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

PLAN COMMISSION MEETING AGENDA

October 21st, 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 August 19th, 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 Request to acquire City-owned land, (a portion of parcel 201-01886-0000), zoned Single and Two-Family Residential (R-2). Applicant: Travis Franek
 - b. Public Hearing: Review and approval of a Conditional Use Permit (CUP) to allow a fence exceeding 6 feet in height in the side and rear yards at 2501 Golf Course Road (Parcel # 201-04808-1000), zoned Regional Commercial (RC) with Floodplain Overlay (F-O). Applicant: Scott Wafle.
7. Discussion Items:
 - a. Update on Property Maintenance Enforcement
 - b. Update on Building Permits for August and September 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.

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

PLAN COMMISSION MEETING MINUTES

August 19th, 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>

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

Absent: JoAnn Erickson (excused), Ana Tochtermann (excused), Shawn Brede (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 Agenda
Mr. Beirl made a motion to approve the agenda and Ms. Gregor seconded. Motion Carried 4-0.
3. Mackenzie asked for approval of the minutes from the July 15th, 2025 Plan Commission meeting.
Mr. Eades moved to approve as proposed and Ms. Gregor seconded. The motion carried 4-0.
4. Identify potential conflicts of interest
None
5. Citizen Participation (non-agenda items)
Aaron Wilson, who was in attendance for a discussion item topic spoke at this time to bring up a few unrelated topics:
 - 1) He expressed concern about the presence of homeless people downtown.
 - 2) He brought up the amount of trash that can be seen along the trail adjacent to Walmart.
 - 3) He felt this is a deterrent for tourists and young professionals moving into town and that appearances matter.
6. Action Items:
 - a. Public Hearing: Review and approval of Unified Development Ordinance Text Amendments. Applicant: Planning and Development Department

Steven Wiley presented on the topic. He explained the background and analysis in relation to the Comprehensive Plan and the discussions he had with the City Administrator. He explained the focus on the uses in the ground floor of downtown buildings from Ellis Ave to 9th Ave West and that they should be

limited to uses that help to truly revitalize the downtown. No one using these spaces now would be required to leave - this transition would happen over time. Other, various uses would still be allowed on the upper floors such as office and residential. Retail and food service would be emphasized at the street level. He is recommending approval of the draft amendment.

Mr. Beirl asked, knowing that existing services will be grandfathered in and there are many of these, how many buildings would this affect? Mr. Wiley responded that he would need to follow up with that number and could do an inventory. Mr. Beirl asked for confirmation that the purpose of this is to establish more retail commercial on second street? He noted that even retail businesses are closed in the evening and he doesn't see this changing. Is there a current demand for space by retail and dining establishments? If there is not, and professional businesses try to sell with no luck, how does this affect the property value? The supply and demand should be evaluated. Mr. Wiley agreed that having vacant storefronts may not be better than uses that are not considered high priority in the downtown district. Mr. Beirl asked why the uses crossed off the list didn't include car washes? Mr. Wiley agreed that too should probably be taken off the list. Beirl stated he will not vote for this until there is more information and it can be further assessed.

Mayor Mackenzie asked for a motion to go into public hearing. Motion by Mr. Eades, second by Mr. Beirl. The motion carried 4-0.

Mr. Wiley noted the class II public hearing notice was posted as required. (July 31st and August 2nd) There were no responses.

Mayor Mackenzie asked for a motion to go out of public hearing and into discussion. Motion by Ms. Gregor, second by Mr. Eades. The motion carried 4-0.

Discussion: Ms. Gregor asked what constitutes a business service? Would this include a title company or real estate agency? Mr. Wiley reviewed the list of uses under this definition. It would not include title companies. Gregor pointed out that many of the existing businesses downtown would no longer be allowed if this were to pass. She would also be concerned about the resale value if so many business services become restricted.

Mr. Eades agreed that the idea needs to be further vetted. He would like to see an inventory of what businesses are currently there. He felt that restricting these types of businesses on the street level will not promote downtown vitality unless there is a waiting list of people wanting to get in. He brought up North Lakes Clinic and whether or not that really belongs in the downtown. He noted the city of Eau Claire had a similar issue when they rented out much of their downtown to non-profits. Then when there was more demand for downtown space, they had no open places for businesses to move in. Mr. Wiley noted that it is a goal to have more of a "destination" downtown but agreed he does not know of a list of entities waiting for space. He will have further discussions with the City Administrator regarding this.

Mr. Beirl asked Wiley to go over the grandfather clause and the conditions required. Wiley noted existing uses are grandfathered in as long as they remain there. If the use remains the same, even under a different owner, it would be able to remain as is. If the building becomes vacant or the use is discontinued for twelve or more consecutive months, then the new requirements would kick in.

Mr. Eades asked if prior approved CUP's stay with the building if the use doesn't change. Would it be up to the plan commission to determine if the CUP remains with the property or if a new owner would be required

to obtain a new one. Mr. Wiley responded that this would need to be further determined on a case by case basis.

Mayor Mackenzie noted that this item is looking for a recommendation for passing it onto to council with our approval.

Mr. Beirl asked if running an office out of a second or third floor mandates an elevator? Mr. Wiley noted it is possible based on the occupancy type.

Mayor Mackenzie suggested that this item could be brought back for more discussion at some future point once more information and research have been collected for a revised proposal. No further action taken.

7. Discussion Items:

- a. Discussion on a Conditional Use Permit to allow a Rooming House land use at 400 3rd Avenue West (Parcel # 201-01665-0000), zoned City Center (CC). Applicant: Aaron Wilson.

Mayor Mackenzie noted this project pertains to development on the third level at the Depot building from former office space into rooming houses. The discussion revolves around whether or not there is enough support for this in order to move ahead with a CUP request for this, which would be required for the proposed new use. It is likely code upgrades would need to be done in order to make this a viable project.

Aaron Wilson, the new owner of the Depot building, gave a background of his history with the historic structure and described his Physical Therapy business located on the first two levels among a couple other businesses. He explained that the third floor was once used for supplemental office space but is now vacant, unused space. He noted the goal is to provide a temporary living option for young single professionals. He stated he will not be willing to punch a new opening in the exterior wall of the building as this is cost prohibitive.

Mayor Mackenzie added the purpose of the discussion was to evaluate if the commission would support a development of this type to move onto council for review if the historic preservation and safety/code requirements could be met. There are code requirements for exiting the building that need to be met. Currently there are no windows that open on this level. Mayor Mackenzie noted that there are inspections required by the fire department and other agencies that need to be completed to assure compliance. There are different requirements for a bedroom or sleeping space than there is for an office space. Mr. Wilson asked if the historic requirements apply to both the interior and exterior of the building. Mr. Wiley responded that it was mainly the exterior that the local preservation commission is concerned about. Historic tax credit funding from the state would require both an interior and exterior review. He noted that he has put Mr. Wilson in touch with the city's plan review consultant to help him work through what will be required for this type of occupancy. The Planning Department doesn't have leeway with making decisions regarding the building code requirements. Commercial projects of this size are reviewed under the state adopted codes and we don't have authority to overrule these requirements. We do have authority over the zoning and land-use aspect and would be the entity that approves a certificate of occupancy.

Mr. Beirl noted he would support a CUP for this as long as it can be done legally, properly and to code as per the guidelines required by the state. Mr. Eades agreed with this comment - that it would need to meet code. He also referred to state statutes for minimum requirements. Terri Erickson explained that due to the

complexity of the International Building Code, which is adopted by the state and would apply to this project, we cannot tell Mr. Wilson exactly what he can or cannot do. There are so many sections and exceptions that may or may not apply to this space depending on many different factors of the project including uses, occupancy and area. Mayor Mackenzie noted that the consensus seems to be that there is no opposition by the commission in regards to the concept of what Mr. Wilson wants to do, but that he needs to go through the proper steps to develop a plan that meets state code and statute requirements. Mr. Wilson asked if there was a way to verify if this project would get approved for a CUP before jumping through all the hoops needed to develop plans to the extent needed for code approval. Mr. Wiley noted that cities are restricted in their ability to deny a CUP if the ordinance conditions are met. Mr. Eades stated that a commission member could assign a condition to the CUP that is unrealistic for the applicant to meet. He added that the commission cannot require conditions that cause undue hardship for the applicant which was reinforced by Mr. Wiley who said that conditions would need to be tied to the ordinance. He suggested the next step, in order to gauge if the project is viable, is to connect with the E-plan consultant for an initial code consultation. Mr. Wilson understood this and agreed he had enough to go on to move forward.

- b. Update on Property Maintenance Enforcement
- c. Update on Building Permits
- d. Update on Miscellaneous Planning and Development Items

Mr. Wiley gave an update on the status of the Beaser Avenue development with Vision, Inc. He noted the finalized Development Agreement just needed to be signed. The WI-DNR Storm Water and Erosion Control permit has been obtained. The transfer of property to the developer should be happening over the next week or so.

Mr. Wiley mentioned that Alex Vickroy continues to pursue the adaptive reuse of the historic Beaser school building with the use of state historic tax credits. Staff is working on a development agreement for this, too.

The City Administrator has once again started up the City Downtown Façade Program with \$100,000 total available with a \$20,000 limit per applicant. This is a matching grant for historically sensitive work on main street facades. He's already met with two applicants seeking this funding.

Staff continues to work on getting out raze orders for problem properties. The yellow house by Burger King will be coming down. The city acquired it from the owner in exchange for forgiving the existing judgements ruled against them. The County will be demolishing the fire damaged home on 3rd Street West. The fire-damaged Belany property has been demolished and the lot looks much better. There was a recent fire at El Tarasco that has caused them to shut down temporarily. Mr. Eades asked if the yellow burger king house could not be saved? Mr. Wiley responded that the Building Inspector does an inspection, as well as the health department, and had determined it was not fit for human occupancy. If the cost of repairs exceeds fifty percent of the structure's total value, then the repairs are presumed unreasonable by ordinance. Mayor Mackenzie added that the County is looking at tearing another house down on East Main across from Culvers. Mr. Eades asked why the County is involved? Mayor Mackenzie responded that a portion of these houses the county owns due to delinquent tax payments. He mentioned a proposal for new ordinance language regarding requiring a permit for owning empty houses will be forthcoming to help keep track of these properties and encouraging getting them back on the market or tearing them down.

Mr. Beirl asked if the library remodel is on schedule? Mayor Mackenzie replied that he believes it is, but will know more tomorrow after a tour with the DOA. He stated the project is still on budget with the amount that

was authorized by the referendum along with a grant received from the DOA. The final completion date was unknown but it is believed to be during the Spring of 2026.

8. Announcement/Reports/Comments/Questions
 None
9. Adjournment
 Motion by Mr. Beirl, Second by Mr. Eades. Carried 4-0.
 Meeting closed at 7:31 pm

Recorded by:
Terri Erickson
Assistant Planner

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STAFF REPORT

Plan Commission – October 21st, 2025

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

Zoning District: Single and Two-Family Residential (R-2) District
Property Address: Vacant – No Address Number
Parcel #: Portion of Parcel # 201-01886-0000
Applicant: Travis Franek
Staff Contact: Steven Wiley

Background

Travis Franek is the owner of the property at 404 Willis Avenue and would like to acquire a portion of the former railroad right-of-way immediately north of his property. The parcel is currently vacant and is a portion of parcel # 201-01886-0000. The former railroad right-of-way is a 0.454-acre parcel. Staff discussed the land transfer request with the applicant and with the Mayor. After further discussion among staff and the Mayor it was determined to transfer the property rather than sell it to incentivize placing this and similar portions of former railroad rights-of-way back on the tax rolls. Mr. Franek's current property and the immediately surrounding properties are all single-family uses or vacant.

The portion of right-of-way Mr. Franek would acquire is approximately 8,635.56 square feet (0.20 acres) in area. The City acquired this right-of-way from the Wisconsin Central Railroad in 2014 after the railroad ceased operations in Ashland. Mr. Franek would combine his existing parcel with the portion of the former right-of-way into one parcel for a total lot size of 14,037 square feet (0.32 acres). He would like to complete his parcel. Some parcels in the immediate vicinity are irregular-shaped and substandard in size due to losing portions of their area to the railroad. Property owners and tenants have often used the former right-of-way area as extensions of their yards. City staff informed Mr. Franek that the requested land transfer would require Plan Commission and Common Council review.

Existing Land Use	Zoning
Vacant: Former Railroad Right of Way	Single and Two-Family Residential (R-2)

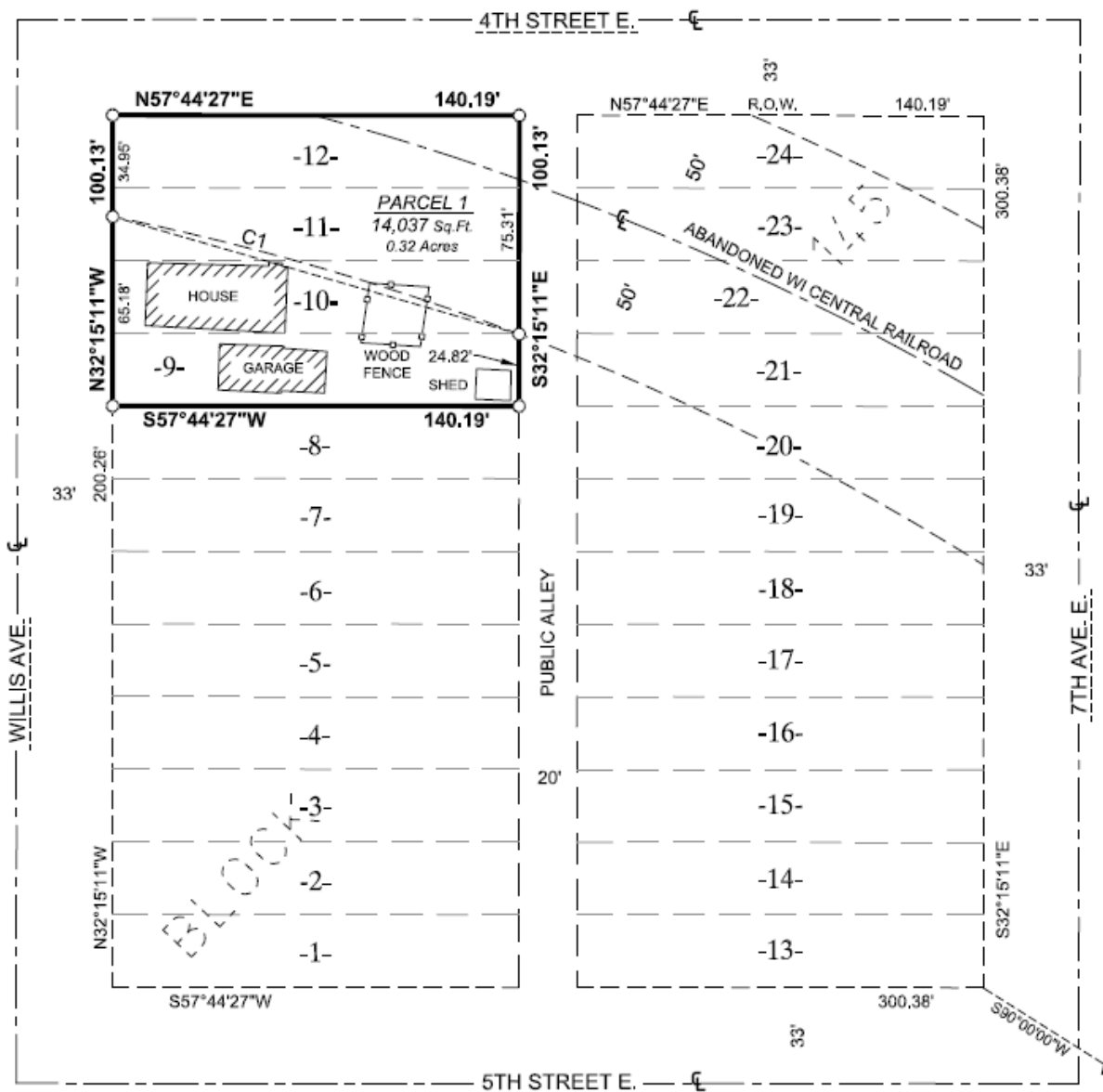
Adjacent Land Use and Zoning

Existing Uses		Zoning
North	Single-family Residential	Single and Two Family Residential (R-2)
South	Single-family Residential	Single and Two Family Residential (R-2)
East	Vacant	Single and Two Family Residential (R-2)

West	Single-family Residential	Single and Two-Family Residential (R-2)
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Land Use Recommendation	Land Use
Future Land Use Map Recommendation	Downtown Core and Commercial Districts

Staff has spoken with Mr. Franek and explained that Mr. Franek would need to work with a surveyor to complete a Certified Survey Map (CSM). Mr. Franek worked with surveyor Pat McKuen and staff explained to Mr. McKuen that Public Works wanted to maintain the undeveloped alley right-of-way running north-south through the block because of underground utilities running within the alley right-of-way. Mr. McKuen submitted a CSM to the City for review as part of the land transfer application.



The above image is from Mr. Franek's CSM and shows the proposed new lot configuration.

Review Criteria for Offer to Purchase and Sale of Land:

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

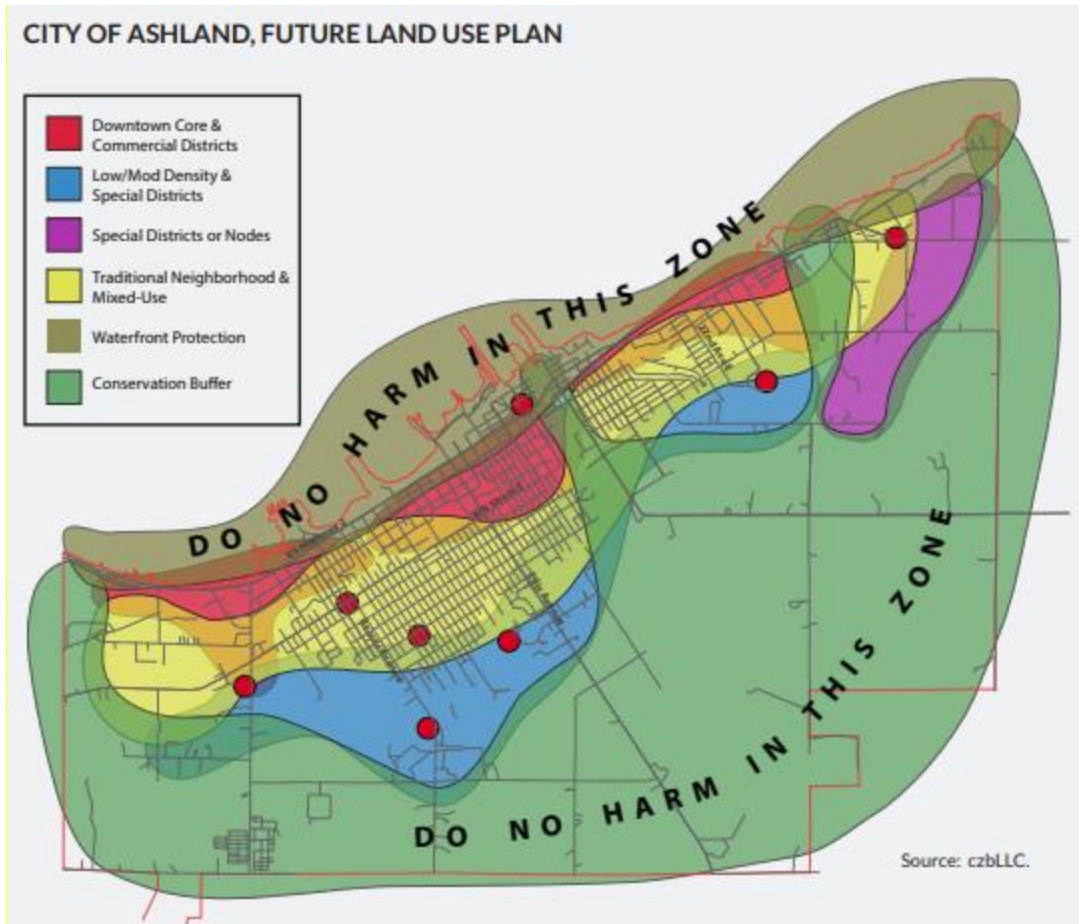
1. Consistency with Comprehensive Plan.

The Comprehensive Plan calls for careful disposition of vacant land. This includes making fiscally sound decisions with the land the City owns, and ensuring that the highest and best use for the land is achieved. Parcel # 201-01886-0000 is currently vacant and according to the last inventory of City-owned properties this parcel is considered non-essential. To staff's knowledge the parcel does not have easements or deed restrictions attached.

The proposed land transfer of a portion of Parcel # 201-01886-0000 does not conflict with the Future Land Use Map, and it supports the principles and goals of the Comprehensive Plan. The Downtown Core and Commercial Districts comprises much of the core of the community. The plan recognizes that the Future Land Use Map cannot account for every possible condition that arises on each specific property. Though the property and neighborhood are within the Downtown Core and Commercial Districts, the entire immediate area consists of existing detached residential homes. This has remained the case and likely will continue long-term. The plan states:

A land use map at this scale cannot illustrate all existing or desired conditions on the ground level within neighborhoods. It is recommended that Ashland look to create opportunities for small commercial opportunities (e.g. coffee shop, bakery, café, etc.) to be scattered throughout the residential neighborhoods. More specifically, the City should consider the allowance for small neighborhood retail and restaurants as a conditional use in the residential zoning districts. (Authentic Ashland, pg. 35).

The Future Land Use Map does not delineate firm zones or boundaries between or within zones nor does staff view the map or plan as expecting entire swaths of existing residential neighborhoods to shift over to mixed-use/commercial. In reviewing Mr. Franek's land transfer request and the Future Land Use Map staff considered the existing neighborhood's long-term residential nature along with the Comprehensive Plan's long-term vision for an increase in commercial nodes throughout existing neighborhoods. The portion of former railroad right-of-way in question is not buildable by itself, and its transfer to Mr. Franek would not impact the City's ability to encourage commercial nodes where appropriate in existing neighborhoods as recommended in the Comprehensive Plan. Additionally, though the Downtown Core and Commercial Districts zone calls for an increase in mixed-use development, staff realizes that this will not happen immediately and would expect that in many situations such development patterns would occur gradually and shift outward from the denser, developed urban core. Staff is of the opinion that the transfer of a portion of parcel 201-01886-0000 to Travis Franek as requested does not conflict with the City's Comprehensive Plan goals.



The land transfer involves the City transferring ownership of a portion of former railroad right-of-way to a residential property owner. The property owner would combine the right-of-way with his existing parcel. The property would remain residential. The land use would not intensify and the land transfer and combination would allow for a reduction in nonconformity of the residential parcel.

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

A. Zoning District: Single and Two-Family Residential (R-2)

The addition of the requested land for purchase (a portion of parcel # 201-01886-0000) to parcel 201-01885-0000 will not impact consistency with standards for the R-2 district. The applicant's current property (parcel 201-01885-0000 at 404 Willis Avenue) is a nonconforming lot for the Single and Two-Family Residential district due to its shape and narrow width at one end. The land transfer as requested and subsequent lot combination will restore the parcel to a conforming shape and dimensions. The new dimensions of the lot would be 100 feet by 140 feet.

B. Compatibility of Proposed Development with Existing Development

The land requested for transfer by the applicant is currently vacant with no development plans proposed. The land transfer and incorporation into the applicant's parcel to create a conforming lot are compatible with the existing uses and would facilitate the owner's future use of the property which would otherwise not be possible.

3. Consideration of Highest and Best Use:

Considering all factors as listed above, staff sees the single-family residential use as the highest and best use of the property. The City has no current or future plans for use of the parcel, and has deemed this land non-essential for future City needs. It is not shown as essential in City of Ashland Ordinance Chapter 478.

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

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

- a. The applicant shall apply with Ashland County for combination of the subject portion of Parcel # 201-01886-0000 with his existing property at Parcel # 201-01885-0000 via Certified Survey Map into a single tax parcel.

Review Recommendation

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

- The applicant shall be responsible for the costs associated with the land transfer including but not limited to: Certified Survey Map, closing costs, Register of Deeds recording fees, etc.
 - Applicant shall combine the former railroad right-of-way parcel with his existing property to create one lot and City staff shall review and approve the CSM prior to recording at the County.
 - Applicant shall obtain required approvals and zoning and building permits prior to constructing any improvements on the resulting property.
- Any existing nonconformities (i.e., setbacks, lot coverage) shall not be expanded by new uses of the property. The side yard setback for the house would come into compliance once the owner's current parcel and the former railroad right-of-way are combined.

Additionally, as a Public Hearing is scheduled for the proposed Land Transfer, the Plan Commission should hear all input from the public prior to making a determination. The required public hearing notice was issued on October 2nd and October 9th, 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.



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

STAFF REPORT

Plan Commission – October 21, 2025

Agenda Item # 6b: **Conditional Use Permit Request to allow a fence exceeding 6 feet in height in the side and rear yards at 2501 Golf Course Road, zoned Regional Commercial (RC) with Floodplain Overlay (F-O)**

Zoning District: Regional Commercial (RC) District with a Floodplain Overlay (F-O)

Property Address: 2501 Golf Course Road

Parcel #: # 201-04808-1000

Applicant: Scott Wafle

Staff Contact: Terri Erickson

Background

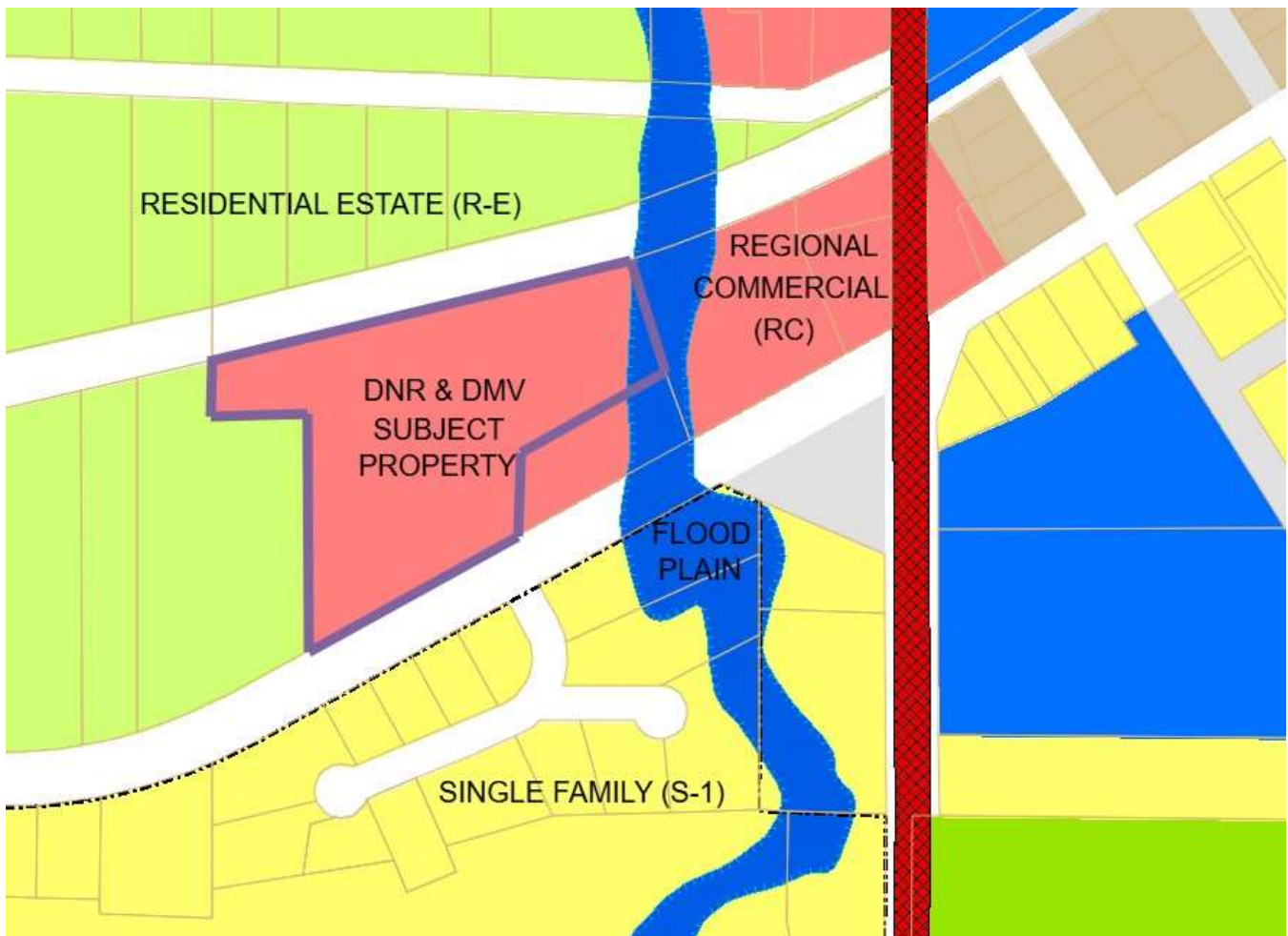
Applicant Scott Wafle, of Elk River Properties LLC, requests review and approval of a conditional use permit (CUP) to allow a fence exceeding 6 feet in height in the side and rear yard of his property at 2501 Golf Course Road (Parcel # 201-04808-1000). It is located to the west of Sanborn Avenue on the north side of Golf Course road. The parcel is 6.67 acres (29,1,504 square feet) in area and contains the Wisconsin Department of Transportation – Division of Motor Vehicles and the Wisconsin Department of Natural Resources offices. There is an existing accessory building further north on the property that contains storage for the DNR. The applicants have been in touch with Planning staff regarding their desire to construct an 8-foot tall chain link fence for added security. Staff reviewed the applicant's proposed fence placement and determined that the eight-foot fencing requires a Conditional Use Permit. The applicant submitted a Conditional Use Permit application to allow him to construct a privacy fence up to eight (8) feet in height in the rear yard of his property.

Existing Land Use	Zoning
Government/Community Service Use	Regional Commercial (RC) with Floodplain Overlay (F-O)

Existing Uses		Zoning
North	Single-Family Residential	Residential Estate (R-E)
South	Single-Family Residential	Single-Family Residential (R-1)

East	Single-Family Residential/ Warehouse/Storage (Midland Services)	Regional Commercial (RC) with Floodplain Overlay (F-O)
West	Single Family Residential	Residential Estate (R-E)

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



The subject property is outlined in PURPLE in the above zoning map

Site Design and Parking

The subject property includes the primary structure with an associated parking lot along the south side of the property. This building contains offices for the Division of Motor Vehicles (DMV) and the Department of Natural Resources (DNR). Further to the north on the lot, is a 60-foot by 150-foot metal building that provides storage space for the DNR. To the east side of this building is an open yard with paved and gravel surface used for access to the storage building and additional outdoor storage area for vehicles and equipment. There is currently no organized parking or security fencing for this area.



The subject property is outlined in RED in the above aerial view.



These images show the entry view from Golf Course Road to the site. In the left photo is the primary building containing the DMV and DNR offices with the lighted parking lot out front. In the right photo is the driveway leading to the existing storage building to the rear of the property.

This image shows the view of the east side of existing storage building and the paved and gravel yard to the east that provides access to the building and the equipment to the open gravel storage area further to the east.



This is looking further to the east at the gravel area adjacent to the paved yard. The proposed new storage building will be located here. The new fence would run the circumference of the paved area from the existing storage building to the new proposed storage building. Much of the equipment in view here would be moved inside the new storage building.



The image to the left is the view from Golf Course Road looking through the residential property with the subject property behind. Only a small portion of the lot is visible.



This image is looking south from the paved yard towards the neighboring residence. This area would have the fence around it. There is a sporadic line of vegetation that provides some screening between the two properties. The UDO requires screening from a less intense use to a more intense use in the same zone district.





Fencing

The applicant would like to install approximately 400 lineal feet of chain link fence from the east side of the existing storage garage, extending around the existing paved area, and terminating at the proposed new storage building on the east side. The new 30-foot by 100-foot storage building, outlined here in orange, will help to further store and secure vehicles and equipment that are currently sitting outside in the yard. The lines shown in red are locations of the proposed 8-foot high fencing. This is two feet higher than what is allowed for fence height per ordinance without a CUP. The fencing standards allow fencing to exceed these maximum heights allowed with the approval of a CUP.

Staff does not have concerns with 8-foot fencing in the proposed location and could support this if all other ordinance requirements are met and the fence is maintained in good repair. The purpose of the fence is to prevent vandalism, trespassing and theft to the DNR property. The applicant stated that there have been issues in the past with vandalism and/or theft of the DNR property. The extra two feet of height will provide added protection. There will be a manually operated cantilevered gate on the fence at the drive entrance to the yard. The fenced in area will remain locked at all times that it is not be used by the DNR.

Landscaping, Buffers and Screening

A large portion of the existing lot is wooded or grass covered. A ravine and associated floodplain overlay cover the east edge of the property. The maintained lawn areas contain a variety of trees dispersed throughout. The UDO specifies in section 6.4-C, that where proposed development abuts a permitted and less intense use in the same district, the proposed use shall provide a minimum ten (10) foot wide landscaped buffer between the proposed development and the less intense use. There is an existing line of trees along the edge of the lot providing some screening from the adjacent residential property to the south. (See photo above) Section 6.4-4c describes the planting requirements for new accessory buildings and structures on parcels with existing development. New accessory buildings and structures shall provide one (1) tree and two (2) shrubs for every two thousand (2,000) square feet of land disturbance. The new 3,000 square foot building would therefore require an additional 2 trees and 3 shrubs to the property. Staff recommends that these new plantings be located along the existing line of trees adjacent to the residential property where the largest gaps occur in the existing buffer. The installation of the plantings shall take place within one growing season of building completion and/or fence installation. Staff recommends as conditions of approval that the applicant submit a revised site plan showing the locations of these required plantings and that these plantings be installed as mentioned above.

Lighting

The property contains a government use with the primary structure providing public service to area residents during regular office hours. This building provides a lighted parking lot with off-street parking for employees and customers. The north side of the lot, containing the storage building and paved yard, does not have any existing pole lighting but the existing structure contains exterior building lighting on all sides. The new building would also have exterior wall mounted light fixtures that would be required to be code compliant in regards to maximum light levels, trespass, shielding and hours of operation. There is no required lighting for this proposed use and it will not be in an area that is used or accessible by the public.

Building Elevations

The applicant has submitted a permit application for a new 30-foot by 100-foot accessory storage structure to be located on the east side of the existing paved yard. This is for a pre-engineered structure fabricated by Cleary Building Corp. The elevation facing the paved yard will have multiple overhead doors for access into the building and the fence will terminate at each end of the structure. The building will have metal ribbed panel exterior cladding. Staff met onsite with the applicant to view the location of the proposed building from Golf Course Road. It was determined that because the use is an accessory structure near the back of the property and the views of it from the road are minimal, there would be no adverse impact on the surrounding area and it would therefore comply with ordinance requirements. Most of the equipment currently sitting outside would be moved inside this new structure. Providing additional space to store this equipment inside and out of view is a benefit to the aesthetics of the neighborhood and will add a higher level of security.

Signage

There is existing low-profile freestanding sign and a few information and direction signs located near the entrance to the property for the primary building. There is no other signage on the site and no new exterior signage is proposed or required at this time.

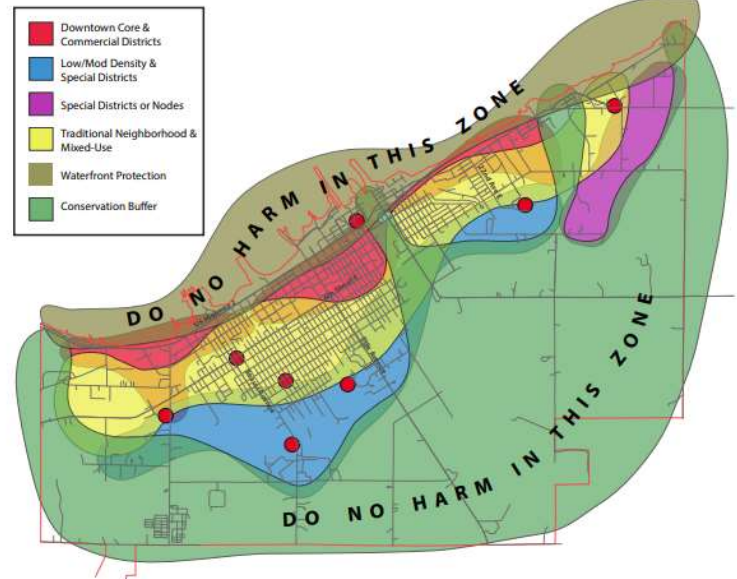
Standards for Conditional Use Review

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 Districts 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 government entity that provides services to area residents. The 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 will allow the applicants added security for their property while maintaining/not detracting from the aesthetics of the area. Staff is of the opinion that the proposed 8-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 community service land use is compatible with the current Unified Development Ordinance. If the applicant agrees to meet any conditions as set as part of this CUP, 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 8 feet. The UDO design standards for fences do not allow a CUP process to deviate from the design standards. Therefore, staff would recommend allowing a fencing height of up to 8 feet in the side and rear 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 government community service use and accessory storage building. An additional storage building is also a component of this project. The CUP allowance for increased fence height does not directly benefit the community. However, the proposed fence can allow the property owners to better secure their property to protect the valuable equipment the DNR stores onsite. The design and placement of the fence would not detract from the area aesthetics and would only be minimally visible from the public right of way.

4. Neighborhood Protections.

The subject property is located in the Regional Commercial district and surrounded by mainly single-family residential lots. There is one commercial storage use flanking the property on the very eastern edge on the other side of the ravine. 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, in this case for added security. Due to the distance of the proposed fence from the public right of way and the existing vegetative screening on the site, staff does not believe the fence will detract from the neighborhood character. The only concern would be the view of the fence and the proposed new metal-sided building from the residence tucked in between the subject property and Golf Course road. If the applicant installs the landscaping as required by the UDO and recommended by staff, this will help screen the view of the proposed storage building and fence from the residence.

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 simultaneous or 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 rear yard at 2501 Golf Course Road (Parcel # 201-04808-1000) contingent on the following conditions

1. A fence height of up to eight (8) feet is permitted for proposed chain link fencing in the rear yard between the existing storage building to each end of the proposed new storage building.
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 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. This applies to the new storage building being proposed as part of this development.
4. A fence permit is required prior to the installation of the proposed fencing.
5. To ensure compliance with screening and landscaping requirements, three (3) trees and two (2) shrubs shall be planted within the line of the existing buffer between the new fence and the residential property to the south. This shall be completed within a year of building completion and/or fence installation. The location and species of these plantings shall be approved by staff before they are installed. The applicant shall submit a revised site plan indicating the numbers, types, and locations of the required plantings for staff review and approval prior to obtaining a building permit.

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 Oct 2nd & Oct 9th 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.

Case Activity Report

08/01/2025 - 08/31/2025

Case #	Case Date	Assigned To	Main Status	Description	Closed Date	Parcel #	Parcel Address
20250343	7/14/2025	Raymond Kallio	Open	exterior siding missing		201017890000	318 13TH AVE E
20250403	7/31/2025	Raymond Kallio	Open	inoperable car and misc storage		201004410000	511 16TH AVE W
20250445	8/13/2025	Raymond Kallio	Closed	lawn and garbage	8/28/2025	201023330000	714 ELLIS AVE
20250454	8/18/2025	Raymond Kallio	Closed	grass and brush	8/28/2025	201015890000	511 3RD ST E
20250455	8/19/2025	Raymond Kallio	Closed	grass and furniture	8/28/2025	201036220000	504 18TH AVE E
20250464	8/20/2025	Raymond Kallio	Closed	WEEDS	8/28/2025	201042320000	509-515 MAIN ST W
20250469	8/20/2025	Raymond Kallio	Closed	lawn	8/28/2025	201044760000	616 19TH AVE W
20250472	8/21/2025	Raymond Kallio	Closed	long grass	8/28/2025	201022800000	712 VAUGHN AVE
20250493	8/28/2025	Raymond Kallio	Open	sofa on terrace		201013370000	117 3RD AVE E
20250494	8/28/2025	Raymond Kallio	Open	sofa		201044570000	817 9TH AVE W
20250495	8/28/2025	Raymond Kallio	Closed	lawn	9/10/2025	201004400000	513 16TH AVE W
20250496	8/28/2025	Raymond Kallio	Open	Metal storage container		201037891000	2121 3RD ST W
20250497	8/28/2025	Raymond Kallio	Open	long grass		201017740000	312 11TH AVE E
20250498	8/28/2025	Raymond Kallio	Open	lawn		201005110000	600 16TH AVE W

20250488	8/27/2025	Raymond Kallio	Open	vehicle on blocks		201016470000	110 MAIN ST W
20250489	8/27/2025	Raymond Kallio	Open	lawn		201014560000	101 14TH AVE E
20250490	8/27/2025	Raymond Kallio	Open	long grass		201004530000	522 18TH AVE W
20250491	8/27/2025	Raymond Kallio	Closed	lawn	9/10/2025	201045250000	1123 6TH AVE W
20250492	8/27/2025	Raymond Kallio	Open	vehicle parts, appliance		201017610100	300 STUNTZ AVE
20250473	8/21/2025	Raymond Kallio	Closed	lawn	8/27/2025	201022820000	420 7TH ST W
20250474	8/21/2025	Raymond Kallio	Closed	long grass and weeds	8/28/2025	201022830000	414 7TH ST W
20250458	8/19/2025	Raymond Kallio	Closed	lawn	8/27/2025	201024830000	807 5TH AVE E
20250459	8/19/2025	Raymond Kallio	Closed	grass	8/19/2025	201017040000	214 3RD ST E
20250456	8/19/2025	Raymond Kallio	Closed	lawn	8/27/2025	201036300000	1803 6TH ST E
20250449	8/15/2025	Raymond Kallio	Closed	long grass and weeds	8/27/2025	201015670000	221 STUNTZ AVE
20250443	8/12/2025	Raymond Kallio	Closed	House numbers	8/27/2025	201006080000	820 15TH AVE W
20250361	7/15/2025	Raymond Kallio	Open	long grass rubbish junk		201011210000	221 N 12TH AVE E
20250389	7/25/2025	Raymond Kallio	Open	long grass and missing handrail for front steps		201044660000	913 MACARTHUR AVE
20250392	7/28/2025	Raymond Kallio	Closed	busted porch steps and missing handrails	8/26/2025	201035450200	1521 5TH ST E
20250335	7/10/2025	Raymond Kallio	Closed	weeds and siding	8/26/2025	201019050000	417 WILLIS AVE

20250420	8/5/2025	Raymond Kallio	Open	long grass, dead tree, front steps missing railing and in disrepair		201045060000	606 6TH ST W
20250441	8/11/2025	Raymond Kallio	Closed	lawn	8/26/2025	201035700000	2101 5TH ST E
20250452	8/15/2025	Raymond Kallio	Closed	lawn	8/26/2025	201030030000	812 10TH AVE W
20250457	8/19/2025		Open	long grass and weeds		201012380000	622 ST CLAIRE ST
20250479	8/25/2025	Raymond Kallio	Closed	large brush pile by the alley	9/9/2025	201005550000	723 11TH AVE W
20250484	8/25/2025	Raymond Kallio	Open	private vehicles parked on public property		201017610200	
20250486	8/26/2025	Raymond Kallio	Open	long grass		201028410000	1119 2ND AVE W
20250487	8/26/2025	Raymond Kallio	Open	misc storage		201022000000	609 ELLIS AVE
20250485	8/25/2025	Raymond Kallio	Open	vehicle		201022930000	
20250479	8/25/2025	Raymond Kallio	Closed	large brush pile by the alley	9/9/2025	201005550000	723 11TH AVE W
20250479	8/25/2025	Raymond Kallio	Closed	large brush pile by the alley	9/9/2025	201005550000	723 11TH AVE W
20250480	8/25/2025	Raymond Kallio	Open	long weeds and grass		201015480000	222 STUNTZ AVE

20250482	8/25/2025	Raymond Kallio	Open	long grass and sofa on lawn by front door		201028641000	1108 PRENTICE AVE
20250447	8/14/2025	Raymond Kallio	Closed	lawn	8/25/2025	201023100000	700 3RD AVE W
20250436	8/8/2025	Raymond Kallio	Closed	furniture	8/25/2025	201017220000	408 3RD ST E
20250417	8/5/2025	Raymond Kallio	Closed	long grass	9/2/2025	201016240000	220 MAIN ST E
20250406	8/1/2025	Raymond Kallio	Closed	long grass and weeds in the backyard	8/25/2025	201017420000	317 WILLIS AVE
20250444	8/13/2025	Raymond Kallio	Closed	lawn	8/22/2025	201021590000	619 5TH AVE E
20250461	8/19/2025	Raymond Kallio	Closed	long grass and weeds	8/22/2025	201021670000	622 3RD AVE E
20250471	8/20/2025	Raymond Kallio	Closed	lawn	8/22/2025	201004230000	503 14TH AVE W
20250465	8/20/2025	Raymond Kallio	Closed	furniture	8/22/2025	201023660000	712 3RD AVE E
20250478	8/22/2025	Raymond Kallio	Open	lawn		201002390000	304 12TH AVE W
20250474	8/21/2025	Raymond Kallio	Closed	long grass and weeds	8/28/2025	201022830000	414 7TH ST W
20250475	8/21/2025	Raymond Kallio	Closed	lawn	9/2/2025	201036920000	1610 6TH ST E
20250477	8/21/2025	Raymond Kallio	Closed	long grass and weeds	9/2/2025	201014450000	116 13TH AVE E
20250472	8/21/2025	Raymond Kallio	Closed	long grass	8/28/2025	201022800000	712 VAUGHN AVE
20250473	8/21/2025	Raymond Kallio	Closed	lawn	8/27/2025	201022820000	420 7TH ST W

20250431	8/7/2025	Raymond Kallio	Closed	gravel on sidewalk	8/21/2025	201015990000	Vacant Lot: Main Street E and Willis Avenue
20250418	8/5/2025	Raymond Kallio	Closed	bldg. materials stored outside	8/21/2025	201014850000	218 14TH AVE E
20250330	7/9/2025	Raymond Kallio	Closed	lawn	8/25/2025	201022790000	714 VAUGHN AVE
20250333	7/9/2025	Raymond Kallio	Closed	lawn	8/25/2025	201022730000	715 VAUGHN AVE
20250200	5/28/2025	Raymond Kallio	Closed	driveway needs repair	9/9/2025	201032020000	1515 BEASER AVE
20250465	8/20/2025	Raymond Kallio	Closed	furniture	8/22/2025	201023660000	712 3RD AVE E
20250466	8/20/2025	Raymond Kallio	Open	weeds junk and debris		201004830000	1814 6TH ST W
20250468	8/20/2025	Raymond Kallio	Closed	long grass	9/2/2025	201044510000	804 9TH AVE W
20250471	8/20/2025	Raymond Kallio	Closed	lawn	8/22/2025	201004230000	503 14TH AVE W
20250469	8/20/2025	Raymond Kallio	Closed	lawn	8/28/2025	201044760000	616 19TH AVE W
20250470	8/20/2025	Raymond Kallio	Closed	long grass	9/2/2025	201028310000	1100 4TH AVE W
20250462	8/20/2025	Raymond Kallio	Closed	long grass/weeds	9/10/2025	201000400000	1017 MAIN ST W
20250463	8/20/2025	Raymond Kallio	Closed	long grass and weeds	9/2/2025	201022510000	615 VAUGHN AVE
20250464	8/20/2025	Raymond Kallio	Closed	WEEDS	8/28/2025	201042320000	509-515 MAIN ST W

20250448	8/14/2025	Raymond Kallio	Closed	construction sign beyond 30 days and property is occupied	8/20/2025	201006460000	1214 10TH ST W
20250456	8/19/2025	Raymond Kallio	Closed	lawn	8/27/2025	201036300000	1803 6TH ST E
20250457	8/19/2025		Open	long grass and weeds		201012380000	622 ST CLAIRE ST
20250455	8/19/2025	Raymond Kallio	Closed	grass and furniture	8/28/2025	201036220000	504 18TH AVE E
20250459	8/19/2025	Raymond Kallio	Closed	grass	8/19/2025	201017040000	214 3RD ST E
20250461	8/19/2025	Raymond Kallio	Closed	long grass and weeds	8/22/2025	201021670000	622 3RD AVE E
20250458	8/19/2025	Raymond Kallio	Closed	lawn	8/27/2025	201024830000	807 5TH AVE E
20250422	8/7/2025	Raymond Kallio	Closed	lawn		201027290000	605 11TH ST E
20250445	8/13/2025	Raymond Kallio	Closed	lawn and garbage	8/28/2025	201023330000	714 ELLIS AVE
20250252	6/10/2025	Raymond Kallio	Closed	lawn	6/24/2025	201012380000	622 ST CLAIRE ST
20250313	7/1/2025	Raymond Kallio	Closed	miscellaneous storage violations, long grass and weeds, failure to comply with raze order	8/19/2025	201014160000	118 10TH AVE E
20250282	6/23/2025	Raymond Kallio	Closed	lawn	8/19/2025	201027440000	1000 PRENTICE AVE
20250358	7/15/2025	Raymond Kallio	Closed	missing siding		201026880000	906 5TH AVE E

20250420	8/5/2025	Raymond Kallio	Open	long grass, dead tree, front steps missing railing and in disrepair		201045060000	606 6TH ST W
20250406	8/1/2025	Raymond Kallio	Closed	long grass and weeds in the backyard	8/25/2025	201017420000	317 WILLIS AVE
20250396	7/31/2025	Raymond Kallio	Closed	missing house numbers	8/18/2025	201002560000	322 BEASER AVE
20250335	7/10/2025	Raymond Kallio	Closed	weeds and siding	8/26/2025	201019050000	417 WILLIS AVE
20250438	8/8/2025	Raymond Kallio	Closed	long grass	8/18/2025	201016940000	302 2ND AVE E
20250435	8/8/2025	Raymond Kallio	Closed	long grass and weeds, rubbish, building materials in backyard and sideyard	8/18/2025	201016950000	210 3RD ST E
20250454	8/18/2025	Raymond Kallio	Closed	grass and brush	8/28/2025	201015890000	511 3RD ST E
20250453	8/18/2025	Raymond Kallio	Closed	mattresses by garage	9/2/2025	201012330000	609 LAKE SHORE DR E
20250452	8/15/2025	Raymond Kallio	Closed	lawn	8/26/2025	201030030000	812 10TH AVE W
20250449	8/15/2025	Raymond Kallio	Closed	long grass and weeds	8/27/2025	201015670000	221 STUNTZ AVE
20250450	8/15/2025	Raymond Kallio	Closed	lawn	8/25/2025	201006650000	700 11TH AVE W

20250451	8/15/2025	Steve Schraufnagel	Closed	siding job, no permit as of 8/15/2025 purchased permit on 8/27/2025	8/28/2025	201006810000	622 11TH AVE W
20250421	8/6/2025	Raymond Kallio	Closed	lawn	8/15/2025	201015250000	1121 3RD ST E
20250429	8/7/2025	Raymond Kallio	Closed	long grass	8/15/2025	201012210000	701 LAKE SHORE DR E
20250442	8/11/2025	Raymond Kallio	Closed	Lawn	8/15/2025	201036720000	609 14TH AVE E
20240301	8/9/2024	Raymond Kallio	Closed	exterior siding not weatherprofed	8/15/2025	201030630000	1000 11TH AVE W
20250359	7/15/2025	Raymond Kallio	Closed	missing siding on garage	8/15/2025	201020980000	604 12TH AVE E
20250404	7/31/2025	Raymond Kallio	Closed	misc storage	8/15/2025	201002580000	317 BEASER AVE
20250419	8/5/2025	Raymond Kallio	Closed	rubbish by fence and long grass by alley and backyard	8/14/2025	201022390000	416 6TH ST W
20240349	7/21/2025	Raymond Kallio	Open	exterior wall not weatherproof		201002610000	301 BEASER AVE
20240360	8/28/2024	Raymond Kallio	Closed	long grass	9/6/2024	201003380000	408 14TH AVE W
20250325	7/7/2025	Raymond Kallio	Closed	lawn and weeds	8/14/2025	201022270000	619 3RD AVE W
20250437	8/8/2025	Raymond Kallio	Closed	vision triangle	8/14/2025	201043760000	601 9TH AVE W
20250447	8/14/2025	Raymond Kallio	Closed	lawn	8/25/2025	201023100000	700 3RD AVE W

20250433	8/7/2025	Raymond Kallio	Closed	lawn	8/14/2025	201007832000	419 CHAPPLE AVE
20250434	8/8/2025	Raymond Kallio	Closed	tree encroachment	8/14/2025	201006980000	300 9TH AVE W
20250448	8/14/2025	Raymond Kallio	Closed	construction sign beyond 30 days and property is occupied	8/20/2025	201006460000	1214 10TH ST W
20250445	8/13/2025	Raymond Kallio	Closed	lawn and garbage	8/28/2025	201023330000	714 ELLIS AVE
20250443	8/12/2025	Raymond Kallio	Closed	House numbers	8/27/2025	201006080000	820 15TH AVE W
20250282	6/23/2025	Raymond Kallio	Closed	lawn	8/19/2025	201027440000	1000 PRENTICE AVE
20250372	7/21/2025	Raymond Kallio	Closed	long grass	8/12/2025	201024600000	608 8TH ST E
20250417	8/5/2025	Raymond Kallio	Closed	long grass	9/2/2025	201016240000	220 MAIN ST E
20250411	8/1/2025	Raymond Kallio	Closed	vehicle parked in front yard	8/11/2025	201018600000	402 STUNTZ AVE
20250412	8/1/2025	Raymond Kallio	Closed	long weeds and grass by garage and alley	8/11/2025	201024580000	808 WILLIS AVE
20250399	7/31/2025	Raymond Kallio	Closed	lawn	8/11/2025	201004070000	523 BEASER AVE
20250400	7/31/2025	Raymond Kallio	Closed	long grass	8/11/2025	201000520000	1101 MAIN ST W
20250401	7/31/2025	Raymond Kallio	Closed	lawn	8/11/2025	201004720000	1923 6TH ST W
20250402	7/31/2025	Raymond Kallio	Closed	long grass	8/11/2025	201004930000	605 17TH AVE W

20250407	8/1/2025	Raymond Kallio	Closed	long grass and weeds	8/11/2025	201015960000	213 WILLIS AVE
20250409	8/1/2025	Raymond Kallio	Closed	long grass and weeds	8/11/2025	201015980000	207 WILLIS AVE
20250410	8/1/2025	Raymond Kallio	Closed	long grass and weeds by garage and alley	8/11/2025	201015770000	212 WILLIS AVE
20250397	7/31/2025	Raymond Kallio	Closed	lawn		201004010000	512 BEASER AVE
20250394	7/30/2025	Raymond Kallio	Closed	grass	8/11/2025	201002770000	316 15TH AVE W
20250395	7/30/2025	Raymond Kallio	Closed	misc storage	8/11/2025	201027660000	1001 ELLIS AVE
20250391	7/28/2025	Raymond Kallio	Closed	long grass and weeds	8/11/2025	201023020000	308 7TH ST W
20250260	6/11/2025	Raymond Kallio	Closed	lawn	7/7/2025	201007720000	316 CHAPPLE AVE
20250250	6/10/2025	Raymond Kallio	Closed	long grass and weeds	6/20/2025	201002080000	
20250439	8/11/2025	Raymond Kallio	Open	long grass and damaged front steps		201016930000	306 2ND AVE E
20250440	8/11/2025	Raymond Kallio	Open	broken sidewalk, landscape and drainage		201023010000	306 7TH ST W
20250442	8/11/2025	Raymond Kallio	Closed	Lawn	8/15/2025	201036720000	609 14TH AVE E
20250441	8/11/2025	Raymond Kallio	Closed	lawn	8/26/2025	201035700000	2101 5TH ST E
20250430	8/7/2025	Raymond Kallio	Open	disabled vehicles/tires		201010590000	705 WATER ST
20250436	8/8/2025	Raymond Kallio	Closed	furniture	8/25/2025	201017220000	408 3RD ST E

20250434	8/8/2025	Raymond Kallio	Closed	tree encroachment	8/14/2025	201006980000	300 9TH AVE W
20250435	8/8/2025	Raymond Kallio	Closed	long grass and weeds, rubbish, building materials in backyard and sidevard	8/18/2025	201016950000	210 3RD ST E
20250437	8/8/2025	Raymond Kallio	Closed	vision triangle	8/14/2025	201043760000	601 9TH AVE W
20250438	8/8/2025	Raymond Kallio	Closed	long grass	8/18/2025	201016940000	302 2ND AVE E
20250250	6/10/2025	Raymond Kallio	Closed	long grass and weeds	6/20/2025	201002080000	
20250286	6/24/2025	Raymond Kallio	Closed	unregistered/i noperable motor vehicle	8/8/2025	201044670000	905 MACARTHUR AVE
20250370	7/18/2025	Raymond Kallio	Closed	Tires	8/8/2025	201034240000	KENWOOD TERRACE COMMUNITY 18th Ave E and Main St E
20250302	6/27/2025	Raymond Kallio	Open	siding		201004400000	513 16TH AVE W
20250206	6/2/2025	Raymond Kallio	Open	exterior walls-missing siding		201033750000	2705 MAIN ST E
20250433	8/7/2025	Raymond Kallio	Closed	lawn	8/14/2025	201007832000	419 CHAPPLE AVE
20250429	8/7/2025	Raymond Kallio	Closed	long grass	8/15/2025	201012210000	701 LAKE SHORE DR E

20250431	8/7/2025	Raymond Kallio	Closed	gravel on sidewalk	8/21/2025	201015990000	Vacant Lot: Main Street E and Willis Avenue
20250422	8/7/2025	Raymond Kallio	Closed	lawn		201027290000	605 11TH ST E
20250421	8/6/2025	Raymond Kallio	Closed	lawn	8/15/2025	201015250000	1121 3RD ST E
20250393	7/29/2025	Raymond Kallio	Closed	lawn	8/6/2025	201015840000	211 7TH AVE E
20250398	7/31/2025	Raymond Kallio	Closed	long grass and weeds	8/6/2025	201001920000	900 MAIN ST W
20250383	7/24/2025	Raymond Kallio	Closed	long grass	8/5/2025	201014840000	222 14TH AVE E
20250384	7/24/2025	Raymond Kallio	Closed	lawn	8/5/2025	201014220000	109 11TH AVE E
20250386	7/25/2025	Raymond Kallio	Closed	long grass and weeds	8/5/2025	201021800000	205 7TH ST E
20250387	7/25/2025	Raymond Kallio	Closed	lawn	8/5/2025	201024660000	800 5TH AVE E
20250416	8/5/2025	Raymond Kallio	Closed	long grass	8/14/2025	201016190000	223 3RD AVE E
20250417	8/5/2025	Raymond Kallio	Closed	long grass	9/2/2025	201016240000	220 MAIN ST E
20250420	8/5/2025	Raymond Kallio	Open	long grass, dead tree, front steps missing railing and in disrepair		201045060000	606 6TH ST W
20250419	8/5/2025	Raymond Kallio	Closed	rubbish by fence and long grass by alley and backyard	8/14/2025	201022390000	416 6TH ST W

20250418	8/5/2025	Raymond Kallio	Closed	bldg. materials stored outside	8/21/2025	201014850000	218 14TH AVE E
20250418	8/5/2025	Raymond Kallio	Closed	bldg. materials stored outside	8/21/2025	201014850000	218 14TH AVE E
20250413	8/4/2025	Raymond Kallio	Closed	long grass and weeds	8/11/2025	201016520000	218 MAIN ST W
20250415	8/4/2025	Steven Wiley	Open	complaint storm water runoff		201016530000	220 MAIN ST W
20250412	8/1/2025	Raymond Kallio	Closed	long weeds and grass by garage and alley	8/11/2025	201024580000	808 WILLIS AVE
20250411	8/1/2025	Raymond Kallio	Closed	vehicle parked in front yard	8/11/2025	201018600000	402 STUNTZ AVE
20250410	8/1/2025	Raymond Kallio	Closed	long grass and weeds by garage and alley	8/11/2025	201015770000	212 WILLIS AVE
20250409	8/1/2025	Raymond Kallio	Closed	long grass and weeds	8/11/2025	201015980000	207 WILLIS AVE
20250407	8/1/2025	Raymond Kallio	Closed	long grass and weeds	8/11/2025	201015960000	213 WILLIS AVE
20250406	8/1/2025	Raymond Kallio	Closed	long grass and weeds in the backyard	8/25/2025	201017420000	317 WILLIS AVE
20250405	8/1/2025	Raymond Kallio	Closed	kitchen stove in backyard	8/5/2025	201017350000	310 5TH AVE E
20250329	7/9/2025	Raymond Kallio	Closed	debris	8/1/2025	201022480000	410 6TH ST W

Total Records: 173

9/10/2025

Case Activity Report

09/01/2025 - 09/30/2025

Case #	Case Date	Assigned To	Main Status	Description	Closed Date	Parcel #	Parcel Address
20250343	7/14/2025	Raymond Kallio	Closed	exterior siding missing	9/30/2025	201017890000	318 13TH AVE E
20250389	7/25/2025	Raymond Kallio	Closed	long grass and missing handrail for front steps	9/30/2025	201044660000	913 MACARTHUR AVE
20250480	8/25/2025	Raymond Kallio	Closed	long weeds and grass	9/30/2025	201015480000	222 STUNTZ AVE
20250497	8/28/2025	Raymond Kallio	Closed	long grass	9/30/2025	201017740000	312 11TH AVE E
20250502	9/10/2025	Raymond Kallio	Closed	lawn	9/29/2025	201024600000	608 8TH ST E
20250527	9/30/2025	Raymond Kallio	Open	lawn		201013970000	102 7TH AVE E
20250528	9/30/2025	Raymond Kallio	Open	lawn		201002690000	323 14TH AVE W
20250525	9/29/2025	Raymond Kallio	Closed	grass and misc storage	10/1/2025	201017320000	322 5TH AVE E
20250526	9/29/2025	Raymond Kallio	Open	misc storage		201017270000	311 5TH AVE E
20250520	9/25/2025	Raymond Kallio	Closed	lawn	9/29/2025	201014500000	123 14TH AVE E
20250522	9/26/2025	Raymond Kallio	Closed	weeds	10/8/2025	201016370000	112 MAIN ST W
20250523	9/26/2025	Raymond Kallio	Closed	weeds and brush	10/8/2025	201016390000	114 MAIN ST W
20250524	9/26/2025	Raymond Kallio	Closed	brush and weeds		201016380000	114 MAIN ST W
20250499	9/3/2025	Raymond Kallio	Closed	grass. misc storage	9/26/2025	201022060000	616 3RD AVE W

20250507	9/16/2025	Raymond Kallio	Closed	lawm	9/26/2025	201006740000	607 10TH AVE W
20250509	9/17/2025	Raymond Kallio	Closed	lawn	9/26/2025	201027900000	1017 4TH AVE W
20250466	8/20/2025	Raymond Kallio	Closed	weeds junk and debris	9/26/2025	201004830000	1814 6TH ST W
20250521	9/25/2025	Raymond Kallio	Closed	misc storage	10/9/2025	201006250000	814 BEASER AVE
20250519	9/25/2025	Raymond Kallio	Closed	lawn	10/8/2025	201031130000	1121 12TH AVE W
20250520	9/25/2025	Raymond Kallio	Closed	lawn	9/29/2025	201014500000	123 14TH AVE E
20250518	9/24/2025	Raymond Kallio	Closed	lawn	10/1/2025	201007060000	210 MACARTHUR AVE
20250511	9/18/2025	Raymond Kallio	Closed	Lawn	9/24/2025	201025380000	820 4TH AVE W
20250515	9/23/2025	Raymond Kallio	Closed	lawn	10/2/2025	201024770000	806 PRENTICE AVE
20250516	9/23/2025	Raymond Kallio	Closed	weeds	10/2/2025	201024790000	800 PRENTICE AVE
20250517	9/23/2025	Raymond Kallio	Open	vehicle		201046520000	1122 3RD AVE E
20250187	5/22/2025	Raymond Kallio	Open	rotting food, messy yard, misc storage		201017300000	412 3RD ST E
20250490	8/27/2025	Raymond Kallio	Closed	long grass	9/23/2025	201004530000	522 18TH AVE W
20250494	8/28/2025	Raymond Kallio	Closed	sofa	9/19/2025	201044570000	817 9TH AVE W
20250482	8/25/2025	Raymond Kallio	Closed	long grass and sofa on lawn by front door	9/22/2025	201028641000	1108 PRENTICE AVE

20250488	8/27/2025	Raymond Kallio	Open	vehicle on blocks	9/15/2025	201016470000	110 MAIN ST W
20250511	9/18/2025	Raymond Kallio	Closed	Lawn	9/24/2025	201025380000	820 4TH AVE W
20250512	9/18/2025	Raymond Kallio	Closed	Misc storage	10/2/2025	201044610000	801 9TH AVE W
20250509	9/17/2025	Raymond Kallio	Closed	lawn	9/26/2025	201027900000	1017 4TH AVE W
20250510	9/17/2025	Raymond Kallio	Closed	misc storage	10/8/2025	201042850000	404 MAIN ST W
20250457	8/19/2025		Closed	long grass and weeds		201012380000	622 ST CLAIRE ST
20250128	4/25/2025	Raymond Kallio	Closed	toilet in yard	9/16/2025	201021690000	612 3RD AVE E
20250507	9/16/2025	Raymond Kallio	Closed	lawm	9/26/2025	201006740000	607 10TH AVE W
20250506	9/16/2025	Raymond Kallio	Open	lawn		201044760000	616 19TH AVE W
20250496	8/28/2025	Raymond Kallio	Closed	Metal storage container	9/15/2025	201037891000	2121 3RD ST W
20250501	9/9/2025	Raymond Kallio	Closed	lawn	9/15/2025	201003670000	1003 6TH ST W
20250504	9/15/2025	Raymond Kallio	Open	Lawn		201016050000	419 3RD ST E
20250505	9/15/2025	Raymond Kallio	Closed	Misc Storage		201044570000	817 9TH AVE W
20250486	8/26/2025	Raymond Kallio	Closed	long grass	9/15/2025	201028410000	1119 2ND AVE W
20250487	8/26/2025	Raymond Kallio	Closed	misc storage	9/15/2025	201022000000	609 ELLIS AVE
20250498	8/28/2025	Raymond Kallio	Closed	lawn	9/15/2025	201005110000	600 16TH AVE W
20250489	8/27/2025	Raymond Kallio	Closed	lawn	9/15/2025	201014560000	101 14TH AVE E
20250493	8/28/2025	Raymond Kallio	Closed	sofa on terrace	9/15/2025	201013370000	117 3RD AVE E

20250187	5/22/2025	Raymond Kallio	Open	rotting food, messy yard, misc storage		201017300000	412 3RD ST E
20250491	8/27/2025	Raymond Kallio	Closed	lawn	9/10/2025	201045250000	1123 6TH AVE W
20250495	8/28/2025	Raymond Kallio	Closed	lawn	9/10/2025	201004400000	513 16TH AVE W
20250502	9/10/2025	Raymond Kallio	Closed	lawn	9/29/2025	201024600000	608 8TH ST E
20250503	9/10/2025	Raymond Kallio	Closed	garbage		201013360000	213 MAIN ST E
20250501	9/9/2025	Raymond Kallio	Closed	lawn	9/15/2025	201003670000	1003 6TH ST W
20250491	8/27/2025	Raymond Kallio	Closed	lawn	9/10/2025	201045250000	1123 6TH AVE W
20250489	8/27/2025	Raymond Kallio	Closed	lawn	9/15/2025	201014560000	101 14TH AVE E
20250478	8/22/2025	Raymond Kallio	Open	lawn		201002390000	304 12TH AVE W
20250479	8/25/2025	Raymond Kallio	Closed	large brush pile by the alley	9/9/2025	201005550000	723 11TH AVE W
20250080	3/14/2025	Raymond Kallio	Closed	dirt pile and no siding on house	9/9/2025	201018770000	405 STUNTZ AVE
20250082	3/14/2025	Raymond Kallio	Closed	Shipping container	9/9/2025	201020880000	502 13TH AVE E
20250200	5/28/2025	Raymond Kallio	Closed	driveway needs repair	9/9/2025	201032020000	1515 BEASER AVE
20250499	9/3/2025	Raymond Kallio	Closed	grass. misc storage	9/26/2025	201022060000	616 3RD AVE W
20250500	9/3/2025	Raymond Kallio	Closed	misc storage	10/13/2025	201022970000	719 3RD AVE W
20250463	8/20/2025	Raymond Kallio	Closed	long grass and weeds	9/2/2025	201022510000	615 VAUGHN AVE

20250468	8/20/2025	Raymond Kallio	Closed	long grass	9/2/2025	201044510000	804 9TH AVE W
20250470	8/20/2025	Raymond Kallio	Closed	long grass	9/2/2025	201028310000	1100 4TH AVE W
20250475	8/21/2025	Raymond Kallio	Closed	lawn	9/2/2025	201036920000	1610 6TH ST E
20250477	8/21/2025	Raymond Kallio	Closed	long grass and weeds	9/2/2025	201014450000	116 13TH AVE E
20250478	8/22/2025	Raymond Kallio	Open	lawn		201002390000	304 12TH AVE W
20250417	8/5/2025	Raymond Kallio	Closed	long grass	9/2/2025	201016240000	220 MAIN ST E
20250453	8/18/2025	Raymond Kallio	Closed	mattresses by garage	9/2/2025	201012330000	609 LAKE SHORE DR E

Total Records: 70

10/13/2025

Permit Detail Report

08/01/2025 - 08/31/2025

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
20250237	8/29/2025	Residential - Remodel/Repair/Additions (over 5,000)	Marilyn Wilson	1009 5th Ave E	Ashland, WI 54806	Interior remodeling including electrical upgrades, plumbing upgrades, finishing work, countertops and cabinets. Exterior work includes back mudroom foundation repairs, garage siding and door framing. Omer-Nelson Electrical, plumber to be verified.	100,000	1,080	8/29/2025	Primary Structure	522 18th Ave W, Ashland, WI 54806	\$500.00	201004530000	522 18TH AVE W
20250236	8/28/2025	Residential - Detached Accessory Building	Kim Pocernich	909 5th Ave E	ASHLAND, WI 54806	Replace existing shed with new larger 14 x 26 shed (includes eaves). Eaves of shed to be a minimum of 3 feet away from interior property line. A minimum of 6 feet of clearance must be maintained between any part shed and house. To be placed on gravel pad. Fall 2025 Installation. Hard-board siding.	18,000	325	8/28/2025	Accessory Structure	909 5th Ave E	\$50.00	201026830000	909 5TH AVE E

20250235	8/28/2025	Residential - Remodel/Repair/Additions (over 5,000)	Crysta Foster	367 Garfield Ave Ste 5	Duluth MN 55802	Replace 6 Windows. 1 both in the playroom, bedroom dining room and living room, 2 in kitchen	7,907	1,074	8/28/2025	Primary Structure	609 3rd St E	\$50.00	201015750000	609 3RD ST E
20250234	8/28/2025	Residential - Remodel/Repair/Additions (over 5,000)	Crysta Foster	367 Garfield Ave STE 5	Duluth	Replace 4 windows - 3 in living room and in entryway stairwell	7,717	0		Primary Structure	814 7th Ave E	\$50.00	201024520000	814 7TH AVE E
20250233	8/27/2025	Residential - Siding (material cost over 1,000)	Duane Berg	622 11th Ave W	ASHLAND, WI 54806	New vinyl siding over existing wood shingle siding. Trim out all windows	12,000	0	8/27/2025	Primary Structure	622 11th Ave W	\$30.00	201006810000	622 11TH AVE W
20250232	8/26/2025		Tom Trudeau/Scott Warren (Signature Sign & Graphic - Glenn Wegner)	Trudeau Construction	PO Box 233	1. Modification of existing projecting wall sign (32 SF) on upper front facade. 2. Rear entrance sign above overhead door (32 SF). 3. Informational sign on front facade (8 SF). Note: Future combined signage on front facade shall be limited to 1 SF per lineal foot of elevation including the existing area of the resurfaced projecting sign and new directional	0	0	9/2/2025	Primary Structure	308 9th Ave W	\$50.00	201006990000	308 9TH AVE W

20250231	8/26/2025	Commercial - Miscellaneous Repair of a Commercial Structure	Seth Morris (GM)	101 Lakeshore Dr W	Ashland, WI 54806	Remove water damaged materials and replace as necessary due to sprinkler system discharge. The total cost of rehab is to be determined and established as further assessment is made. Area of damage started on top level in central unit and extends down all floors into restaurant on main level.	100,000	0	8/26/2025	Primary Structure	101 Lakeshore Dr W	\$500.00	201012950000	101 LAKE SHORE DR W
20250230	8/25/2025	Residential - Roofing (Material cost over 1,000)	Dennis Miller	4613 ISLAND LAKE DR	DULUTH, MN 55803	TEAR OFF AND INSTALL 18.5 SQ. HOUSE ROOF USING SHINGLES	21,895	19	8/26/2025	Primary Structure	707 2ND AVE E	\$30.00	201023440000	707 2ND AVE E
20250229	8/25/2025	Residential - Fence	KAREM WATLAND	1612 MACARTHUR AVE	ASHLAND WI 54806	FENCE	0	0	8/25/2025	Other	1612 MACARTHUR AVE	\$50.00	201032870000	1612 MACARTHUR AVE
20250228	8/25/2025	Commercial - Miscellaneous Repair of a Commercial Structure	Jose J Alvarez	2320 Lakeshore Dr.	ASHLAND, WI 54806	Repair of fire damaged wall. Approx. 8-foot by 8-foot area. Scope of work includes demo of damaged materials, wall/ceiling/ro of repair at location of fire. Replaced plumbing and electrical - work to be completed by licensed contractors.	30,000	0	8/25/2025	Primary Structure	2320 Lakeshore Dr	\$150.00	201047451000	2320 LAKE SHORE DR W

20250227	8/21/2025	Residential - Siding (material cost over 1,000)	Zachary Zakovec	41875 st hwy 13	Marengo wi 54855	Gray vinyl siding to be installed over existing wood lan siding.	4,000	2,000	9/8/2025	Primary Structure	1110-1112 Ellis Ave	\$30.00	201028540000	1110 ELLIS AVE
20250226	8/20/2025	Zoning Approval - Signage	Ashland Area Development Corporation	422 3rd St W	ASHLAND, WI 54806	4-foot x 7-foot permanent wall mounted facade sign on East side of building. To be illuminated with two new external light fixtures above sign with gooseneck stem. Note: Any electrical cabling to be concealed or covered. Light shall not cast glare upon adjacent roadway. The height from grade to the bottom of sign is to be 52" per the submitted photo.	2,500	0	8/22/2025	Other	422 3rd St W	\$50.00	201043210000	422 3RD ST W
20250225	8/19/2025	Residential - Remodel/Repair/Additions (over 5,000)	James Olby	623 16th Ave W	ASHLAND, WI 54806	Replace four (4) windows; three (3) upstairs and one (1) bay window on main level. All on 7th Street (south) side.	5,426	0	8/19/2025	Primary Structure	623 16th Ave W	\$50.00	201004980000	623 16TH AVE W
20250224	8/19/2025	Residential - Roofing (Material cost over 1,000)	Kim Brown	4613 Island Lake Dr	Duluth, MN 55803	Tear off and replace 21 sq. house roof with shingles	14,985	21	8/22/2025	Primary Structure	900 2nd Ave E	\$30.00	201026570000	900 2ND AVE E

20250223	8/19/2025	Commercial - Raze/Demolition	C Reiss Co.	3105 Winter St	Superior, WI 54880	Demolition of two (2) dilapidated and empty structures. This permit is contingent upon: 1. The contractor is to furnish our office with a construction work schedule, before commencement of any work.	32,000	6,000	8/21/2025	Other	601 1/2 Lake Shore Dr.	\$160.00	201007170000	
20250222	8/19/2025	Residential - Siding (material cost over 1,000)	Kim Brown	4613 Island Lake Dr	Duluth, MN 55803	Overlay 18 sq. house with vinyl siding and 3/8" foam insulation	39,850	18	8/22/2025	Primary Structure	900 E 2nd Ave	\$30.00	201026570000	900 2ND AVE E
20250221	8/18/2025	Residential - Fence	Robian Lemmons	622 4th Ave W	Ashland, WI	Add 18-20 feet of fence as shown on submitted site plan. Attach to existing fence to help straighten and support. New fence to not extend closer to alley than existing fence to maintain existing clearance for vision triangle. Structural posts to be located on interior side of property.	300	18	8/21/2025	Other	622 4th Ave W	\$50.00	201022170000	622 4TH AVE W

20250220	8/18/2025	Commercial - New/Replacement HVAC System	The Jamar Company	4701 Mike Colalillo Drive	Duluth, MN 55807	Convert cooling system for direct expansion to chilled water, including 1 chiller, 3 coils, and piping; replace 2 heating boilers, 1 air handling unit, and 1 makeup air unit. Work taking place in mechanical room and on roof.	798,400	22,000	8/19/2025	Primary Structure	220 6th St E	\$3,992.00	201021820000	220 6TH ST E
20250219	8/15/2025	Zoning Approval - Development Permit	Lindsey Marcelli	34 Golf View Drive	Superior, WI 54880	New Short-term Rental License for 2025	0	0	8/15/2025	Other	323 11th Ave W		201002330000	323 11TH AVE W
20250218	8/15/2025	Commercial - Electrical	Lumi Norr Properties, LLC	417B Main St W	ASHLAND, WI 54806	Re-wire entire front office space - new outlets, new switches, overhead and wall lighting fixture boxes, new panel, bath fan. Upgrade to 200 AMP service. Remove all old wiring and panels.	12,750	0	8/15/2025	Primary Structure	417B Main St W	\$100.00	201042440000	417 MAIN ST W
20250217	8/14/2025	Residential - Fence	Richard Brick	1518 3rd st w	ashland	install 6' wood privacy fence	3,200	95		Other	1518 3rd st w		201002820000	1518 3RD ST W
20250216	8/14/2025	Residential - Siding (material cost over 1,000)	Doug and Amy Wilman	1514 3rd St E	Ashland, WI 54806	Removing old asphalt shingle siding and installing new LP Smart siding and vapor lock on first floor elevation only.	6,000	1,352	8/14/2025	Primary Structure	1514 3rd St E	\$30.00	201035330000	1514 3RD ST E
20250215	8/14/2025	Commercial - Structural Addition/Alteration	Conor Scott	1455 Gruber Rd.	Green Bay	Remove and replace concrete.	38,750	2,106		Other	2500 Lake Shore Dr E, Ashland, WI 54806	\$387.50	201035740100	2500 LAKE SHORE DR E

20250214	8/10/2025	Residential - Remodel/Repair/Additions (over 5,000)	Andrew Traaholt	1617 6th St E	Ashland, WI 54806	Demo and remodel basement bathroom & new paver sidewalk and pad with enclosed gazebo in back yard. Some existing sidewalk to be removed. September start.	22,300	100	8/18/2025	Primary Structure	1617 6th St E	\$161.500	201036440000	1617 6TH ST E
20250213	8/9/2025	Residential - Remodel/Repair/Additions (over 5,000)	Dan & Sara Heisler	1321 Chapple Ave	Ashland	Storage space remodeled into accessible bathroom. This permit is contingent upon the owner forwarding a construction work schedule to our office.	20,000	74	8/12/2025	Primary Structure	1321 Chapple Ave. Ashland	\$100.000	201045650000	1321 CHAPPLE AVE
20250212	8/7/2025	Residential - Roofing (Material cost over 1,000)	KIM BROWN	4613 ISLAND LAKE DR	DULUTH, MN 55803	TEAR OFF AND RE-SHINGLE HOUSE AND GARAGE	49,980	66	8/29/2025	Primary Structure	3101 CITY HEIGHTS RD; ASHLAND	\$30.000	201048240200	3101 CITY HEIGHTS RD
20250211	8/7/2025	Residential - Roofing (Material cost over 1,000)	Laura Amundson	11564 S Steinhilpert Dr	Solon Springs, WI 54873	Tear off existing shingles and re-roof with new asphalt shingles.	6,000	17	8/7/2025	Primary Structure	1420 3RD ST W, ASHLAND	\$30.000	201002750000	1420 3RD ST W
20250210	8/6/2025	Residential - Roofing (Material cost over 1,000)	Don Hieb	117 N Willis Ave	ASHLAND, WI 54806	Re-roofing house. Removing existing asphalt shingles and replacing with new asphalt shingles. Approx. 15-16	5,000	16	8/7/2025	Primary Structure	117 N Willis Ave	\$30.000	201012560000	117 N WILLIS AVE

20250209	8/5/2025	Residential - Remodel/Repair/Additions (over 5,000)	Timothy R. Leier	3204 N Lake Shore Drive E	Ashland WI 54806	Building a new breezeway and deck to replace the existing entry and deck recently removed. This permit is contingent upon: 1) The new work shall be compliant with the UDC code. 2) Provide our office with a construction work schedule.	25,000	50	8/12/2025	Primary Structure	3204 N Lake Shore Drive E	\$125.00	201008170000	3204 LAKE SHORE DR E
20250208	8/5/2025	Residential - Roofing (Material cost	KAY TUTOR	1114 3RD ST E	ASHLAND WI 54806	ROOFING PERMIT	0	0	8/5/2025	Primary Structure	1114 3RD ST E ASHLAND WI 54806	\$30.00	201017830000	1114 3RD ST E
20250207	8/5/2025	Residential - Siding (material cost over 1,000)	Gail Maderich	722 16th Ave W	Ashland, WI 54806	Replacing old wood siding with vinyl siding on the detached garage. Contractor: <u>Pete Miller</u>	12,000	0	8/5/2025	Accessory Structure	722 16th Ave W	\$30.00	201005850000	722 16TH AVE W
20250206	8/4/2025	Residential - Fence	Heather Tolliver	1322 MacArthur Ave	Ashland Wi	Install new 6' wood privacy fence (142l.f.) in the back yard. Yellow line on attached	4,500	142	8/11/2025	Other	1322 MacArthur Ave	\$75.00	201045600000	1322 MACARTHUR AVE
20250205	8/2/2025	Residential - Parking Lot/Driveway	Bram Bystrom	703 7th St W	Ashland	1000 SQ FT of existing driveway area will be dug up to allow for new base material and an asphalt driveway will be installed in place of current gravel driveway to include concrete walkway and apron in front of garage.	7,500	1,000	8/7/2025	Driveway	Driveway in front of garage attached to 7th St W	\$75.00	201043470000	703 7TH ST W

20230292	8/21/2025	Residential - Fence	Jack Pearce	815 15th Ave W	Ashland, WI 54806	Installing 104 linear feet of 4' tall Trex deck board fencing on south side of the house per site plan provided. PERMIT RENEWED 06/25/2025 PERMIT AMENDED 08/21/2025 for additional fence - approx. 400 LF total. Note: structural posts to be installed on interior side of property.	4,000	0	8/21/2025	Other	815 15th Ave W	\$118.75	201005970000	815 15TH AVE W
												\$7,174.75		

Total Records: 34

9/10/2025

Permit Detail Report

09/01/2025 - 09/30/2025

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
20250275	9/30/2025	Zoning Approval - Mobile Tower	JP Langhenry	490 Quail Ridge Dr	Westmont IL 60559	Remove and replace cell-tower antennas	10,000	35		Telecommunications	319 CHAPPLE AVE	\$100.00	201007660000	319 CHAPPLE AVE
20250274	9/29/2025	Commercial - Electrical	Flatwater, LLC	112 Main St W	Ashland, WI 54806	Installing a new electrical service on the side of the building at 112 Main St W. Commercial Electrical work requires inspections and approval by the WI State Electrical Inspector.	3,000	0	9/29/2025	Primary Structure	112 Main St W	\$100.00	201016370000	112 MAIN ST W
20250273	9/29/2025	Residential - Permit for new home	Marty Reykdal		Ashland, WI 54806	Early Start Permit - Permit to do only foundation work (footings and concrete slab) for new UDC home. No other work is included as part of this permit. Applicant must provide all information required by the Building Inspector and obtain the required UDC permit prior to proceeding with any additional work. 4,000 psi mix with 6% air	50,000	0	9/29/2025	Primary Structure	1002 Willis Ave	\$75.00	201027280100	

20250272	9/26/2025	Residential - Fence	Dane Ruberg	611 4th avenue west	Ashland wi 54806	Safety fence for autistic child. 6-foot high cedar fence in backyard and 4-foot high 50% open cedar fence in front yard. Fence to comply with setbacks and vision triangles as noted in shared site plan. Structural posts to be located on interior side of fence boards.	14,000	357	10/1/2025	Other	611 4th Ave west	\$100.00	201022450000	611 4TH AVE W
20250271	9/25/2025	Commercial - Miscellaneous Repair of a Commercial Structure	Bretting Development Corporation (Nate Krone)	601 Lakeshore Dr W	ASHLAND, WI 54806	Remove existing stucco from gable end and replace with new LP board and batten siding.	6,200	0	9/25/2025	Primary Structure	601 Lakeshore Dr W	\$75.00	201007171000	601 LAKE SHORE DR W
20250270	9/25/2025	Commercial - New Parking Lot	Angelo Luppino, Inc.	PO Box 100	Iron Belt, WI 54536	Remove old blacktop, base work, and pour new blacktop. One foot extension of lot on north side to widen drive lane. Lot to be restriped to match existing layout including compliant ADA spaces.	43,065	11,171	10/6/2025	Other	510 Ellis Ave.	\$215.33	201019890200	510 ELLIS AVE

20250269	9/24/2025	Commercial - Structural Addition/Alteration	Chicago Iron (Brian Olby)	701 22nd Ave E	ASHLAND, WI 54806	Remove the existing exterior door on the east side and add a new exterior door to the north side of building for better customer parking and access. Add small awning above new door, new concrete stoop and curb along parking area.	4,000	0	10/3/2025	Primary Structure	701 22nd Ave E	\$25.00	201050740000	701 22ND AVE E
20250268	9/24/2025	Zoning Approval - Signage	Chicago Iron (Brian Olby)	701 22nd Ave E	ASHLAND, WI 54806	4-foot x 8-foot facade Wall Sign mechanically attached to north facade of building as per submitted documents.	0	32	10/3/2025	Primary Structure	701 22nd Ave E	\$50.00	201050740000	701 22ND AVE E
20250266	9/24/2025	Commercial - Construction of a new Commercial Structure	Logan Clark	2350 Galloway Street	Eau Claire, WI, 54703	Project consists of a 28,000 sq. ft. addition onto AMC's existing PAB building. This building will serve as their new primary care clinic. The project also includes a roughly 3,500 sq. ft. interior remodel of first and second floor of the PAB specialty clinic space. This permit is for starting on the footings and foundations only per conditions and approval.	12,800,000	32,876	10/14/2025	Primary Structure	1615 Maple Lane	\$100.00	201048930400	1615 MAPLE LN

20250265	9/24/2025	Commercial - Miscellaneous Repair of a Commercial Structure	Braden Forrest	2610 S Casaloma Dr	Appleton, WI, 54914	Remove existing roof membrane on East end of building. Replace with new Duro-Last EPDM membrane. Fee doubled as work was started before acquiring a permit.	14,700	392	9/30/2025	Primary Structure	819 Lake Shore Dr W	\$150.00	201007190000	819 LAKE SHORE DR W
20250264	9/23/2025	Residential - Roofing (Material cost over 1,000)	Martha Sonsteng (Contr. Brian Nabozny)	310 7th St E	ASHLAND, WI 54806	Remove and replace shingles. Fee doubled due to work being started before having permit.	9,500	0	9/23/2025	Primary Structure	310 7th St E	\$60.00	201023680000	310 7TH ST E
20250263	9/19/2025	Commercial - Miscellaneous Repair of a Commercial Structure	Judy Thompson	220 Main St W	Ashland, WI 54806	Removing rotten drip edge/board from front facade, painting exterior behind sign, removing and replacing tile in front alcove. Sign will be removed and reinstalled in same location after work is completed.	3,000	0	9/19/2025	Primary Structure	220 Main St W	\$25.00	201016530000	220 MAIN ST W
20250262	9/18/2025	Commercial - Fence	William Giese	911 Prentice Avenue	Ashland	Building a 6-foot high cedar privacy fence per site plan provided. Support posts to be located in the interior side of the fence panels or boards.	10,175	220	9/24/2025	Other	911 Prentice Ave	\$100.00	201026710000	911 PRENTICE AVE

20250261	9/18/2025	Commercial - Fence	HOA	419 Chapple Ave	Ashland	Install a 5' black chain link fence along west property line to prevent pedestrian shortcuts through the HOA. Support posts to be on interior side (towards property) of chain link.	5,300	183	9/23/2025	Other	419 Chapple Ave	\$75.00	201007832000	419 CHAPPLE AVE
20250260	9/17/2025	Residential - Remodel/Repair/Additions (over 5,000)	Stephen Schraufnagel	811 Chapple Ave	ASHLAND, WI 54806	Replacing lavatory with new. New wood flooring in master bedroom. Replace garage apron and cracked sidewalk on property. Replace flat porch roof with new EPDM covering (not visible from grade)	12,500	0	9/17/2025	Primary Structure	811 Chapple Ave	\$62.50	201044360000	811 CHAPPLE AVE
20250259	9/17/2025	Residential - Remodel/Repair/Additions (over 5,000)	Zyg Jablonski IV	1623 5th St. E	ASHLAND, WI 54806	Window replacement for (4) windows on the upper level (south, east, west sides). Plaster removal and replacement with sheetrock. Outlets relocated.	10,000	0	9/19/2025	Primary Structure	1623 5th St E	\$50.00	201035510000	1623 5TH ST E
20250258	9/16/2025	Commercial - Accessory Structure	Gary Kabasa	300 Stuntz	ASHLAND, WI 54806	8 x 40 metal storage container in rear yard of lot.	0	0	9/17/2025	Accessory Structure	300 Stuntz	\$50.00	201017610100	300 STUNTZ AVE
20250257	9/16/2025	Residential - Siding (material cost over 1,000)	brian nowak-thompson	313 Macarthur Ave	ashland, wi 54806	Residing house. Removing wood siding and replacing with vinyl	17,750	1,300	9/18/2025	Primary Structure	313 macarthur ave	\$30.00	201006950000	313 MACARTHUR AVE

20250256	9/16/2025	Residential - Detached Accessory Building	Marilyn Wilson	1009 5th Ave E	ASHLAND, WI 54806	New 10 x 12-foot wood sided shed with metal roof. Shed to be placed a minimum of 3-feet away from side yard property line and 6-feet away from house. These measurements include eave projections.	4,062	120	9/17/2025	Accessory Structure	1009 5th Ave E	\$50.00	201027460000	1009 5TH AVE E
20250255	9/16/2025	Commercial - Demolition Interior/Exterior	Alannah Belanger	315 Main St E	ASHLAND, WI 54806	Removal of fixtures, drywall, drop tile ceiling, barnwood, faux stone/rock (exterior), siding (exterior), Removal of garbage in the basement & misc. items. Removing selected equipment to be replaced in kitchen and dish room.	10,000	2,800	9/16/2025	Primary Structure	315 Main St E	\$25.00	201013450000	315 MAIN ST E

20250254	9/16/2025	Residential - Detached Accessory Building	Sherry Kopnick	1120 6th Ave W	ASHLAND, WI 54806	28 x 36 garage with vinyl siding with new paved driveway to street. Plan layout for structure and driveway to be followed as approved by Planning and Public Works. The required 30-foot driveway setback from the alley has been waived by the PW department. PW approved the 18-foot required length of the driveway to extend into	51,000	1,008	9/24/2025	Accessory Structure	1120 6th Ave W	\$50.400	20104529000	1120 6TH AVE W
20250253	9/16/2025	Residential - Detached Accessory Building	Brett Beeksma	3212 Junction Road	Ashland, WI 54806	Constructing a new 24' x 24' detached garage south of the current house. Garage will be stick built with vinyl siding and architectural shingles. This permit is contingent upon a set of the truss drawings being furnished to our office, before their installation.	8,000	576	9/16/2025	Accessory Structure	3212 Junction Road	\$50.000	20104771000	3212 JUNCTION RD

20250252	9/16/2025	Commercial - New Parking Lot	R's Auto Body	113 Stuntz Ave	ASHLAND, WI 54806	Remove existing blacktop and replace with new blacktop. Approx. 1900 sq. ft. Part of replacement area in Right-of-way.	10,781	1,900	9/16/2025	Other	113 Stuntz Ave	\$75.00	201014010000	113 STUNTZ AVE
20250251	9/15/2025	Residential - Roofing (Material cost over 1,000)	DENNIS MILLER	4613 ISLAND LAKE DR	DULUTH, MN 55803	TEAR OFF AND REPLACE 19 SQ. SHINGLE ROOF ON HOUSE AND GARAGE	12,980	19	9/16/2025	Primary Structure	1411 10th Ave W	\$30.00	201047030300	1411 10TH AVE W
20250250	9/12/2025	Residential - Roofing (Material cost over 1,000)	TERRY SEMANKO	11419 E 1ST ST N	Lake Nebagamon WI 54849	REMOVE 2 LAYERS ASPHALT SHINGLES AND INSTALL NEW ASPHALT SHINGLES.	13,000	1,600	9/22/2025	Primary Structure	806 11TH AVE W	\$30.00	201029940000	806 11TH AVE W
20250249	9/11/2025	Residential - Deck	Kate Neff	315 5th Ave	Ashland, WI 54806	Rebuild deck at existing porch and replace a portion of skirt siding.	9,500	100	9/26/2025	Primary Structure	315 5th Ave E	\$50.00	201017260000	315 5TH AVE E
20250248	9/11/2025	Commercial - Miscellaneous Repair of a Commercial Structure	Xochitl Galvan	5116 Jean Duluth Rd	Duluth	Install 48 ft interior drain tile on SE foundation wall.	4,230	1	9/16/2025	Primary Structure	301 13TH AVE E	\$25.00	201017880000	301 13TH AVE E
20250247	9/10/2025	Commercial - Miscellaneous Repair of a Commercial Structure	Ashland Seventh-day Adventist Church	622 10th Avenue W P.O. Box 907	Ashland, WI 54807	Replace two exterior doors with lever style hardware. This is contingent upon the replacement of the existing exits signs with lighted exit signs.	1,000	0	9/15/2025	Primary Structure	622 10th Avenue W P.O. Box 907	\$25.00	201043810000	622 10TH AVE W

20250246	9/9/2025	Residential - Fence	Ben Deitzen	3919 Lake Park Rd	Ashland	Install 4' high utility panel fence with welded wire around yard to contain dogs and kids. Support posts to be on interior side of panels.	9,500	398	9/23/2025	Other	3919 Lake Park Rd	\$100.00	201050230000	3919 LAKE PARK RD
20250245	9/8/2025	Residential - Siding (material cost over 1,000)	Cynthia Pliss	25540 Froemel Rd	Mason	Tear off and replace existing wooden siding and trim. By owner. Window repair. Exterior painting.	4,500	2,600	9/16/2025	Primary Structure	1401 3rd St W	\$30.00	201001380000	221 14TH AVE W
20250244	9/8/2025	Residential - Detached Accessory Building	Sandra and Richard Joyal	1019 Ellis Ave	Ashland, WI 54806	Constructing a 20' x 24' detached garage in the rear yard per site plan. Will maintain approximately 18' x 18' of existing gravel parking area. Eave of new garage to be at least 3' off of the side property line. Siding will match house. Also installing approximately 47 linear feet of 6-foot tall wood privacy fence per site plan. Contractor: Mark Zinnacker	30,000	480	9/22/2025	Accessory Structure	1019 Ellis Ave	\$50.00	201027630000	1019 ELLIS AVE
20250243	9/8/2025	Residential - Roofing (Material cost over 1,000)	Joshua Weber	69 N 28th St Suite 47	Superior WI 54880	Tear off existing shingles only and replace with new shingles. Brand/Product is Atlas Pinnacle Distinction	8,000	1,400	9/10/2025	Primary Structure	514 6th St W	\$30.00	201045010000	514 6TH ST W

20250242	9/7/2025	Commercial - Structural Addition/Alteration	Alannah Belanger	1002 7th AVE E	ASHLAND, WI 54806	Replacing existing finishes on the building interior and front elevation of building. New windows. Replacing a ramp with new stairs in an exit hallway. New expanded kitchen and dish room. Updated plumbing and electrical work.	90,000	2,500	9/30/2025	Primary Structure	315 Main Street E Ashland, WI 54806	\$500.00	201013450000	315 MAIN ST E
20250241	9/5/2025	Residential - Raze/Demolition	City of Ashland	601 Main St W	Ashland, WI 54806	Razing the existing house on the property and restoring the property to grass. City crew will demolish the house and remove the debris.	0	0	9/5/2025	Primary Structure	114 2nd Ave E		201013300000	114 2ND AVE E
20250240	9/3/2025	Residential - Remodel/Repair/Additions (over 5,000)	Eric Lindman	2315 Elmwood Blvd	Wausau	Build a one-story addition with storage trusses onto the existing residence. Finish siding existing accessory structure. Owner to notify planning office with updated work schedule and start date.	80,000	764	9/15/2025	Primary Structure	4009 Lake Park Road	\$81.25	201050350000	4009 LAKE PARK RD

20250239	9/2/2025	Commercial - Miscellaneous Repair of a Commercial Structure	Flatwater LLC	112 Main St W	Ashland, WI 54806	Miscellaneous remodel work including porch repair, resealing rubber roof, window replacements, door replacements. Contractor and owner will do some work. Porch repair will involve the installation of a structural beam to address the leaning porch on the rear of the building. Contractors are Mike Lee and J&A Roofing. Inspector approved.	20,000	0	9/3/2025	Primary Structure	112 Main St W	\$100.00	201016370000	112 MAIN ST W
20250238	9/2/2025	Residential - Detached Accessory Building	Clarence Campbell	1014 Chapple Ave	ASHLAND, WI 54806	New 8-foot x 12-foot storage shed to replace existing smaller shed. Note: all parts of the shed must be a minimum of 6 feet away from the attached garage (primary structure) and 3-feet away from the side yard property line.	3,856	96	9/2/2025	Accessory Structure	1014 Chapple Ave	\$50.00	201038400000	1014 CHAPPLE AVE
												\$2,794.48		

Total Records: 37

10/13/2025