Commercial business hours of lighting. The lighting system shall be extinguished or reduced to fifty (50) percent no later than thirty (30) minutes after the close of business for the day or after the end of normal office hours for the majority of employees. All property owners are encouraged to turn off all unnecessary exterior lighting.
5. Freestanding light fixtures. Freestanding light fixtures are considered accessory structures and shall comply with Section 5.6 B: Accessory Structures, except that freestanding light fixtures in the Regional Commercial (RC) and Public Institutional (PI) districts may have a maximum height of thirty (30) feet. Such fixtures shall meet all other requirements of this Section.
2. **Maintenance.** All exterior lighting fixtures shall be maintained according to approved plans.
3. **Trees and shrubs.** Trees and shrubs shall not be located where they significantly reduce or block the lighting, intended for safety, of parking facilities or streets.
4. **Allowable uses.** Exterior lighting fixtures may be used to illuminate buildings and structures; recreational areas, sports fields and courts; parking lots; parking structures, garages, or ramps; landscape areas; outdoor merchandise sales; building overheads and open canopies. Exterior lighting fixtures may be installed to provide building and parking lot security.
4. **Specific Design Requirements.**
 1. **Non-residential open parking facilities.** Horizontal illuminance for open parking facilities shall comply with the standards specified in Table 6.7.A and Table 6.7.B. The illumination requirements of an open parking facility depend on the amount of usage the facility receives. The following levels of activity are herein to reflect both vehicular traffic and pedestrian activity:
 1. High activity. Facilities for major or league athletic events or major cultural or civic events or similar activities.
 2. Moderate activity. Shopping centers, retail parking areas, hospital and clinic parking, or similar activities.
 3. Low activity. Employee parking, office parks, religious institutions, or similar activities.

Table 6.7.A General Parking and Pedestrian Areas Illuminance Standards for Open Parking Facilities				
Level of Activity	Minimum Footcandles on Pavement	Maximum Average Footcandles on Pavement	Maximum Uniformity Ratio (Avg:Min)	Watts per Square Foot Lighting Load
High	0.6 footcandle	3.75 footcandle	5:1	0.12
Moderate	0.4 footcandle	2.5 footcandle	5:1	0.10
Low	0.2 footcandle	1.5 footcandle	5:1	0.08

Table 6.7.B Driveway Area Illuminance Standards for Open Parking Facilities			
Level of Activity	Minimum Footcandles on Pavement	Maximum Average Footcandles on Pavement	Maximum Uniformity Ratio (Avg:Min)
High	0.67 footcandle	2.5 footcandle	5:1
Moderate	0.33 footcandle	1.5 footcandle	5:1
Low	0.125 footcandle	1.0 footcandle	5:1

2. **Commercial residential open parking facilities.** A parking facility for more than three (3) cars on a residential site should be lighted to provide at least 0.25 footcandles on any surface with an average illumination level of at least 0.75 footcandles. Exterior light

fixtures shall be designed and installed to minimize light trespass. In addition, the uniformity ratio between the average illumination and minimum illumination shall be no greater than 4:1.

3. **Building and structure illumination.** An exterior lighting system for illuminating buildings and structures shall have a maximum connected lighting load of five (5) watts per lineal foot. Watts shall mean lamp wattage and ballast consumption. Such lighting shall be shielded or installed so as to illuminate the building and not the sky.
4. **Outdoor merchandise sales.** For an outdoor merchandise sales area and outdoor vehicle sales, the maximum initial illumination level in seventy-five (75) percent of the parcel shall not exceed twenty (20) footcandles. A contiguous area not to exceed twenty-five (25) percent of the parcel may be illuminated to a level that shall not exceed forty (40) footcandles.
5. **Outdoor canopy.** The maximum initial illumination level under an outdoor canopy shall not exceed fifty (50) footcandles at any point.
6. **LED light bands.** Dimmable technology shall be installed and utilized to adjust the light output of permitted LED light bands based on the ambient light such that the light band dims automatically when it is less bright outside.

Case Activity Report

04/01/2025 - 04/30/2025

Case #	Case Date	Assigned To	Main Status	Description	Closed Date	Parcel #	Parcel Address
20250119	4/22/2025	Raymond Kallio	Closed	vehicles in yard	4/30/2025	201027470000	1007 5TH AVE E
20250137	4/30/2025	Raymond Kallio	Closed	car in yard	5/9/2025	201021280000	614 7TH AVE E
20250138	4/30/2025	Raymond Kallio	Closed	misc storage	5/13/2025	201021610000	613 5TH AVE E
20250132	4/29/2025	Raymond Kallio	Open	tires		201025120000	811 2ND AVE E
20250133	4/29/2025	Raymond Kallio	Open	Tires		201045290000	1120 6TH AVE W
20250134	4/29/2025	Raymond Kallio	Open	tires and debris		201001790000	1005 3RD ST W
20250135	4/29/2025	Raymond Kallio	Closed	debris	5/5/2025	201003840000	501 11TH AVE W
20250136	4/29/2025	Raymond Kallio	Open	debris		201003830000	505 11TH AVE W
20250121	4/23/2025	Raymond Kallio	Closed	Tires	5/14/2025	201044620000	916 8TH ST W
20250111	4/15/2025	Raymond Kallio	Closed	garbage		201005880000	703 16TH AVE W
20240502	12/2/2024	Raymond Kallio	Open	furniture in front yard		201017560000	309 7TH AVE E
20250078	3/13/2025	Raymond Kallio	Closed	tires	4/28/2025	201027530000	1023 PRENTICE AVE
20250089	3/20/2025	Raymond Kallio	Closed	messy yard	4/28/2025	201031140000	1115 12TH AVE W
20250093	3/27/2025	Raymond Kallio	Closed	debris	5/2/2025	201011580000	1415 FRONT ST E
20250102	4/8/2025	Raymond Kallio	Closed	debris	4/28/2025	201017980000	1409 4TH ST E

20250103	4/9/2025	Raymond Kallio	Closed	misc storage	4/28/2025	201006040000	803 14TH AVE W
20250104	4/10/2025	Raymond Kallio	Closed	tires	5/14/2025	201030170000	919 9TH AVE W
20250106	4/10/2025	Raymond Kallio	Closed	tire	4/28/2025	201043850000	715 10TH AVE W
20250126	4/25/2025	Raymond Kallio	Open	debris and tires		201014460000	114 13TH AVE E
20250127	4/25/2025	Raymond Kallio	Closed	misc storage	5/6/2025	201013950000	108 7TH AVE E
20250128	4/25/2025	Raymond Kallio	Open	toilet in yard		201021690000	612 3RD AVE E
20250130	4/25/2025	Raymond Kallio	Open	furniture in yard		201034320000	2020 MAIN ST E
20250131	4/25/2025	Raymond Kallio	Open	misc storage		201030330000	1019 10TH ST W
20250124	4/24/2025	Raymond Kallio	Open	debris		201045320000	1100 6TH AVE W
20250125	4/24/2025	Raymond Kallio	Closed	garbage	5/5/2025	201002420000	320 12TH AVE W
20250088	3/18/2025	Raymond Kallio	Closed	dog feces		201047320000	WHISPERING PINES COMMUNITY 8th Ave W and 17th Ave W
20250122	4/23/2025	Raymond Kallio	Open	tires and debris		201019170000	417 5TH AVE E
20250123	4/23/2025	Raymond Kallio	Open	vehicles in yard		201019230000	409 PRENTICE AVE
20250121	4/23/2025	Raymond Kallio	Closed	Tires	5/14/2025	201044620000	916 8TH ST W
20250119	4/22/2025	Raymond Kallio	Closed	vehicles in yard	4/30/2025	201027470000	1007 5TH AVE E
20250120	4/22/2025	Raymond Kallio	Closed	debris	5/5/2025	201044570000	817 9TH AVE W

20250118	4/22/2025	Raymond Kallio	Open	couch in yard		201027210000	1022 7TH AVE E
20250085	3/17/2025	Raymond Kallio	Closed	debris	4/22/2025	201017780000	321 12TH AVE E
20250077	3/13/2025	Raymond Kallio	Closed	mattress	4/22/2025	201023780000	409 8TH ST E
20240450	10/16/2024	Raymond Kallio	Closed	debri	11/13/2024	201025660000	800 6TH AVE W
20250054	2/19/2025	Raymond Kallio	Closed	debris	4/22/2025	201012610000	407 LAKE SHORE DR E
20250058	2/25/2025	Raymond Kallio	Closed	misc storage and garbage	4/22/2025	201027910000	1013 4TH AVE W
20250066	3/4/2025	Raymond Kallio	Closed	misc storage	4/22/2025	201015720000	712 MAIN ST E
20250105	4/10/2025	Raymond Kallio	Closed	misc storage	4/22/2025	201005410000	621 11TH AVE W
20250098	3/31/2025	Raymond Kallio	Closed	tires	4/22/2025	201012580000	502 ST CLAIRE ST
20250114	4/21/2025	Raymond Kallio	Open	No permit		201027580000	1020 2ND AVE W
20250116	4/21/2025	Raymond Kallio	Closed	misc storage	5/5/2025	201003230000	413 14TH AVE W
20240484	11/5/2024	Raymond Kallio	Closed	appliance	4/21/2025	201002840000	308 16TH AVE W
20250092	3/25/2025	Raymond Kallio	Closed	garbage and microwave		201002420000	320 12TH AVE W
20250094	3/27/2025	Raymond Kallio	Closed	tires	4/15/2025	201012500000	511 LAKE SHORE DR E
20250099	4/1/2025	Raymond Kallio	Closed	tires	4/15/2025	201025280000	822 3RD AVE W
20250090	3/24/2025	Raymond Kallio	Closed	garbage	4/14/2025	201023910000	716 5TH AVE E
20250072	3/10/2025	Raymond Kallio	Closed	dresser	4/14/2025	201025030000	801 3RD AVE E
20250108	4/14/2025	Raymond Kallio	Open	Tires		201021800000	205 7TH ST E

20250109	4/14/2025	Raymond Kallio	Open	Misc storage and appliance		201043790000	610 10TH AVE W
20250110	4/14/2025	Raymond Kallio	Closed	vehicle	5/1/2025	201030400000	901 11TH AVE W
20250032	1/31/2025	Raymond Kallio	Closed	junk and garbage	4/11/2025	201022990000	711 3RD AVE W
20250095	3/28/2025	Raymond Kallio	Closed	messy yard	4/11/2025	201015070000	201 14TH AVE E
20250105	4/10/2025	Raymond Kallio	Closed	misc storage	4/22/2025	201005410000	621 11TH AVE W
20250106	4/10/2025	Raymond Kallio	Closed	tire	4/28/2025	201043850000	715 10TH AVE W
20250104	4/10/2025	Raymond Kallio	Closed	tires	5/14/2025	201030170000	919 9TH AVE W
20250103	4/9/2025	Raymond Kallio	Closed	misc storage	4/28/2025	201006040000	803 14TH AVE W
20250102	4/8/2025	Raymond Kallio	Closed	debris	4/28/2025	201017980000	1409 4TH ST E
20250101	4/2/2025	Raymond Kallio	Closed	rubbish	4/7/2025	201047450000	2300 LAKE SHORE DR W
20250035	2/4/2025	Raymond Kallio	Closed	bruch	4/7/2025	201005920000	
20240368	9/4/2024	Raymond Kallio	Open	graveled yard		201025250000	807 ELLIS AVE
20250087	3/18/2025	Raymond Kallio	Closed	mattresses		201034240000	KENWOOD TERRACE COMMUNITY 18th Ave E and Main St E
20250101	4/2/2025	Raymond Kallio	Closed	rubbish	4/7/2025	201047450000	2300 LAKE SHORE DR W
20250101	4/2/2025	Raymond Kallio	Closed	rubbish	4/7/2025	201047450000	2300 LAKE SHORE DR W
20250100	4/2/2025	Raymond Kallio	Closed	rubbish	5/1/2025	201002510000	300 BEASER AVE
20250099	4/1/2025	Raymond Kallio	Closed	tires	4/15/2025	201025280000	822 3RD AVE W

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Total Records: 66

5/16/2025

Case Activity Report

05/01/2025 - 05/31/2025

Case #	Case Date	Assigned To	Main Status	Description	Closed Date	Parcel #	Parcel Address
20250160	5/14/2025	Raymond Kallio	Open	misc storage		201044010000	708 10TH AVE W
20250201	5/29/2025	Raymond Kallio	Open	garbage bags, tires		201020210000	522 WILLIS AVE
20250196	5/28/2025	Raymond Kallio	Open	misc storage			
20250197	5/28/2025	Raymond Kallio	Open	misc		201021590000	619 5TH AVE E
20250198	5/28/2025	Raymond Kallio	Open	tires		201015290000	205 12TH AVE E
20250200	5/28/2025	Raymond Kallio	Open	driveway needs repair		201032020000	1515 BEASER AVE
20250189	5/27/2025	Raymond Kallio	Open	fire damaged structure		201021550000	608 PRENTICE AVE
20250190	5/27/2025	Raymond Kallio	Open	misc storage		201021560000	606 PRENTICE AVE
20250191	5/27/2025	Raymond Kallio	Open	misc storage		201019180000	413 5TH AVE E
20250192	5/27/2025	Raymond Kallio	Open	soil removed around foundation		201015480000	222 STUNTZ AVE
20250193	5/27/2025	Raymond Kallio	Open	mattress		201017380000	510 3RD ST E
20250194	5/27/2025	Raymond Kallio	Open	junk and debris		201018620000	
20250195	5/27/2025	Raymond Kallio	Open	vehicle		201023730000	719 PRENTICE AVE
20250188	5/23/2025	Raymond Kallio	Open	misc storage		201018570000	414 STUNTZ AVE

20250156	5/9/2025	Raymond Kallio	Closed	full trailer	5/23/2025	201021360000	608 WILLIS AVE
20250124	4/24/2025	Raymond Kallio	Closed	debris	5/23/2025	201045320000	1100 6TH AVE W
20250187	5/22/2025	Raymond Kallio	Open	rotting food, messy yard, misc storage		201017300000	412 3RD ST E
20250177	5/21/2025	Raymond Kallio	Open	bathtub front yard and mattress in back yard		201043630000	623 MACARTHUR AVE
20250178	5/21/2025	Raymond Kallio	Open	misc storage		201030560000	1008 12TH AVE W
20250179	5/21/2025	Raymond Kallio	Open	misc storage		201030760000	1001 MACARTHUR AVE
20250180	5/21/2025	Raymond Kallio	Open	missing house numbers and tire in backyard		201043670000	605 MACARTHUR AVE
20250181	5/21/2025	Raymond Kallio	Open	debris		201026220000	901 4TH AVE W
20250182	5/21/2025	Raymond Kallio	Open	rubbish in the back yard		201027990000	1023 VAUGHN AVE
20250183	5/21/2025	Raymond Kallio	Open	appliance		201026030000	922 6TH AVE W
20250184	5/21/2025	Raymond Kallio	Open	rubbish and cat carpet tree by alley		201022660000	714 6TH AVE W
20250185	5/21/2025	Raymond Kallio	Open	appliances. Misc storage and messy yard		201027910000	1013 4TH AVE W

20250186	5/21/2025	Raymond Kallio	Open	old windows and plastic pipe and gutters by garage near alley		201025340000	817 2ND AVE W
20250167	5/20/2025	Raymond Kallio	Closed	tire drainage	6/2/2025	201005410000	621 11TH AVE W
20250168	5/20/2025	Raymond Kallio	Open	tire by shed		201005470000	601 11TH AVE W
20250168	5/20/2025	Raymond Kallio	Open	tire by shed		201005470000	601 11TH AVE W
20250169	5/20/2025	Raymond Kallio	Open	appliance on porch		201047320000	WHISPERING PINES COMMUNITY 8th Ave W and 17th Ave W
20250170	5/20/2025	Raymond Kallio	Open	messy back porch car parts no house number		201025770000	821 6TH AVE W
20250171	5/20/2025	Raymond Kallio	Open	freezer		201005240000	622 15TH AVE W
20250173	5/20/2025	Raymond Kallio	Open	appliance in yard		201005440000	613 11TH AVE W
20250174	5/20/2025	Raymond Kallio	Open	misc storage		201006250000	814 BEASER AVE
20250175	5/20/2025	Raymond Kallio	Open	misc storage		201031610000	1323 11TH AVE W
20250176	5/20/2025	Raymond Kallio	Open	sink in front yard		201043620000	622 MACARTHUR AVE
20250165	5/19/2025	Raymond Kallio	Open	tub in yard		201029820000	813 11TH AVE W

20250166	5/19/2025	Raymond Kallio	Open	wood by garage		201031350000	1223 11TH AVE W
20250162	5/16/2025	Raymond Kallio	Closed	toilet in yard		201006200000	1212 8TH ST W
20250146	5/6/2025	Raymond Kallio	Closed	vehicle in yard	5/19/2025	201021430000	622 5TH AVE E
20250129	4/25/2025	Raymond Kallio	Closed	Misc storage		201030330000	1019 10TH ST W
20250130	4/25/2025	Raymond Kallio	Open	furniture in yard		201034320000	2020 MAIN ST E
20250131	4/25/2025	Raymond Kallio	Closed	misc storage	5/19/2025	201030330000	1019 10TH ST W
20250133	4/29/2025	Raymond Kallio	Closed	Tires	5/19/2025	201045290000	1120 6TH AVE W
20250134	4/29/2025	Raymond Kallio	Open	tires and debris		201001790000	1005 3RD ST W
20250136	4/29/2025	Raymond Kallio	Open	debris		201003830000	505 11TH AVE W
20250142	5/1/2025	Raymond Kallio	Open	appliance		201003390000	412 14TH AVE W
20250162	5/16/2025	Raymond Kallio	Closed	toilet in yard		201006200000	1212 8TH ST W
20250163	5/16/2025	Raymond Kallio	Open	misc storage		201011550000	1407 FRONT ST E
20250164	5/15/2025	Raymond Kallio	Closed	tires	5/16/2025	201026940000	920 7TH AVE E
20250164	5/15/2025	Raymond Kallio	Closed	tires	5/16/2025	201026940000	920 7TH AVE E
20250161	5/15/2025	Raymond Kallio	Open	misc storage		201005580000	701 11TH AVE W
20250160	5/14/2025	Raymond Kallio	Open	misc storage		201044010000	708 10TH AVE W
20250159	5/14/2025	Raymond Kallio	Open	misc storage		201044140000	714 9TH AVE W
20250121	4/23/2025	Raymond Kallio	Closed	Tires	5/14/2025	201044620000	916 8TH ST W

20250104	4/10/2025	Raymond Kallio	Closed	tires	5/14/2025	201030170000	919 9TH AVE W
20240442	10/11/2024	Raymond Kallio	Open	rubbish		201036460000	1607 6TH ST E
20250061	2/26/2025	Raymond Kallio	Closed	misc storage	5/13/2025	201026580000	923 3RD AVE E
20250144	5/6/2025	Raymond Kallio	Closed	misc storage		201023680000	310 7TH ST E
20250138	4/30/2025	Raymond Kallio	Closed	misc storage	5/13/2025	201021610000	613 5TH AVE E
20250140	5/1/2025	Raymond Kallio	Closed	misc storage		201015280000	209 12TH AVE E
20250155	5/9/2025	Raymond Kallio	Closed	misc storage		201024670000	519 9TH ST E
20250147	5/7/2025	Raymond Kallio	Closed	vehicle front yard	6/2/2025	201027660000	1001 ELLIS AVE
20250157	5/12/2025	Raymond Kallio	Open	tires by garage		201014560000	101 14TH AVE E
20250140	5/1/2025	Raymond Kallio	Closed	misc storage		201015280000	209 12TH AVE E
20250137	4/30/2025	Raymond Kallio	Closed	car in yard	5/9/2025	201021280000	614 7TH AVE E
20250156	5/9/2025	Raymond Kallio	Closed	full trailer	5/23/2025	201021360000	608 WILLIS AVE
20250154	5/9/2025	Raymond Kallio	Open	misc storage		201016180000	200 MAIN ST E
20250155	5/9/2025	Raymond Kallio	Closed	misc storage		201024670000	519 9TH ST E
20250141	5/1/2025	Raymond Kallio	Closed	Lawn parking	5/9/2025	201011600000	1423 FRONT ST E
20250151	5/8/2025	Raymond Kallio	Open	misc storage		201018990000	404 5TH AVE E
20250152	5/8/2025	Raymond Kallio	Open	misc storage		201014530000	113 14TH AVE E
20250126	4/25/2025	Raymond Kallio	Open	debris and tires		201014460000	114 13TH AVE E

20250124	4/24/2025	Raymond Kallio	Closed	debris	5/23/2025	201045320000	1100 6TH AVE W
20250118	4/22/2025	Raymond Kallio	Open	couch in yard		201027210000	1022 7TH AVE E
20250147	5/7/2025	Raymond Kallio	Closed	vehicle front yard	6/2/2025	201027660000	1001 ELLIS AVE
20250148	5/7/2025	Raymond Kallio	Open	misc storage		201021450000	608 5TH AVE E
20250129	4/25/2025	Raymond Kallio	Closed	Misc storage		201030330000	1019 10TH ST W
20250146	5/6/2025	Raymond Kallio	Closed	vehicle in yard	5/19/2025	201021430000	622 5TH AVE E
20250127	4/25/2025	Raymond Kallio	Closed	misc storage	5/6/2025	201013950000	108 7TH AVE E
20250144	5/6/2025	Raymond Kallio	Closed	misc storage		201023680000	310 7TH ST E
20250145	5/6/2025	Raymond Kallio	Open	debris		201021550000	608 PRENTICE AVE
20250135	4/29/2025	Raymond Kallio	Closed	debris	5/5/2025	201003840000	501 11TH AVE W
20250132	4/29/2025	Raymond Kallio	Open	tires		201025120000	811 2ND AVE E
20250125	4/24/2025	Raymond Kallio	Closed	garbage	5/5/2025	201002420000	320 12TH AVE W
20250120	4/22/2025	Raymond Kallio	Closed	debris	5/5/2025	201044570000	817 9TH AVE W
20250024	1/23/2025	Raymond Kallio	Closed	misc storage	5/5/2025	201016930000	306 2ND AVE E
20250115	4/21/2025	Raymond Kallio	Closed	Tires	5/5/2025	201023160000	119 8TH ST W
20250116	4/21/2025	Raymond Kallio	Closed	misc storage	5/5/2025	201003230000	413 14TH AVE W
20250093	3/27/2025	Raymond Kallio	Closed	debris	5/2/2025	201011580000	1415 FRONT ST E
20250100	4/2/2025	Raymond Kallio	Closed	rubbish	5/1/2025	201002510000	300 BEASER AVE

20250012	1/13/2025	Raymond Kallio	Closed	rubbish	5/13/2025	201016470000	110 MAIN ST W
20250110	4/14/2025	Raymond Kallio	Closed	vehicle	5/1/2025	201030400000	901 11TH AVE W
20250140	5/1/2025	Raymond Kallio	Closed	misc storage		201015280000	209 12TH AVE E
20250141	5/1/2025	Raymond Kallio	Closed	Lawn parking	5/9/2025	201011600000	1423 FRONT ST E
20250142	5/1/2025	Raymond Kallio	Open	appliance		201003390000	412 14TH AVE W

Total Records: 97

6/2/2025

Case Activity Report

06/01/2025 - 06/30/2025

Case #	Case Date	Assigned To	Main Status	Description	Closed Date	Parcel #	Parcel Address
20250244	6/9/2025	Raymond Kallio	Closed	rubish and back porch. rental registration	6/30/2025	201022040000	620 3RD AVE W
20250291	6/24/2025	Raymond Kallio	Closed	long grass and weeds	6/30/2025	201015080000	222 12TH AVE E
20250304	6/30/2025	Raymond Kallio	Open	weeds		201015990000	Vacant Lot: Main Street E and Willis Avenue
20250305	6/30/2025	Raymond Kallio	Open	missing street numbers and long grass		201011550000	1407 FRONT ST E
20250306	6/30/2025	Raymond Kallio	Open	box spring		201015980000	207 WILLIS AVE
20250307	6/30/2025	Raymond Kallio	Open	Lawn		201043790000	610 10TH AVE W
20250308	6/30/2025	Raymond Kallio	Open	lawn		201015960000	213 WILLIS AVE
20250309	6/30/2025	Raymond Kallio	Open	long grass and weeds		201017560000	309 7TH AVE E
20250310	6/30/2025	Raymond Kallio	Open	weeds		201020010000	510 PRENTICE AVE
20250298	6/27/2025	Raymond Kallio	Open	Lawn, door, and tire		201012470000	108 5TH AVE E
20250299	6/27/2025	Raymond Kallio	Open	lawn and debris		201013450000	315 MAIN ST E
20250300	6/27/2025	Raymond Kallio	Open	long grass no house numbers		201023830000	706 PRENTICE AVE

20250301	6/27/2025	Raymond Kallio	Open	long grass and weeds		201023820000	710 PRENTICE AVE
20250302	6/27/2025	Raymond Kallio	Open	siding		201004400000	513 16TH AVE W
20250303	6/27/2025	Raymond Kallio	Open	lawn		201038520000	1123 ELLIS AVE
20250263	6/11/2025	Raymond Kallio	Closed	long grass and weeds by alley	6/27/2025	201000080000	717 MAIN ST W
20250195	5/27/2025	Raymond Kallio	Closed	vehicle		201023730000	719 PRENTICE AVE
20240187	7/11/2024	Raymond Kallio	Closed	garage siding		201035640000	2106 4TH ST E
20250296	6/26/2025	Raymond Kallio	Open	Lawn		201022160000	601 2ND AVE W
20250297	6/26/2025	Raymond Kallio	Open	lawn		201023560000	715 3RD AVE E
20250293	6/25/2025	Raymond Kallio	Closed	long grass and weeds	7/2/2025	201028610000	1113 PRENTICE AVE
20250294	6/25/2025	Raymond Kallio	Open	lawn		201043340000	805 6TH ST W
20250270	6/16/2025	Raymond Kallio	Closed	long grass	6/25/2025	201006120000	801 BEASER AVE
20250272	6/16/2025	Raymond Kallio	Closed	household furniture outside on terrace	6/25/2025	201043560000	715 6TH ST W
20250274	6/18/2025	Raymond Kallio	Closed	grass	6/25/2025	201012450000	606 ST CLAIRE ST
20250276	6/18/2025	Raymond Kallio	Closed	lawn	6/25/2025	201005090000	607 15TH AVE W
20250277	6/18/2025	Raymond Kallio	Closed	lawn	6/25/2025	201024070000	713 7TH AVE E

20250278	6/18/2025	Raymond Kallio	Closed	lawn	6/25/2025	201020940000	501 14TH AVE E
20250281	6/19/2025	Raymond Kallio	Closed	lawn	6/25/2025	201047284000	2120 6TH ST W
20250291	6/24/2025	Raymond Kallio	Closed	long grass and weeds	6/30/2025	201015080000	222 12TH AVE E
20250292	6/24/2025	Raymond Kallio	Open	lawn		201034520000	
20250286	6/24/2025	Raymond Kallio	Open	unregistered/i noperable motor vehicle		201044670000	905 MACARTHUR AVE
20250287	6/24/2025	Raymond Kallio	Closed	weeds	7/2/2025	201027540000	1015 PRENTICE AVE
20250288	6/24/2025	Raymond Kallio	Closed	long grass	6/24/2025	201038730000	1201 9TH AVE W
20250290	6/24/2025	Raymond Kallio	Closed	lawn	7/2/2025	201026720000	907 PRENTICE AVE
20250252	6/10/2025	Raymond Kallio	Closed	lawn	6/24/2025	201012380000	622 ST CLAIRE ST
20250256	6/10/2025	Raymond Kallio	Closed	debris	7/1/2025	201031270000	1223 10TH AVE W
20250253	6/10/2025	Raymond Kallio	Closed	lawn	6/23/2025	201022620000	608 7TH ST W
20250246	6/9/2025	Raymond Kallio	Closed	long grass		201043470000	703 7TH ST W
20250233	6/9/2025	Raymond Kallio	Closed	long grass	6/23/2025	201047283000	2118 6TH ST W
20250280	6/19/2025	Raymond Kallio	Closed	Lawn	6/23/2025	201047900000	2410 JUNCTION RD
20250282	6/23/2025	Raymond Kallio	Closed	lawn	7/1/2025	201027440000	1000 PRENTICE AVE

20250283	6/23/2025	Raymond Kallio	Open	long grass, terrace and along house and garage, north side.r		201021750000	615 PRENTICE AVE
20250284	6/23/2025	Raymond Kallio	Closed	lawn	7/1/2025	201006650000	700 11TH AVE W
20250285	6/23/2025	Raymond Kallio	Open	lawn and items on proch		201043790000	610 10TH AVE W
20250271	6/16/2025	Raymond Kallio	Closed	boat		201001630000	1220 MAIN ST W
20250266	6/12/2025	Raymond Kallio	Closed	long grass	6/19/2025	201019190000	409 5TH AVE E
20250280	6/19/2025	Raymond Kallio	Closed	Lawn	6/23/2025	201047900000	2410 JUNCTION RD
20250281	6/19/2025	Raymond Kallio	Closed	lawn	6/25/2025	201047284000	2120 6TH ST W
20250169	5/20/2025	Raymond Kallio	Closed	appliance on porch	6/19/2025	201047320000	WHISPERING PINES COMMUNITY 8th Ave W and 17th Ave W
20250210	6/4/2025	Raymond Kallio	Open	missing siding, long grass		201034460000	2102 MAIN ST E
20240292	8/7/2024	Raymond Kallio	Open	exterior walls not weatherproofed, missing stairs and front yard grading		201018770000	405 STUNTZ AVE

20240301	8/9/2024	Raymond Kallio	Open	exterior siding not weatherprofed		201030630000	1000 11TH AVE W
20250248	6/10/2025	Raymond Kallio	Closed	long grass on lot 7-12 on 3rd street west	6/18/2025	201001201000	1720 MAIN ST W
20250249	6/10/2025	Raymond Kallio	Closed	lawn	6/18/2025	201010820000	615 ST CLAIRE ST
20250278	6/18/2025	Raymond Kallio	Closed	lawn	6/25/2025	201020940000	501 14TH AVE E
20250279	6/18/2025	Raymond Kallio	Open	couch in yard		201037950000	210 22ND AVE W
20250276	6/18/2025	Raymond Kallio	Closed	lawn	6/25/2025	201005090000	607 15TH AVE W
20250277	6/18/2025	Raymond Kallio	Closed	lawn	6/25/2025	201024070000	713 7TH AVE E
20250274	6/18/2025	Raymond Kallio	Closed	grass	6/25/2025	201012450000	606 ST CLAIRE ST
20250275	6/18/2025	Raymond Kallio	Open	grass		201028320000	311 12TH ST W
20250262	6/11/2025	Raymond Kallio	Closed	lawn and garbage bag	6/17/2025	201027990000	1023 VAUGHN AVE
20250264	6/12/2025	Raymond Kallio	Closed	LAWN	6/16/2025	201016240000	220 MAIN ST E
20250251	6/10/2025	Raymond Kallio	Closed	long grass and vehicle parked on grass	6/17/2025	201043450000	522 9TH AVE W
20250254	6/10/2025	Raymond Kallio	Closed	long grass	6/17/2025	201004530000	522 18TH AVE W
20250255	6/10/2025	Raymond Kallio	Closed	Lawn	6/17/2025	201003670000	1003 6TH ST W

20250257	6/10/2025	Raymond Kallio	Closed	long grass on terrace and by garage	6/17/2025	201044010000	708 10TH AVE W
20250261	6/11/2025	Raymond Kallio	Closed	lawn	6/17/2025	201028020000	1015 VAUGHN AVE
20250237	6/9/2025	Raymond Kallio	Closed	long grass and weeds	6/17/2025	201001160000	1700 MAIN ST W
20250239	6/9/2025	Raymond Kallio	Closed	lawn	6/17/2025	201002950000	321 17TH AVE W
20250223	6/5/2025	Raymond Kallio	Closed	lawn	6/17/2025	201003700000	505 10TH AVE W
20250224	6/6/2025	Raymond Kallio	Closed	lawn	6/17/2025	201018170000	412 13TH AVE E
20250229	6/9/2025	Raymond Kallio	Closed	lawn	6/17/2025	201004770000	617 18TH AVE W
20250231	6/9/2025	Raymond Kallio	Closed	lawn	6/17/2025	201004810000	601 18TH AVE W
20250126	4/25/2025	Raymond Kallio	Closed	debris and tires	6/17/2025	201014460000	114 13TH AVE E
20250134	4/29/2025	Raymond Kallio	Closed	tires and debris	6/17/2025	201001790000	1005 3RD ST W
20250136	4/29/2025	Raymond Kallio	Closed	debris	6/17/2025	201003830000	505 11TH AVE W
20250142	5/1/2025	Raymond Kallio	Closed	appliance	6/17/2025	201003390000	412 14TH AVE W
20250145	5/6/2025	Raymond Kallio	Closed	debris	6/17/2025	201021550000	608 PRENTICE AVE
20250148	5/7/2025	Raymond Kallio	Closed	misc storage	6/17/2025	201021450000	608 5TH AVE E
20250151	5/8/2025	Raymond Kallio	Closed	misc storage	6/17/2025	201018990000	404 5TH AVE E
20250173	5/20/2025	Raymond Kallio	Closed	appliance in yard	6/17/2025	201005440000	613 11TH AVE W
20250181	5/21/2025	Raymond Kallio	Closed	debris	6/17/2025	201026220000	901 4TH AVE W

20250183	5/21/2025	Raymond Kallio	Closed	appliance	6/17/2025	201026030000	922 6TH AVE W
20250197	5/28/2025	Raymond Kallio	Closed	misc	6/16/2025	201021590000	619 5TH AVE E
20250209	6/4/2025	Raymond Kallio	Closed	Lawn		201035870000	412 26TH AVE E
20250216	6/5/2025	Raymond Kallio	Closed	2 recliners in back yard	6/16/2025	201036660000	518 14TH AVE E
20250225	6/6/2025	Raymond Kallio	Closed	lawn	6/16/2025	201017200000	306 PRENTICE AVE
20250240	6/9/2025	Raymond Kallio	Closed	long grass and weeds	6/16/2025	201032195000	1707 BEASER AVE
20250238	6/9/2025	Raymond Kallio	Closed	lawn	6/16/2025	201002770000	316 15TH AVE W
20250234	6/9/2025	Raymond Kallio	Closed	lawn	6/16/2025	201003240000	411 14TH AVE W
20250236	6/9/2025	Raymond Kallio	Closed	lawn	6/9/2025	201002420000	320 12TH AVE W
20250258	6/10/2025	Raymond Kallio	Closed	lawn	6/16/2025	201016520000	218 MAIN ST W
20250245	6/9/2025	Raymond Kallio	Closed	long grass and weeds	6/16/2025	201021970000	602 2ND AVE W
20250241	6/9/2025	Raymond Kallio	Closed	lawn	6/17/2025	201043550000	719 6TH ST W
20250242	6/9/2025	Raymond Kallio	Closed	lawn		201022990000	711 3RD AVE W
20250270	6/16/2025	Raymond Kallio	Closed	long grass	6/25/2025	201006120000	801 BEASER AVE
20250271	6/16/2025	Raymond Kallio	Closed	boat		201001630000	1220 MAIN ST W
20250272	6/16/2025	Raymond Kallio	Closed	household furniture outside on terrace	6/25/2025	201043560000	715 6TH ST W

20250232	6/9/2025	Raymond Kallio	Closed	lawn		201047270000	522 SANBORN AVE
20250218	6/5/2025	Raymond Kallio	Open	lawn		201030290000	901 10TH AVE W
20250214	6/4/2025	Raymond Kallio	Open	exterior walls are not weatherproof	6/13/2025	201005330000	610 14TH AVE W
20250190	5/27/2025	Raymond Kallio	Closed	misc storage	6/12/2025	201021560000	606 PRENTICE AVE
20250191	5/27/2025	Raymond Kallio	Closed	misc storage	6/12/2025	201019180000	413 5TH AVE E
20250193	5/27/2025	Raymond Kallio	Closed	mattress	6/12/2025	201017380000	510 3RD ST E
20250198	5/28/2025	Raymond Kallio	Closed	tires	6/12/2025	201015290000	205 12TH AVE E
20250201	5/29/2025	Raymond Kallio	Closed	garbage bags, tires	6/12/2025	201020210000	522 WILLIS AVE
20250207	6/2/2025	Raymond Kallio	Closed	Bike parts and tires box of stuff	6/12/2025	201020250000	500 WILLIS AVE
20250149	5/7/2025	Raymond Kallio	Closed	debris and misc storage	6/12/2025	201014500000	123 14TH AVE E
20250225	6/6/2025	Raymond Kallio	Closed	lawn	6/16/2025	201017200000	306 PRENTICE AVE
20250264	6/12/2025	Raymond Kallio	Closed	LAWN	6/16/2025	201016240000	220 MAIN ST E
20250265	6/12/2025	Raymond Kallio	Closed	lawn	6/18/2025	201014560000	101 14TH AVE E
20250266	6/12/2025	Raymond Kallio	Closed	long grass	6/19/2025	201019190000	409 5TH AVE E
20250268	6/12/2025	Raymond Kallio	Closed	lawn	6/24/2025	201036710000	613 14TH AVE E
20250269	6/12/2025	Raymond Kallio	Open	lawn	6/12/2025	201034450000	

20250262	6/11/2025	Raymond Kallio	Closed	lawn and garbage bag	6/17/2025	201027990000	1023 VAUGHN AVE
20250263	6/11/2025	Raymond Kallio	Closed	long grass and weeds by alley	6/27/2025	201000080000	717 MAIN ST W
20250260	6/11/2025	Raymond Kallio	Open	lawn		201007720000	316 CHAPPLE AVE
20250261	6/11/2025	Raymond Kallio	Closed	lawn	6/17/2025	201028020000	1015 VAUGHN AVE
20240418	9/30/2024	Raymond Kallio	Open	Camper and misc storage		201007060000	210 MACARTHUR AVE
20250182	5/21/2025	Raymond Kallio	Closed	rubbish in the back yard	6/11/2025	201027990000	1023 VAUGHN AVE
20250174	5/20/2025	Raymond Kallio	Closed	misc storage		201006250000	814 BEASER AVE
20250176	5/20/2025	Raymond Kallio	Closed	sink in front yard	6/11/2025	201043620000	622 MACARTHUR AVE
20250177	5/21/2025	Raymond Kallio	Closed	bathtub front yard and mattress in back yard	6/11/2025	201043630000	623 MACARTHUR AVE
20250178	5/21/2025	Raymond Kallio	Closed	misc storage	6/11/2025	201030560000	1008 12TH AVE W
20250179	5/21/2025	Raymond Kallio	Closed	misc storage	6/11/2025	201030760000	1001 MACARTHUR AVE
20250180	5/21/2025	Raymond Kallio	Closed	missing house numbers and tire in backyard	6/11/2025	201043670000	605 MACARTHUR AVE

20250171	5/20/2025	Raymond Kallio	Closed	freezer	6/11/2025	201005240000	622 15TH AVE W
20250159	5/14/2025	Raymond Kallio	Closed	misc storage	6/11/2025	201044140000	714 9TH AVE W
20250203	5/29/2025	Raymond Kallio	Closed	fence and temp structures		201023010000	306 7TH ST W
20250184	5/21/2025	Raymond Kallio	Closed	rubbish and cat carpet tree by alley	6/11/2025	201022660000	714 6TH AVE W
20250185	5/21/2025	Raymond Kallio	Closed	appliances. Misc storage and messy yard	6/11/2025	201027910000	1013 4TH AVE W
20250186	5/21/2025	Raymond Kallio	Closed	old windows and plastic pipe and gutters by garage near alley	6/11/2025	201025340000	817 2ND AVE W
20250187	5/22/2025	Raymond Kallio	Open	rotting food, messy yard, misc storage		201017300000	412 3RD ST E
20250208	6/2/2025	Raymond Kallio	Closed	old refrigerator	6/10/2025	201006670000	712 11TH AVE W
20250168	5/20/2025	Raymond Kallio	Closed	tire by shed	6/10/2025	201005470000	601 11TH AVE W
20250165	5/19/2025	Raymond Kallio	Closed	tub in yard	6/10/2025	201029820000	813 11TH AVE W
20250166	5/19/2025	Raymond Kallio	Closed	wood by garage	6/10/2025	201031350000	1223 11TH AVE W
20250173	5/20/2025	Raymond Kallio	Closed	appliance in yard	6/17/2025	201005440000	613 11TH AVE W
20250173	5/20/2025	Raymond Kallio	Closed	appliance in yard	6/17/2025	201005440000	613 11TH AVE W
20250175	5/20/2025	Raymond Kallio	Closed	misc storage	6/10/2025	201031610000	1323 11TH AVE W

20250258	6/10/2025	Raymond Kallio	Closed	lawn	6/16/2025	201016520000	218 MAIN ST W
20250257	6/10/2025	Raymond Kallio	Closed	long grass on terrace and by garage	6/17/2025	201044010000	708 10TH AVE W
20250256	6/10/2025	Raymond Kallio	Closed	debris	7/1/2025	201031270000	1223 10TH AVE W
20250255	6/10/2025	Raymond Kallio	Closed	Lawn	6/17/2025	201003670000	1003 6TH ST W
20250254	6/10/2025	Raymond Kallio	Closed	long grass	6/17/2025	201004530000	522 18TH AVE W
20250253	6/10/2025	Raymond Kallio	Closed	lawn	6/23/2025	201022620000	608 7TH ST W
20250252	6/10/2025	Raymond Kallio	Closed	lawn	6/24/2025	201012380000	622 ST CLAIRE ST
20250251	6/10/2025	Raymond Kallio	Closed	long grass and vehicle parked on grass	6/17/2025	201043450000	522 9TH AVE W
20250250	6/10/2025	Raymond Kallio	Open	long grass and weeds		201002080000	
20250248	6/10/2025	Raymond Kallio	Closed	long grass on lot 7-12 on 3rd street west	6/18/2025	201001201000	1720 MAIN ST W
20250230	6/9/2025	Raymond Kallio	Closed	tires stored outside	6/10/2025	201031180000	1108 BEASER AVE
20250227	6/6/2025	Raymond Kallio	Closed	Lawn		201002890000	1600 3RD ST W
20250229	6/9/2025	Raymond Kallio	Closed	lawn	6/17/2025	201004770000	617 18TH AVE W
20250230	6/9/2025	Raymond Kallio	Closed	tires stored outside	6/10/2025	201031180000	1108 BEASER AVE
20250228	6/9/2025	Raymond Kallio	Closed	long grass, weeds	6/12/2025	201043180000	504 3RD ST W
20250231	6/9/2025	Raymond Kallio	Closed	lawn	6/17/2025	201004810000	601 18TH AVE W

20250226	6/6/2025	Raymond Kallio	Closed	grass		201001661000	223 11TH AVE W
20250232	6/9/2025	Raymond Kallio	Closed	lawn		201047270000	522 SANBORN AVE
20250233	6/9/2025	Raymond Kallio	Closed	long grass	6/23/2025	201047283000	2118 6TH ST W
20250236	6/9/2025	Raymond Kallio	Closed	lawn	6/9/2025	201002420000	320 12TH AVE W
20250234	6/9/2025	Raymond Kallio	Closed	lawn	6/16/2025	201003240000	411 14TH AVE W
20250235	6/9/2025	Raymond Kallio	Closed	lawn	7/1/2025	201003380000	408 14TH AVE W
20250238	6/9/2025	Raymond Kallio	Closed	lawn	6/16/2025	201002770000	316 15TH AVE W
20250237	6/9/2025	Raymond Kallio	Closed	long grass and weeds	6/17/2025	201001160000	1700 MAIN ST W
20250240	6/9/2025	Raymond Kallio	Closed	long grass and weeds	6/16/2025	201032195000	1707 BEASER AVE
20250239	6/9/2025	Raymond Kallio	Closed	lawn	6/17/2025	201002950000	321 17TH AVE W
20250246	6/9/2025	Raymond Kallio	Closed	long grass		201043470000	703 7TH ST W
20250247	6/9/2025	Steve Schraufnagel	Open	fire		201002380000	1104 3RD ST W
20250242	6/9/2025	Raymond Kallio	Closed	lawn		201022990000	711 3RD AVE W
20250241	6/9/2025	Raymond Kallio	Closed	lawn	6/17/2025	201043550000	719 6TH ST W
20250245	6/9/2025	Raymond Kallio	Closed	long grass and weeds	6/16/2025	201021970000	602 2ND AVE W
20250244	6/9/2025	Raymond Kallio	Closed	rubish and back porch. rental registration	6/30/2025	201022040000	620 3RD AVE W
20240203	7/15/2024	Raymond Kallio	Open	messy yard		201002400000	314 12TH AVE W

20250197	5/28/2025	Raymond Kallio	Closed	misc	6/16/2025	201021590000	619 5TH AVE E
20250226	6/6/2025	Raymond Kallio	Closed	grass		201001661000	223 11TH AVE W
20250225	6/6/2025	Raymond Kallio	Closed	lawn	6/16/2025	201017200000	306 PRENTICE AVE
20250224	6/6/2025	Raymond Kallio	Closed	lawn	6/17/2025	201018170000	412 13TH AVE E
20250227	6/6/2025	Raymond Kallio	Closed	Lawn		201002890000	1600 3RD ST W
20250223	6/5/2025	Raymond Kallio	Closed	lawn	6/17/2025	201003700000	505 10TH AVE W
20250216	6/5/2025	Raymond Kallio	Closed	2 recliners in back yard	6/16/2025	201036660000	518 14TH AVE E
20250217	6/5/2025	Raymond Kallio	Open	exterior walls are not weatherproof, expired permit 5/16/2025		201005970000	815 15TH AVE W
20250218	6/5/2025	Raymond Kallio	Open	lawn		201030290000	901 10TH AVE W
20250219	6/5/2025	Raymond Kallio	Closed	tires	6/24/2025	201013770000	522 LAKE SHORE DR E
20250220	6/5/2025	Raymond Kallio	Open	Tires		201011310000	1301 LAKE SHORE DR E
20250221	6/5/2025	Raymond Kallio	Open	tires		201011310000	1301 LAKE SHORE DR E
20250222	6/5/2025	Raymond Kallio	Open	lawn , house number, steps		201006210000	1216 8TH ST W
20240488	11/7/2024	Raymond Kallio	Closed	rubbish and tires	6/2/2025	201013920000	701 MAIN ST E
20250124	4/24/2025	Raymond Kallio	Closed	debris	5/23/2025	201045320000	1100 6TH AVE W

20250214	6/4/2025	Raymond Kallio	Open	exterior walls are not weatherproof	6/13/2025	201005330000	610 14TH AVE W
20250215	6/4/2025	Steve Schraufnagel	Open	fire and damaged homes		201047320000	WHISPERING PINES COMMUNITY 8th Ave W and 17th Ave W
20250209	6/4/2025	Raymond Kallio	Closed	Lawn		201035870000	412 26TH AVE E
20250210	6/4/2025	Raymond Kallio	Open	missing siding, long grass		201034460000	2102 MAIN ST E
20250211	6/4/2025	Raymond Kallio	Open	exterior wall not weatherproof		201023430000	709 2ND AVE E
20250212	6/4/2025	Raymond Kallio	Open	exterior wall is not weatherproof		201038830000	1214 MACARTHUR AVE
20250213	6/4/2025	Raymond Kallio	Open	exterior walls are not weatherproof		201039180000	1015 14TH AVE W
20250208	6/2/2025	Raymond Kallio	Closed	old refrigerator	6/10/2025	201006670000	712 11TH AVE W
20250207	6/2/2025	Raymond Kallio	Closed	Bike parts and tires box of stuff	6/12/2025	201020250000	500 WILLIS AVE
20250204	6/2/2025	Raymond Kallio	Open	needs siding on garage and house missing house numbers		201050350000	4009 LAKE PARK RD
20250205	6/2/2025	Raymond Kallio	Open	exterior walls-missing siding		201034730000	2810 MAIN ST E

20250206	6/2/2025	Raymond Kallio	Open	exterior walls-missing siding		201033750000	2705 MAIN ST E
20250130	4/25/2025	Raymond Kallio	Closed	furniture in yard	6/2/2025	201034320000	2020 MAIN ST E
20250152	5/8/2025	Raymond Kallio	Closed	misc storage	6/2/2025	201014530000	113 14TH AVE E
20250157	5/12/2025	Raymond Kallio	Closed	tires by garage	6/2/2025	201014560000	101 14TH AVE E
20250147	5/7/2025	Raymond Kallio	Closed	vehicle front yard	6/2/2025	201027660000	1001 ELLIS AVE
20250167	5/20/2025	Raymond Kallio	Closed	tire drainage	6/2/2025	201005410000	621 11TH AVE W
20250161	5/15/2025	Raymond Kallio	Closed	misc storage		201005580000	701 11TH AVE W
20250163	5/16/2025	Raymond Kallio	Closed	misc storage		201011550000	1407 FRONT ST E

Total Records: 208

7/3/2025

Permit Detail Report

04/01/2025 - 04/30/2025

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
20250069	4/30/2025	Residential - Parking Lot/Driveway	David Harries	2405 Lake Shore Dr	Ashland, WI 54806	Remove existing 514 SF walkway between house and garage and replace. Remove existing 2,900 SF blacktop driveway and re-pave blacktop. Increase driveway entrance on right-of-way with permitted ten (10) foot radius on East side. This permit is contingent upon: 1) A Right-of-Way permit needs to be obtained from the city or state as	24,000	0	5/7/2025	Driveway	2405 Lakeshore Dr	\$120.00	201033080000	2405 LAKE SHORE DR E
20250068	4/30/2025	Residential - Fence	Eugene Rich	602 2nd Ave W	Ashland, WI 54806	Maximum six (6) foot high chain link fence in side-yard. Approximately 80 Linear Feet. Note: structural posts to be located on inside of fence panels (house side)	800	80	4/30/2025	Other	602 2nd Ave W	\$75.00	201021970000	602 2ND AVE W

20250067	4/29/2025	Commercial - Miscellaneous Repair of a Commercial Structure	Scott L Bretting	66758 Bayfront Road	Ashland	Replace 20 foot of basement wall on south side damaged by broken sewer pipe and rotted floor joist. Work/excavation to be contained on property.	20,000	100	4/30/2025	Primary Structure	1215 West Main Street	\$100.00	201000590000	1215 MAIN ST W
20250066	4/29/2025	Residential - Remodel/Repair/Additions (over 5,000)	Bjorn Butz	5360 County Highway B	Iron River, WI 49935	Replacing wall behind deck on house and exterior water proofing a with drain tile by the footing going to a 3'x3' clean stone cube in the ground by the fire pit. Projected Timeline: May 20 - July 20	18,500	1	4/30/2025	Primary Structure	722 3rd Ave W	\$92.50	201023040000	722 3RD AVE W
20250065	4/28/2025	Zoning Approval - Erosion Control	Trierweiler Construction - Nick Petit	2916 S Cherry Ave	Marshfield, WI 54449	The batch plant will be located on 1 acre with the aggregate piles located on 2 acres. This permit is approved based on the following contingencies: 1. A construction work schedule is to be submitted to our office, before work begins. 2. All required WDNR/WDOT Soil Erosion reports are to be forwarded to our office.	50,000	0	5/9/2025	Accessory Structure	1721 3rd St W	\$250.00	201001200000	1721 3RD ST W

20250064	4/28/2025	Commercial - Electrical	Lake Superior Energy Company - Kris Johnson/Ann Johnson	931 Lyndhurst Bay Drive	Cloquet	Electrical Permit for relocation of electrical panel, new/relocated casework and HVAC installation.	55,000	25,000	4/28/2025	Primary Structure	401 Ellis Ave	\$275.00	201019360000	401 ELLIS AVE
20250063	4/25/2025	Residential - Roofing (Material cost over 1,000)	Rudy Listing (Father of owner)	1022 14th St W	Ashland, WI 54806	Replacing a metal roof with new metal on an existing addition.	2,500	380	4/25/2025	Primary Structure	1022 14th St W	\$30.00	201031760000	1022 14TH ST W
20250062	4/24/2025	Residential - Detached Accessory Building	Anastassia Tapsieva	516 5th Ave E	Ashland, WI 54806	Install a 4.5-foot wide by 8-foot high trellis in side-yard with concrete footing. Build and install an approx. 9-ft x 7-ft x 11-ft triangular pergola structure attached to existing slab with metal brackets/anchors.	1,000	0	4/24/2025	Accessory Structure	516 5th Ave E	\$50.00	201020100000	516 5TH AVE E
20250061	4/16/2025	Residential - Detached Accessory Building	Tina Brown	210 7th Ave E	Ashland, WI 54806	Pre-fab 10 x 20 shed from Old Hickory Sheds on graded gravel pad. Wood sided. Structure must be a minimum of three (3) feet from the property line and six (6) feet from any element of the house.	6,300	120	5/1/2025	Accessory Structure	210 7th Ave E	\$50.00	201015610000	210 7TH AVE E

20250060	4/23/2025	Residential - Roofing (Material cost over 1,000)	TM ROOFING LLC	426 TAINTER AVENUE	RICE LAKE WI 54868	TEAR OFF SHINGLES, INSTALL SHINGLES WITH ALL ACCESSORIES, WITH HAUL AWAY. REPLACE CHIMNEY FLASHINGS AND INSTALL NEW GUTTER. Note: Permit approval contingent upon the owner/contractor providing our office with a construction work schedule before work begins.	31,700	4,000	4/24/2025	Primary Structure	200 MAPLE RIDGE, ASHLAND WI	\$30.00	201049151600	200 MAPLE RIDGE
20250059	4/22/2025	Residential - Remodel/Repair/Additions (over 5,000)	Xochitl Galvan	5116 Jean Duluth Rd	Duluth	Installing 104 feet of garage foundation exterior waterproofing and 20 feet of exterior discharge. Permit contingent upon 1) The owner/contractor providing us with a construction work schedule. 2) An agreement is set up between the northern neighbor, if the contractor is going to be working on	14,170	1	4/28/2025	Accessory Structure	Detached garage	\$70.85	201031880000	1415 12TH AVE W

20250058	4/22/2025	Residential - Detached Accessory Building	Brooke White	1814 6th Street West	Ashland WI 54806	New Pre-fab storage shed replacing existing smaller shed. Structure (including eaves) must be a minimum of three (3) feet away from the interior side and rear parcel lines. Note: No metal siding allowed. The existing shed will be moved off-site at the time the new one is	7,000	192	4/23/2025	Accessory Structure	1814 6th St W	\$50.00	201004830000	1814 6TH ST W
20250057	4/21/2025	Commercial - Miscellaneous Repair of a Commercial Structure	H Window	401 17th Ave W	Ashland	Interior renovation of existing offices including dividing existing rooms into smaller offices, adding enclosed offices to larger existing open room, relocating interior doors, etc. A portion of the existing restrooms will be divided off for a new unisex restroom and separate shower room. Permit approved upon the condition that a construction work schedule	100,000	4,451	4/29/2025	Primary Structure	800 Sum Road, Ashland WI	\$500.00	201050630000	800 SUM RD
20250056	4/21/2025	Residential - Detached Accessory Building	Brooke White	1814 6th Street West	Ashland, WI, 54806	Premade Shed	12,672	336			1814 6th Street West Ashland WI 54806		201004830000	1814 6TH ST W

20250055	4/17/2025	Commercial - Fence	The C. Reiss Co.	111 West Mason Street	Green Bay	822 linear feet of fence with (1) 30-foot double swinging gate.	32,800	822		Other	601 1/2 Lake Shore Drive	\$100.00	201007170000	
20250054	4/16/2025	Commercial - New/Replacement HVAC System	Adam Caldwell	616 Glenwood St	Duluth	Replace two RTU's, install two new RTU's, install new hood, make up air, and exhaust system	400,000	35,000	4/25/2025	Primary Structure	401 Ellis Ave S	\$2,000.00	201019360000	401 ELLIS AVE
20250053	4/16/2025	Residential - Siding (material cost over 1,000)	Tim Pavlish	908 9th Ave W	Ashland, WI 54806	Replace siding on two sides of the residence - south and west sides. Cedar Shakes. 1,100 SF of area	25,000	0	4/16/2025	Primary Structure	908 9th Ave W	\$30.00	201030130000	908 9TH AVE W
20250052	4/15/2025	Residential - Roofing (Material cost over 1,000)	Local Roofing- LLC, dba Hayward Roofing	77 Downtown Plaza	Fairmont, MN 56031	Full tear off of roofing system, replace any rotten board if found, install new roofing system-GAF UHDZ asphalt shingles, tear off chimney, install new fascia on house. New flashing on garage chimney. Permit is contingent on providing our office with a construction schedule and timeline.	15,028	1,500	4/17/2025	Primary Structure	1214 10th St W	\$30.00	201006460000	1214 10TH ST W
20250051	4/14/2025	Commercial - Accessory Structure	Jarrod Dahl	1400 3rd St W	Ashland, Wi 54806	12 x 16 shed with single sloped roof behind existing building.	6,000	192	4/23/2025	Accessory Structure	1400 3rd St W	\$50.00	201002740000	1400 3RD ST W

20250050	4/10/2025	Commercial - Structural Addition/Alteration	Shane Hillen - Northwest Builders, Inc.	2063 17-1/2 Ave	Rice Lake, WI, 54868	Interior Office Remodel. This is approved contingent upon the following: 1. The General Contractor to provide us with a detailed construction work schedule. 2. A final set of HVAC plans sent to our office. No work (except for demolition) is to start on the HVAC system until such plans are received and reviewed.	145,000	1,104	4/14/2025	Primary Structure	300 W Main St., Ashland, WI 54806	\$725.00	201042750000	300 MAIN ST W
20250049	4/9/2025	Commercial - Electrical	Northern States Power Company	1414 W Hamilton Ave	Eau Claire, WI 54702	Removing existing wood pedestals and installing concrete foundations for equipment. All work to be completed inside the substation fence, within the owner's property boundaries.	3,000	127		Accessory Structure	2111 E Second St	\$25.00	201034100000	2111 E Second St

20250048	4/9/2025	Residential - Deck	Patrick Nelson	1101 Maple Ridge	ASHLAND, WI 54806	Replace old deck with new - approx. same size and layout. New footings to be installed. 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.	21,000	0	4/9/2025	Other	1101 Maple Ridge	\$50.00	201049151300	1101 MAPLE RIDGE
20250047	4/8/2025	Residential - Raze/Demolition	City of Ashland	601 Main St W	Ashland, WI 54806	Razing the house at 118 10th Ave E in accordance with Raze Order issued on 01/16/2025	0	0	4/8/2025	Primary Structure	118 10th Ave E			

20250046	4/7/2025	Commercial - Miscellaneous Repair of a Commercial Structure	Karl Faber	412 1/2 Main ST W	Ashland, WI 54806	Existing wood windows and metal storms to be replaced with vinyl double hung units. Five (5) total units. Location: second floor at south end of building along alley. A Certificate Of Appropriateness was approved on May 2, 2025 by the city planning staff. Approval is contingent upon the following: 1) The new units will replace the complete existing opening with	11,000	0	5/9/2025	Primary Structure	412 1/2 W Main St	\$55.00	201042890000	412 MAIN ST W
20250045	4/4/2025	Zoning Approval - Keeping of Animals	James H Hintze	308 11th Ave W	ASHLAND, WI 54806	Looking to put a portable chicken coop in yard. As per the UDO the coop must be located inside the required setback of 10 feet from all parcel lines and a minimum of 20 feet from any primary structures on adjacent properties. Two (2) SF of indoor protected space must be provided per chicken. A maximum limit of 6 hens (Roosters not allowed).	0	0		Accessory Structure	308 11th Ave W	\$50.00	201002290000	308 11TH AVE W

20250044	4/3/2025	Zoning Approval - Keeping of Animals	KINLER, ZACH	2900 JUNCTION RD	ASHLAND, WI 54806	Prefab Chicken Coop for up to 6 chickens. Coop must be a minimum of 10 feet away from parcel line. Roosters prohibited.	0	12	4/3/2025	Accessory Structure	2900 Junction Rd	\$50.00	201047810000	2900 JUNCTION RD
20250043	4/3/2025	Commercial - Electrical	Our Lady of the Lake Catholic Community	215 Lake Shore Drive East	Ashland	Electrical Panel Replacement/ Upgrade. This permit is contingent upon the following: 1. Provide our office with a construction work schedule when it becomes available. 2. Provide our office with equipment specification sheets for this project.	65,000	10,000	4/4/2025	Primary Structure	215 Lake Shore Drive East	\$325.00	201013310000	215 LAKE SHORE DR E
20250042	4/2/2025	Residential - Deck	Megan Sandberg	3919 Lake Park Road	Ashland, WI, 54806	Decking addition, window box stairs on east side of property, around 10 in total, each stair <3x2 feet, railing as necessary. Contractor: Adam Valanski	4,500	0	4/22/2025	Other	3919 Lake Park Road	\$50.00	201050230000	3919 LAKE PARK RD
20250041	4/2/2025	Commercial - Raze/Demolition	City of Ashland/Dan Homola	2020 6th St E	ASHLAND, WI 54806	Demo of existing warming house.	0	0		Primary Structure	East End Skating Rink		201036410000	
20250040	4/2/2025	Commercial - Construction of a new Commercial Structure	City of Ashland/Dan Homola	2020 6th St E	ASHLAND, WI 54806	New 24x24 warming house with toilets and skate rental at the East end skating rink.	0	576		Primary Structure	East End Skating Rink		201036410000	

20250039	4/1/2025	Residential - Detached Accessory Building	Richard Noennig	200 Maple Ridge	Ashland, WI	New Detached Accessory Building by Lucky Strike, LLC - Prefab. 10x16. Wood siding with metal roof on a concrete slab (to be verified). This permit is contingent upon the following: 1. All construction work on this accessory building must comply with the Uniform Dwelling Code (UDC). 2. Provide our office with a drawing showing us graphically	5,000	0	4/2/2025	Accessory Structure	200 Maple Ridge	\$50.00	201049151600	200 MAPLE RIDGE
												\$5,283.35		

Total Records: 31

5/16/2025

Permit Detail Report

05/01/2025 - 05/31/2025

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
20250116	5/30/2025	Commercial - Miscellaneous Repair of a Commercial Structure	Ahern	5315 Freitag Drive	Menomonie, WI 54751	Installation of fire panel for monitoring of sprinkler system	8,657	0	5/30/2025	Primary Structure	510 Industrial Park Road	\$43.280	201050532000	510 INDUSTRIAL PK RD
20250115	5/30/2025	Residential - Siding (material cost over 1,000)	Robert Swanson	822 Vaughn Ave	ASHLAND, WI 54806	Re-side house and finish re-roofing project from prior permit. Removing (2) layers of existing siding, installing Smart-side Lap in its place (to be verified). New Porch needs to be inspected as approved as part of this project close-out.	10,000	0	5/30/2025	Primary Structure	822 Vaughn Ave	\$30.000	201025500000	822 VAUGHN AVE
20250114	5/30/2025		Visoth So	306 7th St W	ASHLAND, WI 54806	Interior and Exterior renovation including: walls, doors, windows, finishes. No plumbing modifications. Electrical updates as required. New asphalt roofing; new vinyl siding. Entire restoration of existing foundation. Excavation will need to take place on neighboring property for foundation work. Temporary	30,000	0	5/30/2025	Primary Structure	306 7th St W	\$150.000	201023010000	306 7TH ST W

20250113	5/29/2025	Residential - Roofing (Material cost over 1,000)	Jim Melin	514 12th Ave W	ASHLAND, WI 54806	Remove asphalt shingles & dispose. Install (2) rows water barrier and synthetic felt. New drip edge, flashing, pipe stack. Install 35 year Malarky shingle and cap.	22,000	0	5/30/2025	Primary Structure	514 12th Ave W	\$30.00	201003880000	514 12TH AVE W
20250112	5/28/2025	Residential - Deck	Jessica Nettleton	1008 3rd Avenue East	Ashland, WI 54806	Upgrade Electric panel to 200 amp, replace knob and tube in attic. Replace some deck boards and possible support structure if needed.	1,500	80		Primary Structure	1008 3rd Ave E		201027500000	1008 3RD AVE E
20250111	5/27/2025	Residential - Deck	Gabe & Stacey Miller	1316 Main St West	Ashland	Replace current deck with larger deck.	7,000	288		Primary Structure	1316 Main St West, Ashland		201001500000	1316 MAIN ST W
20250110	5/27/2025	Commercial - Accessory	Nancy Sztynodor	1521 6th St E	Ashland, WI 54806	Siding on south end	50	280	5/30/2025	Accessory Structure	Garage		201036520000	1521 6TH ST E
20250109	5/26/2025	Residential - Siding (material cost over 1,000)	Dean Reilly	909 Chappel Ave	Ashland	Replace siding and windows. As per the HPC review, the siding will Smart-siding and have a 4" reveal. Upper-level windows will have grids to match the existing.	12,000	2,700	5/29/2025	Primary Structure	909 Chapple Ave	\$60.00	201025910000	909 CHAPPLE AVE
20250108	5/23/2025	Residential - Detached Accessory Building	Mark Barnabo	1202 10th Ave W	ASHLAND, WI 54806	10 ft x 16 ft prefab accessory structure with LP Smart Siding. 8 ft wide x 40 ft long hard surfaced driveway in rear yard from alley.	13,000	160	5/27/2025	Accessory Structure	1202 10th Ave W	\$50.00	201031050000	1202 10TH AVE W

20250107	5/27/2025	Residential - Roofing (Material cost over 1,000)	Judith Chingo (contr. Not Just Roofing, LLC)	1221 Beaser Ave	ASHLAND, WI 54806	Remove and dispose asphalt shingles, Install Ice & water barrier, felt, flashing and pipe stack cover. Install Malarky 35 yr shingle and cap.	10,000	0	5/27/2025	Primary Structure	1221 Beaser Ave	\$30.00	20103150000	1221 BEASER AVE
20250106	5/23/2025	Residential - Remodel/Repair/Additions (over 5,000)	Ben Larson, Deltco Plastics	601 Industrial Park Rd	Ashland, WI 54806	Install new: sheetrock, kitchen cabinets, countertops and flooring, bathroom vanities, fixtures, and shower. New windows. Finish garage w/sheetrock. Install new AC	62,000	0	5/30/2025	Primary Structure	3811 Lake Park Rd	\$310.00	20105029000	3811 LAKE PARK RD
20250105	5/23/2025	Residential - Detached Accessory Building	Ted Lolich	2317 Maple Lane	ASHLAND, WI 54806	30 foot x 32 foot pole barn accessory building. Exterior metal siding was approved per ordinance section 6.2-3b as the location of the structure is in a remote area on a 12.75 acre parcel and out of view of the road. It was noted that the area of the new structure may not be larger than the footprint area of the primary structure measured at 1000 sq	33,646	0	5/29/2025	Accessory Structure	2317 Maple Lane	\$50.00	20104913000	2317 MAPLE LN
20250104	5/23/2025	Zoning Approval - Development Permit	Michael Ruley	2134 Asbury	Evanston IL 60201	Grade leveling for new home construction.	250,000	1,800		Other	2301 Campbell dr	\$75.00	20105316000	2201 CAMPBELL DR

20250103	5/23/2025	Residential - Raze/Demolition	City of Ashland	601 Main St W	Ashland, WI 54806	Raze/demolition of the home on the property and restoring the site. City crew will remove the house, disconnect the electrical, and cap the water. No gas is present at the house.	0	0	5/23/2025	Primary Structure	118 10th Ave E			
20250102	5/22/2025	Commercial - Fence	The C. Reiss Co.	111 West Mason Street	Green Bay	I have been working with John Butler (Ashland Public Works) to install an 8' fence approx 705ft with 1 30' gate along locations acceptable to the city of Ashland (please see attachment) once the Fence is installed C. Reiss in consultation with city of Ashland Public works department will install a landscape screen along the south	45,000	705	5/23/2025	Other	601 1/2 Lake shore Drive	\$100.00	201007170000	
20250101	5/21/2025	Residential - Demolition Interior/Exterior	Timothy R Leier	3204 Lake Shore Drive E	Ashland WI 54806	Demolition of existing breezeway between the house and addition for future replacement. No foundation removal or earthwork taking place. No electrical or plumbing demo taking place.	0	60	5/26/2025	Other	3204 Lake Shore Drive E	\$30.00	201008170000	3204 LAKE SHORE DR E

20250100	5/21/2025	Commercial - Miscellaneous Repair of a Commercial Structure	Zachary Zakovec	39630 St Hwy 13	Ashland, WI 54806	Siding entire back of building (alley side) with vinyl lap siding. Currently covered with painted tar paper.	2,500	0	5/21/2025	Primary Structure	705-707 Main St E	\$75.00	201013910000	707 MAIN ST E
20250099	5/21/2025	Zoning Approval - Signage	Lumi Norr Properties LLC	908 9th Ave W	Ashland, WI 54806	Installing a 11.6 sq. ft. projecting sign on the front of the building per application and sign proof provided. Using existing electrical.	0	12	5/23/2025	Other	417B Main St W	\$50.00	201042440000	417 MAIN ST W
20250098	5/21/2025	Residential - Deck	James & Barbara Kauss/Bob Blaubach	710 Willis Ave E	ASHLAND, WI 54806	Deck replacement with new railing and steps. The new deck must be in the same configuration/s ize as the existing deck as the lot is at its impervious surface limit.	5,327	188	5/21/2025	Accessory Structure	710 Willis Ave E	\$50.00	201024020000	710 WILLIS AVE
20250097	5/20/2025	Residential - Roofing (Material cost over 1,000)	KIM BROWN	4613 ISLAND LAKE DR	DULUTH, MN 55803	REPLACE EXISTING ROOFING. TEAR OFF AND INSTALL 18 SQUARES.	19,985	1		Primary Structure	805 6TH ST W	\$30.00	201043340000	805 6TH ST W
20250096	5/20/2025	Residential - Roofing (Material cost over 1,000)	Kay Cooley	65885 Ashland Bayfield Rd	Ashland	Removal and disposal of existing asphalt shingles to be replaced with new asphalt shingles.	11,000	0	5/23/2025	Primary Structure	609 2nd Ave West	\$30.00	201022150000	609 2ND AVE W

20250095	5/20/2025	Residential - Remodel/Repair/Additions (over 5,000)	Kate Bendzick	1626 Elmira Ave	Superior	Remove and replace eight (8) existing windows, insulate around frame and trim interior and exterior.	20,000	2,000	5/26/2025	Primary Structure	1308 Beaser Ave	\$100.00	201031590000	1308 BEASER AVE
20250094	5/20/2025	Zoning Approval - Keeping of Animals	Vickie Gregoire	1318 6th St W	Ashland, WI 54806	Up to six (6) Chickens. 6' x 6' Coop with 20' x 20' Run.	0	0	5/20/2025	Other	1318 6th St W	\$50.00	201005310000	1318 6TH ST W
20250093	5/20/2025	Commercial - Structural Addition/Alteration	Total Construction Solutions (Mike Bjorklund)	7910 University Ave NE	Fridley, MN 55432	Building two sheetrock walls and a ceiling in the basement level elevator equipment room. Wall to replace existing fence enclosure. Supplemental HVAC and Electrical upgrades. Contractor to forward a construction work schedule prior to work commencing.	40,000	40	5/29/2025	Primary Structure	201 Main St W	\$200.00	201042670000	201 MAIN ST W
20250092	5/20/2025	Residential - Deck	Ray Kallio	512 7th Ave E	Ashland WI 54806	Rebuild porch deck including railing and steps. New 4x4 treated posts to support existing porch roof (to remain). Existing CMU foundation to be re-used. This permit is contingent upon: 1. The porch must be built in compliance with the UDC requirements.	2,000	150	5/29/2025	Primary Structure	512 7thAve E	\$50.00	201020360000	512 7TH AVE E

20250091	5/19/2025	Commercial - Miscellaneous Repair of a Commercial Structure	Jeffrey Peterson/Scott Pearce	9525 Mission Gorge Rd #45	Santee, CA 92071	Interior renovation; building and site clean-up, sheet rock, re-grading yard for improved site drainage.	2,500	0	5/23/2025	Primary Structure	302 Main St E	\$25.00	201016120000	302 MAIN ST E
20250090	5/19/2025	Residential - Fence	Vickie Gregoire	1318 6th St W	Ashland, WI 54806	Installing approximately 80 linear feet of 6-foot treated privacy fence in the rear yard per plan provided. Fencing will have 3 gates. Finished side of fencing must face outwards (supports inwards).	1,975	0	5/20/2025	Other	1318 6th St W	\$75.00	201005310000	1318 6TH ST W
20250089	5/17/2025	Residential - Fence	Richard Damstra	1223 10th Ave W	Ashland	Replacement of residential fence around house. Total length is 192 linear feet. We are doing it ourselves and not hiring a contractor.	2,000	192		Accessory Structure	1223 10th Ave W		201031270000	1223 10TH AVE W
20250088	5/16/2025	Commercial - Accessory Structure	Summit Church	400 Salem Drive	Ashland, WI 54806	Log pavilion accessory structure on concrete slab.	20,000	704	5/23/2025	Accessory Structure	400 Salem Drive		201049410400	400 SALEM DR

20250087	5/15/2025	Commercial - Construction of a new Commercial Structure	City of Ashland, Niles Fetter	2020 6th St E	Ashland, WI 54806	Building and Site Plan Review including Parkitecture Construction Documents, Huffcut Concrete Prefab Construction documents and Specifications, Plumbing Plan Submittal, Sanitary Lateral Replacement and Site Plan and Erosion Control. This permit is contingent upon receiving a letter from the HUFFCUT manufacturer.	1	748		Sanitary Sewer Service New/Repair	210 N. Prentice Ave		20101002000	210 N PRENTICE AVE
20250086	5/15/2025	Residential - Roofing (Material cost over 1,000)	Anne Chartier	1203 6th Ave W	Ashland, WI 54806	Remove existing shingles & dispose. Remove lower roof decking and install Durovent. Sheet roof with 1/2" OSB & install 35-year shingle.	11,500	1,400	5/16/2025	Primary Structure	1203 6th Ave W	\$30.00	20104548000	1203 6TH AVE W

20250085	5/14/2025	Residential - Demolition Interior/Exterior	Evan Bole	90285 Birch Hill Road	Cornucopia	Demo existing garage. Determination to be made if slab will be removed or replaced. Demo or replacement of existing front entry steps. To be verified with applicant. Future shed permit forthcoming to for propriety.	2,000	600		Accessory Structure	310 5th Ave E		201017350000	310 5TH AVE E
20250084	5/14/2025	Residential - Remodel/Repair/Additions (over 5,000)	Kate Bendzick	1626 Elmira Ave	Superior	remove and replace 1 existing window, insulate around frame and trim interior and exterior.	3,000	1,000			3000 Junction Rd		201047830000	3000 JUNCTION RD
20250083	5/14/2025	Residential - Remodel/Repair/Additions (over 5,000)	Kate Bendzick	1626 Elmira Ave	Superior	Remove and replace (1) existing window, insulate around frame and trim interior and exterior.	3,000	1,000			1021 12th Ave W		201030460000	1021 12TH AVE W
20250082	5/14/2025	Residential - Remodel/Repair/Additions (over 5,000)	Kate Bendzick	1626 Elmira Ave	Superior	Remove and replace 10 existing windows and 1 entry/storm door, insulate around frame and trim interior and exterior.	45,000	2,000	5/14/2025	Primary Structure	1102 14th Ave E	\$225.00	201050940000	1102 14TH AVE E
20250081	5/13/2025	Residential - Roofing (Material cost over 1,000)	Taylor Strane	600 14th Street West	Ashland, WI, 54806	Replace roof on property's detached garage. Replacing existing asphalt shingles with new asphalt shingles.	6,000	600	5/13/2025	Accessory Structure	600 14th St West	\$30.00	201046680000	600 14TH ST W

20250080	5/12/2025	Commercial - New Parking Lot	Chequamegon Archery Club (Gary Krueger)	3501 McDonald Rd	ASHLAND, WI 54806	30-foot x 30-foot ADA asphalt parking surface. One car plus one van space and 60-inch access aisle between. 16-foot x 24-foot concrete slab. 4-inch sand base, 4-inch thick slab. 7-foot wide gravel base with 6-foot wide asphalt paving. 16-foot x 24-foot pavilion placed on slab with 6x6 posts and fasteners. This permit is contingent upon all construction	25,000	0	5/21/2025	Driveway	3501 McDonald Rd	\$125.00	201051100100	3501 MCDONALD RD
20250079	5/9/2025	Residential - Remodel/Repair/Additions (over 5,000)	Joslin Anderson/Diane (Mother)	714 St. Claire Street	Ashland, WI 54806	Concrete patio and sidewalk replacement. New roof over patio attached to house. Front storm door replacement. Amendment: New wood entry steps at north side porch. Permit contingent upon: 1) The new patio may only replace what currently exists. 2) The new roof may only extend over the new patio slab except on the north side it may extend to be in line with	8,700	252	5/16/2025	Primary Structure	714 St. Claire St	\$50.00	201012260000	714 ST CLAIRE ST

20250078	5/9/2025	Residential - Roofing (Material cost over 1,000)	Sonja Maxwell	1100 2nd Ave W.	Ashland, WI 54806	Remove old shingles, drip edge and flashings. Install new drip edge, shingles and flashings.	29,860	5,200	5/9/2025	Primary Structure	1100 2nd Ave W	\$30.000	201028470000	1100 2ND AVE W
20250077	5/7/2025	Commercial - Plumbing	Caldwell P&H (Will Yliniemi)	616 Glenwood St	Duluth, MN 55803	1) Adding two sinks in deli department. 2) Rerouting case drain under concrete. 3) Rerouting condensate drain under concrete. Permit contingent upon all work being completed by a licensed (in the State of Wisconsin) plumbing contractor.	5,000	0	5/13/2025	Primary Structure	401 Ellis Ave	\$50.000	201019360000	401 ELLIS AVE
20250076	5/7/2025	Residential - Detached Accessory Building	Chad Blank (Tenant)	623 2nd Ave W	ASHLAND, WI 54806	8'x8' (8' high) stick built portable shed to be finished with vinyl lap siding. This structure is currently not structurally compliant and needs to be modified to comply. A second existing metal walk-in cooler needs to be sided with approved material. Both units to be located a minimum 3 feet away from side-yard property line. Cooler unit shall be	0	100	5/9/2025	Accessory Structure	623 2nd Ave E	\$50.000	201022120000	623 2ND AVE W

20250075	5/7/2025	Residential - Parking Lot/Driveway	Christine M. Fabiani	1001 7th Ave W	Ashland, WI 54806	Extending the existing cement apron adjacent to the accessory structure by approximately six feet to the line of the existing fence. Modifying grade in areas of yard that collect standing water. Approximately 500 SF of area disturbed.	9,000	0	5/9/2025	Driveway	1001 7th Ave W	\$75.00	201027330000	1001 7TH AVE E
20250074	5/7/2025	Commercial - Structural Addition/Alteration	Angelo Luppino	PO Box 100	Iron Belt, WI 54536	Removing toilet partitions, installing new toilets. Removing one toilet and urinal. Installing	4,300	0	5/7/2025	Primary Structure	700 Main St W	\$50.00	201007010000	700 MAIN ST W
20250073	5/6/2025	Zoning Approval - Erosion Control	Joseph Gokee	7 Victoria Lane	Ashland	Bringing in 150-200 yards of fill (gravel and sand) for filling in and leveling off grade in yard to help direct standing water to swale. This permit contingent upon: 1. Immediately after the sand/gravel fill is in place, the erodible area of these soils must be covered with topsoil, then seeded and mulched. 2) A Right-of-Way permit must be applied for	3,500	0	5/12/2025	Other	7 Victoria Ln	\$100.00	201047720200	#7 VICTORIA LN

20250072	5/5/2025	Commercial - Accessory Structure	Nora Geci	1100 E. Woodfield Rd. #500	Schaumburg, IL 60173	Microwave add on the existing telecommunication tower	18,000	0	5/30/2025	Telecommunications	Rte 2 Box 74A, Ashland, WI 54806	\$100.00	201051330000	2313 COUNTY HWY A
20250071	5/5/2025	Residential - Detached Accessory Building	Joseph Gokee	7 Victoria Lane	Ashland, WI 54806	Two (2) accessory structures. 10x13 structure to rear of house - a min. of three (3) feet from the backyard property line. 12x20 structure on east side of property: three (3) feet min. from side-yard property line and thirty-seven (37) feet from front yard property line (in line with or behind front face of residence). Metal or plastic exterior finish is	18,000	0	5/5/2025	Accessory Structure	7 Victoria Lane	\$50.00	201047720200	#7 VICTORIA LN
20250070	5/5/2025	Residential - Remodel/Repair/Additions (over 5,000)	William DeFoe	601 18th Ave W	Ashland, WI 54806	Replace existing concrete slab in garage. Please provide our office with slab thickness and rebar design.	5,980	0	5/5/2025	Accessory Structure	601 18th Ave W	\$50.00	201004810000	601 18TH AVE W
												\$2,708.28		

Total Records: 47

6/2/2025

Permit Detail Report

06/01/2025 - 06/30/2025

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
20250163	6/30/2025	Residential - Remodel/Repair/Additions (over 5,000)	Mylan Bruckelmyer (Bruck Group, LLC)	1015 Vaughn Ave	ASHLAND, WI 54806	Remove and Replace Foundation: North 15' feet of west wall and West 15 feet of north wall. Install Interior flooring, trim and paint. Permit is contingent upon the following conditions: 1. That the owner living in the north neighboring house is notified of you working next to their house. 2. A visual check of your neighbor's foundation	10,000	0	7/1/2025	Primary Structure	1015 Vaughn Ave	\$50.00	201028020000	1015 VAUGHN AVE
20250162	6/30/2025	Residential - Parking Lot/Driveway	Angelo Luppino, Inc	PO Box 100	Iron Belt, WI 54536	Reshaping driveway and laying asphalt	12,492	4,164		Driveway	208 3rd Ave W		201016500100	208 3RD AVE W
20250160	6/30/2025	Zoning Approval - Keeping of Animals	Tyler Pearce	1518 7th St W	ASHLAND, WI 54806	Keeping of Animals: six (6) chickens (hens only) in homemade 5-foot x 10-foot Coop. Structure to be located a minimum of 6-feet away from garage and 3-feet from property line (including eaves).	0	50	6/30/2025	Other	1518 7th St W	\$50.00	201005810000	1518 7TH ST W

20250159	6/27/2025	Commercial - Structural Addition/Alteration	Letetia Carter	4886 W. Pauline Whitaker Pkwy Suite 200	Rogers	Scope of work for this project includes board up the entry between the main store and tenant space, with a main door provided for store associates to access the space as needed. This Permit contingent upon the following: 1. Our office should be provided with a construction work schedule.	45,000	1,516	6/30/2025	Primary Structure	2500 Lakeshore Dr E	\$225.00	201035740100	2500 LAKE SHORE DR E
20250158	6/27/2025	Zoning Approval - Signage	Anthony J Ledin			Sandwich Sign - Informational: open hours/days/times	0	9	6/27/2025	Other	221 Sanborn Ave		201037910000	221 SANBORN AVE

20250157	6/25/2025	Residential - Detached Accessory Building	Eric Doane	1302 Sanborn Ave	Ashland, WI 54806	Addition of two new stick-built accessory structures - a garage (32x30) and shed (10x20). Exterior LP siding to match existing house. Note: There must be a minimum of 6-feet between structures (including eaves). Contingent upon: Any enlarged driving or parking surface must have a hard surface installed within the permit.	45,050	960	6/26/2025	Accessory Structure	1302 Sanborn Ave	\$50.00	201049050000	1302 SANBORN AVE
20250156	6/25/2025	Residential - Roofing (Material cost over 1,000)	Jeremy Daoust	605 3rd St E	Ashland	Replace roof, fascia and soffit. (Asphalt)	25,000	1,000	6/26/2025	Primary Structure	605 3rd St E	\$30.00	201015760000	605 3RD ST E
20250155	6/25/2025	Residential - Remodel/Repair/Additions	DBS Residential Solutions	5116 Jean Duluth Rd	Duluth	Install 4 helical piers.	11,600	1	6/26/2025	Primary Structure	1617 6th St E	\$58.00	201036440000	1617 6TH ST E

20250154	6/25/2025	Residential - Fence	DAVE FRANTZ	822 2ND AVE E	ASHLAND, WI 54806	Install 6-foot high privacy fence two feet back from property line. Colored & treated wood. Note: the finished side of the fence must be facing away from the interior of the property with the structural posts on the inside. The fence must be a minimum of 3 feet away from the alley right-of-way and shall not extend beyond the front facade of the house into the front yard.	4,000	93	6/25/2025	Other	822 2ND AVE E	\$75.00	20102496000	822 2ND AVE E
20250153	6/25/2025	Residential - Parking Lot/Driveway	Rick Vandevoorde	321 21st Ave E	ASHLAND, WI 54806	Tearing out existing driveway and replacing with new.	6,909	1,375	6/26/2025	Driveway	321 21st Ave E	\$75.00	20103515000	321 21ST AVE E
20250152	6/25/2025	Residential - Remodel/Repair/Additions (over 5,000)	ART & DAVID DAIGLE	1023 5TH AVE E	ASHLAND, WI 54806	Removal of existing asphalt shingles (\$20K) and replace with steel roofing. Finishing one-half of basement & bathroom with ceramic tile and repair to heating ducts.	40,000	0	6/25/2025	Primary Structure	1023 5th Ave E	\$230.00	20102745000	1023 5TH AVE E
20250151	6/23/2025	Residential - Roofing (Material cost over 1,000)	Alyssa and Rob Prater	600 3rd St W	Ashland, WI 54806	Reroofing the home (tearing off existing asphalt shingles and reroofing with new shingles). Contractor: Oak Valley Construction, LLC	20,000	0	6/23/2025	Primary Structure	600 3rd St W	\$30.00	20100778000	600 3RD ST W

20250150	6/23/2025	Residential - Remodel/Repair/Additions (over 5,000)	Justin Gingerich	1006 3rd Ave. W.	Ashland	Resurface attic ceiling, walls, and floor with plywood.	10,000	800	6/25/2025	Primary Structure	920 Chapple Ave	\$50.00	201025930000	920 CHAPPLE AVE
20250149	6/23/2025	Residential - Deck	Keith Hershberger	822 Ellis Avenue	Ashland, WI 54806	Replacing front steps, railings, porch floor (porch skirting). Size and configuration are staying the same. 20 Linear feet of 5-foot tall solid wood fence in rear yard. All new porch work to comply with the UDC (state building code).	3,000	0	6/24/2025	Other	822 ELLIS AVE	\$50.00	201025040000	822 ELLIS AVE
20250148	6/20/2025	Commercial - Miscellaneous Repair of a Commercial Structure	Edge property	223 chapple Ave west	Ashland Wisconsin 54806	Patch sidewalks and driveway. New EPDM (verify) garage roof. Work in Apartment J - to be confirmed.	3,000	1,800		Accessory Structure	223 Chapple Ave W ae4ll		201007600000	223 CHAPPLE AVE
20250147	6/20/2025	Residential - Detached Accessory Building	Todd Miller	4107 Lake Park	Ashland, WI 54806	10-foot by 12-foot addition to existing shed to west of house. Raise roof on existing shed up 3 feet to provide additional storage space. All work to comply with the UDC building code.	2,000	120	6/20/2024	Accessory Structure	4107 Lake Park Rd	\$50.00	201050150000	4107 LAKE PARK RD

20250146	6/19/2025	Residential - Deck	Emily Melco	1007 14th Ave W	ASHLAND, WI 54806	Construction of 12-foot wide by 14-foot deep deck attached to north side of house. 24" inches off the ground, no railing planned, concrete pier foundation. Work shall comply with all UDC building code requirements. Note: the existing block foundation leftover from the garage demo should be removed before final inspection takes place.	0	168	6/20/2025	Primary Structure	1007 14th Ave W	\$50.00	20103920000	1007 14TH AVE W
20250145	6/19/2025	Residential - Detached Accessory Building	Kyle Smith	2121 6TH ST E	ASHLAND WI 54806	Removing existing asphalt shingles on garage and replacing with new asphalt shingles. 1400 sq. ft.	7,250	1,400	6/19/2025	Accessory Structure	2121 6TH ST E	\$30.00	20103620000	2121 6TH ST E
20250144	6/18/2025	Residential - Remodel/Repair/Additions (over 5,000)	Kim Brown	4613 Island Lake Dr	Duluth, MN 55803	18 sq. overlay vinyl siding; 12 windows; 15 sq. house roof tear off. Install new shingles.	68,200	33	6/25/2025	Primary Structure	1311 3rd St W	\$341.00	20100153000	1311 3RD ST W
20250143	6/18/2025	Residential - Raze/Demolition	City of Ashland	601 Main St W	Ashland, WI 54806	Razing the fire-damaged structure at 711 3rd St E and restoring the site to grass. City crew will remove the house, disconnect the electrical, and cap the water.	0	0	6/26/2025	Primary Structure	711 3rd St E		20101558000	711 3RD ST E

20250142	6/18/2025	Residential - Roofing (Material cost over 1,000)	Susanne Aili	4120 RICHARD AVE, STE 400	HERMANTOWN	Remove and replace roofing on house. Install two rows of ice and water shield. Install Owens Corning Duration shingles.	7,800	1,300	6/24/2025	Primary Structure	616 15th Ave W	\$30.00	201005230000	616 15TH AVE W
20250141	6/18/2025	Residential - Raze/Demolition	John S Peltonen (Trisha, daughter)	1600 8th St W. Tlr #28	ASHLAND, WI 54806	Removal of mobile home from site. Home was destroyed by June 2nd fire.	5,000	780	6/18/2025	Primary Structure	1600 8th St W. Tlr #28	\$25.00	201047320000	WHISPERING PINES COMMUNITY 8th St W and 17th Ave W
20250140	6/17/2025	Commercial - Accessory Structure	Kenneth C Arbuckle	522 Lake Shore Dr E	Ashland, WI, 54806	8x10 prefab metal shed placed directly behind primary building. Structure to be a minimum of 6 feet away from primary structure, including eaves.	300	80	6/23/2025	Accessory Structure	522 Lake Shore Drive East	\$50.00	201013770000	522 LAKE SHORE DR E
20250139	6/17/2025	Residential - Roofing (Material cost over 1,000)	Jack Hoglund	508 16TH AVE W	ASHLAND WI 54806	TEARING OFF GARAGE ROOF ASPHALT SHINGLES AND REPLACING WITH NEW ASPHALT SHINGLES	6,000	800	6/17/2025	Accessory Structure	508 16TH AVE W	\$30.00	201004330000	508 16TH AVE W

20250138	6/16/2025	Residential - Remodel/Repair/Additions (over 5,000)	Anthony Michael	318 17th Ave W	ASHLAND, WI 54806	Removing existing roof and building up walls as required on the north end to create a second story. A new roof over entire structure oriented opposite direction. New bedrooms and bathroom. New windows.	25,000	500		Primary Structure	318 17th Ave W	\$125.000	201002930000	318 17TH AVE W
20250137	6/16/2025	Commercial - New Parking Lot	Northern State Bank	321 Main St W	Ashland, WI, 54806	Existing parking lot repair and striping. This is contingent upon: 1) An internal review by the owners (NSB) to verify compliance with ADA requirements for curb cuts and parking lot stalls. 2) ADA compliance must be reviewed by owners for parking stalls required for the condominium units in the east side building.	164,436	39,186	6/19/2025	Primary Structure	321 Main St W	\$822.180	201042510000	321 Main St W

20250136	6/15/2025	Residential - Remodel/Repair/Additions (over 5,000)	Todd Mattson	623 17th Ave W	ASHLAND	Renovate railings and steps to existing deck under covered porch on south east side of house. Two door replacements. All work is to be in compliance with the Uniform Dwelling Code (UDC).	7,000	400	6/16/2025	Primary Structure	623 17th Ave W	\$50.00	201004890000	623 17TH AVE W
20250135	6/13/2025	Residential - Remodel/Repair/Additions (over 5,000)	Sandra Smith	709 2nd Ave W	ASHLAND, WI 54806	430 SF Addition on back on house. Existing deck and porch to be removed. Permit contingent upon the owner proving the name of plumbing and electrical contractors for the work as well as a construction work schedule.	100,000	430	6/17/2025	Primary Structure	709 2nd Ave W	\$500.00	201023140000	709 2ND AVE W

20250134	6/13/2025	Residential - Detached Accessory Building	Brian Nowak-Thompson	313 MacArthur Ave	ASHLAND, WI 54806	20-foot x 24-foot detached garage with underground electrical from house. Home owner doing all work aside from excavation, concrete and electrical. The structure and driveway, including eaves, must be a minimum of 3-feet away from the side property line. This permit is contingent upon 1) Our office approving the staked-out areas for garage and	25,000	480	6/16/2025	Accessory Structure	313 MacArthur Ave	\$125.00	201006950000	313 MACARTHUR AVE
20250133	6/12/2025	Residential - Remodel/Repair/Additions (over 5,000)	Crysta Foster	367 Garfield Ave	Duluth, MN 55802	Replace eight (8) windows with Soft-lite brand. (5) DH and (3) LS Windows	9,959	2,124	6/19/2025	Primary Structure	806 Prentice Ave	\$50.00	201024770000	806 PRENTICE AVE
20250132	6/12/2025	Residential - Fence	Tiffani Bard	612 5th Avenue East	Ashland, WI 54806	Six (6) foot high white vinyl fence in side and back yards. Fence to meet up with neighbor's existing fence along north property line. Note: vertical and horizontal structural supports must face towards the inside of the property.	9,500	155	6/13/2025	Other	612 5th Avenue East	\$75.00	201021440000	612 5TH AVE E

20250131	6/11/2025	Residential - Fence	Ceili Shields	307 14th Ave E	Ashland, WI 54806	Installing approximately 400 linear feet of 6' tall wood privacy fence in the side and rear yards per site plan provided. Fencing in street side yard (between the front and rear facades of the house) to be 4 feet tall maximum until/unless Conditional Use Permit is approved.	0	0	6/11/2025	Other	307 14th Ave E	\$100.00	201017970000	307 14TH AVE E
20250130	6/11/2025	Residential - Roofing (Material cost over 1,000)	James R Lynn	717 6th Ave W	ASHLAND, WI 54806	Existing asphalt shingles to be removed. New asphalt shingles to be installed	7,000	0	6/11/2025	Primary Structure	717 6th Ave W	\$30.00	201022590000	717 6TH AVE W
20250129	6/10/2025	Commercial - Accessory Structure	Neil & Christine Hulmer	1605 5th St E	ASHLAND, WI 54806	Existing hardboard siding removed. To be replaced with vinyl siding to match house. Installation of four (4) new windows. Three in the kitchen and one in the hallway.	10,000	0	6/11/2025	Accessory Structure	1605 5th St E	\$50.00	201035530000	1605 5TH ST E

20250128	6/10/2025	Residential - Detached Accessory Building	Campbell Construction	49717 WI-112	Ashland, WI 54806	Razing the existing detached garage and constructing a new detached garage in the same footprint on the property. Garage size is 576 square feet in area. No water lateral to the garage exists.	79,000	576	6/12/2025	Accessory Structure	1020 MacArthur Ave	\$50.00	201038250000	1020 MACARTHUR AVE
20250127	6/9/2025	Residential - Siding (material cost over 1,000)	Jenise Swartley	900 MacArthur Ave	Ashland, WI 54806	Removing wood siding and replacing with vinyl siding.	5,000	1,433	6/10/2025	Primary Structure	900 MacArthur Ave, Ashland, WI 54806	\$30.00	201044700000	900 MACARTHUR AVE
20250126	6/9/2025	Residential - Fence	Mike Ohlsson	3410 4th St E	ASHLAND, WI 54806	72 feet of fence six feet high in backyard. Constructed out of 2x treated lumber. Structural vertical and horizontal supports must face towards the inside.	1,000	0	6/23/2025	Other	3410 4th St E	\$75.00	201008930000	3410 4TH ST E
20250125	6/6/2025	Residential - Roofing (Material cost over 1,000)	Stanley Gorske (Contr. Shane Pufall)	601 5th Ave E	ASHLAND, WI 54806	Remove 22 squares of old shingles and dispose off site with dump trailer. Re-roof with asphalt shingles.	14,900	0	7/2/2025	Primary Structure	601 5th Ave E	\$30.00	201021650000	601 5TH AVE E
20250124	6/6/2025	Residential - Siding (material cost over 1,000)	Arnie Clark (Contr. Bob Blaubach)	115 19th St E	ASHLAND, WI 54806	Removing existing hardboard siding and replacing with new Smartsiding	18,000	0	6/6/2025	Primary Structure	115 19th St E	\$30.00	201040600000	115 19TH ST E

20250123	6/6/2025	Residential - Siding (material cost over 1,000)	Justin Gingerich	1006 3rd Ave. W.	Ashland, WI	Vinyl siding, gutters, replacement of entry steps and landings: 4-foot by 6-foot enlarged landing & steps at each entry on north-east end of house.	5,000	1,000	6/6/2025	Primary Structure	314 14th Ave. W.	\$50.00	201002660000	314 14TH AVE W
20250122	6/5/2025	Commercial - New Parking Lot	West II Building Corp (Scott Clark)	212 Main St W	ASHLAND, WI 54806		8,492	2,196		Other	212 Main St W	\$75.00	201016510000	212 MAIN ST W
20250121	6/4/2025	Residential - Fence	Tony Mitchell	117 3rd Ave E	ASHLAND, WI 54806	Pressure Treated - Dog Ear 1x6 vertical boards. 4x4's every 8 feet. Fence to be no taller than 6 feet. 24 feet length. Upon neighbor permission, extending fence to neighbor's garage. Structural Posts shall be to the inside (facing property) of the fence panels and at a minimum of 3 feet away from the alley ROW property line.	400	0		Other	117 3rd Ave E	\$50.00	201013370000	117 3RD AVE E

20250120	6/3/2025	Commercial - New Parking Lot	Northwood Technical College	P.O. Box "B"	Shell Lake, WI 54871	Northwood Technical College is revising the south student parking to accommodate the motorcycle training facility. Four double head existing light poles will be removed from the parking lot interior and moved to the outside edges on new poles. A 5-foot wide hard surface expansion along the south edge of the existing parking lot will be completed with asphalt.	0	1,590	6/4/2025	Other	2100 Beaser Avenue	\$75.00	201049510000	2100 BEASER AVE
20250119	6/2/2025	Residential - Remodel/Repair/Additions (over 5,000)	Crysta Foster	367 Garfield Ave	Duluth	Replace 5 windows with Softlite Brand.	7,896	0	6/3/2025	Primary Structure	2015 Main St E	\$50.00	201034160000	2015 MAIN ST E
20250118	6/2/2025	Commercial - Structural Addition/Alteration	Xcel Energy	303 Saint Claire St	ASHLAND, WI 54806	2-4" wells installed to approximately 40 feet deep. Nine (9) borings advanced to between 20 feet and 40 feet deep. Injection of activated carbon & sodium persulfate for groundwater	60,000	0	6/3/2025	Other	303 St. Claire St	\$300.00	201010150000	303 ST CLAIRE STREET

20250117	6/2/2025	Commercial - Miscellaneous Repair of a Commercial Structure	Alex/Karl Faber	412 W Main St	ASHLAND, WI 54806	Removing lower white panels and replacing w/approx 165 SF of Mapes Unrivaled Standard Kynar. Adding wooden fascia/trim above existing black Vitrolite structural glass (approx 50 SF) . Lead Abatement on parapet-repaint.	15,000	0	6/11/2025	Primary Structure	412 W Main St	\$75.00	201042890000	412 MAIN ST W
												\$4,396.18		

Total Records: 46

7/3/2025