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

PLAN COMMISSION MEETING AGENDA

February 17th, 2026 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 January 20th, 2026 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 City Land Acquisition of vacant Parcel # 201-01538-0000 to be purchased from Joshua James Clark, zoned City Center (CC).
Applicant: Public Works Department
7. Discussion Items:
 - a. Update on Property Maintenance Enforcement
 - b. Update on Building Permits for January 2026
 - 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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A S H L A N D

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

PLAN COMMISSION MEETING MINUTES

January 20th, 2026 at 6:30PM at the City Hall Council Chambers and via Go To Meetings

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

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

Absent: 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 the Agenda
Ms. Erickson made a motion to approve the agenda and Ms. Gregor seconded. Motion Carried 6-0.
3. Consent Agenda
Mayor Mackenzie asked for approval of the minutes from the October 21st, 2025 Plan Commission meeting. Ms. Erickson made a motion and Ms. Tochterman seconded. The motion carried 6-0.
4. Identify potential conflicts of interest
None
5. Citizen Participation (non-agenda items)

Scott Bretting – River Rock Inn and Bait Shop. With construction starting on the homeless shelter (2300 Lake Shore Dr W) very little is known regarding what is going on there. In earlier meetings, regarding this development, the question has been “where are people going to put their stuff”? What is going to be done to keep it from being blight? There were not going to be dilapidated vehicles, furniture, etc. outside there. When an addition was proposed it was going to be screened. Through-out the summer the place has looked horrible and it is an entrance and thoroughfare to Ashland. Now, with this apartment renovation, where are people going to put all their stuff when they get evicted and it doesn't fit inside? It is now piled up in front of the places (next door). The restaurant close by is very popular. We (the city) should be disgusted by this. The owner of Bluewave (Katie), across the street, is also very concerned and upset. People have been found sleeping in her lobby several times that had been evicted from these housing units across the street. Why is it her issue? These evicted folks have come into his shop wanting to warm up and

have stolen items. Now it becomes his issue. Nobody seems to want to address the issue and it's a problem. As a thoroughfare to Ashland, it has got to be kept clean. It seems to be ignored.

Tony Justich – Executive Director of Free Wisconsin. Wanted to address issue on agenda tonight regarding rehabilitation and transitional living here in Ashland. This type of facility has been in need since the Department of Corrections closed the transitional living facility back in September of 2024, then Crossroads ministry also shut down as well as the Sober Living Facility. The city has an ongoing problem with unhoused individuals committing crimes and exhibiting negative behaviors. Free Wisconsin works with justice impacted individuals and is a nonprofit organization in existence since 2023. He personally works with twenty clients a month of which fifteen to sixteen are from Ashland. Many are unhoused and are have criminal records and many have substance abuse history as well as mental health issues. He wants to emphasize the importance of stable housing for these people. It reduces recidivism by forty percent. In regards to overall statistics and success rates, this is huge. He urges the commission to consider this issue thoroughly. He would like to set up a reintegration center in town and is a needed service. Please act favorably and be open minded to solutions that are presented.

6. Action Items:

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

Motion to start public hearing by Mr. Bierl. Second by Ms. Erickson. Motion carried 6-0. Steven Wiley presented the information for the changes to the ordinance. The three sections include:

- 1) Part 6.3 – Parking and Loading. Change from minimum 25-foot drive aisle to 24-feet between parking. 25 feet is not typical based on research.
- 2) Part 6.4 – Landscaping Buffers and Screening. Clarify allowed locations of trash enclosures; revise language so enclosures cannot be located between the front of the building and street unless there is no other reasonable location.
- 3) Part 6.6 – Sign Standards. Allow one menu-board sign per drive lane instead of per parcel. Also recommending removal of the CUP allowance for sign area for all applicable districts. He reviewed this proposal with the city attorney who felt this was reasonable. Also included is the addition of a building management identification sign category.

He reviewed these proposals for consistency with the comprehensive plan and vision and does not believe there are any conflicts. Existing uses are grandfathered in. He recommends approval of these amendments. This required a class II hearing notice which was issued. No comments were received.

Mr. Eades made a motion to go out of public hearing. Mr. Beirl Seconded. Motion Carried. Discussion: Mr. Beirl asked if this includes temporary dumpsters. Mr. Wiley noted this is covered under a building permit and would not include this use – only permanent enclosures. Mr. Beirl then asked, for the sign CUP change, does that mean that a business then has to follow the UDO regulations there is no other relief? Mr. Wiley noted that the only option would be to apply for a variance if there is a specific hardship. He added there could be language added for an allowance related to the distance the sign is set back from the property line. Mr. Beirl noted he would like to see some type of recourse for an owner to pursue. Ms. Erickson agrees. She asked how would this affect existing signs? Mr. Wiley responded they are grandfathered in. Ms. Erickson felt the CUP

allowance should not be removed until there is something in place for another recourse. Mayor Mackenzie asked if the variance aspect is not sufficient for the recourse option? Mr. Beirl said he doesn't know enough about the variance process and requirements to respond. It was established that owners can apply for a variance today and Mr. Wiley explained this process is not a given and would go through the Zoning Board of Appeals. Mr. Eades stated he feels that it should be removed; you should not be able to get a CUP for dimensional issues. It's not what CUP's are intended for. Mr. Wiley noted that the state legislation has changed and it restricts a community's ability to deny a CUP. Ms. Gregor asked how the standards apply if the sign is replaced? Mr. Wiley noted if a sign structure is replaced, then it would need to comply with the new standards. New copy only would be grandfathered in. If replacement is due to a natural cause, it may remain the same configuration. Mr. Eades noted that CUP's do not go with the property if it changes use but variances go with the property which is a positive. Mr. Wiley can follow up on this to verify. He noted that there are specific standards in the non-conforming section that would apply to these circumstances. A motion was entertained by Mayor Mackenzie to approve and recommend to council items 1 and 2 listed above. Second by Mr. Beirl. Carried 6-0. Mr. Eades moved to approve and recommend item no.3, the proposed sign standard changes, as presented. Second by Ms. Tochterman. Mr. Beirl asked for examples of where a variance would come into play on the size. Mr. Wiley noted an example situation with a lot that had limited frontage on the highway and a peculiar shaped lot. It comes down to what is reasonable with current limitations. It was agreed that if there are existing requirements that are not working for the community or are outdated, the city has been and will continue to do their part to make modifications to the ordinance within reason. Mayor Mackenzie called to vote to approve the sign ordinance changes as presented. Roll call vote: Erickson – NO, All others – YES. Motion carries 5-1.

- b. Review and approval of a Public Art Permit Application to allow a mural installation on the Vaughn Avenue Bridge at the 500 block of Vaughn Avenue. Applicant: Ashland Parks and Recreation Department.

Mayor Mackenzie introduced the item and noted Parks and the artist (Rose Spieler-Sandberg) was available for comment. Mr. Eades made a motion to approve. Ms. Tochterman seconded. Discussion: Ms. Spieler-Sandberg described the grants received, the mural design and noted it would be removable in case the bridge was replaced. The mural will be worked on in public workshops open to the community starting on February 2nd. There are no future plans to do the south side at this time. Spieler-Sandberg noted the current project cost at this time is about \$12,500 for one side which would likely be a similar cost to do the opposite side. Mr. Wiley spoke briefly about the project and the standards for review, installation methods and permit approval requirements. This is a public information meeting and was published on January 15th. No comments received. Staff recommends approval with noted conditions. Motion carried 6-0 to approve the Public Art Permit.

7. Discussion Items:

- a. Discussion on Transitional Living Facilities/Rehabilitation Centers in the City of Ashland

Mayor Mackenzie noted that there has been a request for a rehabilitation center in the city for justice impaired people. As the city looks at updating the comprehensive plan, what are thoughts on transitional/rehabilitative housing and how or where they might fit in. It is reasonable to say there is a need for it but where is the most suitable location? A current request is looking at East Main Street which is an area we are looking at promoting further development for public uses that

would be an inclusive part of the West Main Street downtown area. There may be other concerns as well, looking for shared opinions. The article in the paper noting that there was a “memorandum of understanding” with the city which is false and was a mistake/miscommunication. Transitional housing is different than just a rooming house in that there is a staff office and residents are seeking treatment and resources to reintegrate into the community. This is meant to be a general conversation regarding the use and not about a specific project. Ms. Erickson commented there should be restrictions on this type of use in regards to proximity to schools. Main Street may not be a good place for this use with the issues we already have. We need to be proactive with enforcement with these types of projects and make sure they do what they say they will do. There will likely be people who have problems with any place that these are proposed. This would not seem to promote the desired redevelopment of Main Street. Mr. Wiley noted that these facilities would also have to meet state standards. Ms. Tochterman said she felt it was hard to talk about in the abstract without knowing specifics of a proposed project. Some of these uses may need access to resources that are located close to or in the downtown area. For example, she would want to know what the needs and the requirements are of the group to help evaluate the best location. Mr. Beirl said there will be a need for this type of facility regardless and everyone will say “not in my backyard”. He agrees that the evaluation is best suited for specific projects. Several different factors need to be assessed pertaining to a proposed project and so should be specific to each one individually. Mayor Mackenzie noted there is a level of commitment required to bring a development like this to a point where it can be assessed by the commission without the developer putting a significant amount of time and/or money into it. Having the ability to give some feedback before this takes place would be beneficial on both ends. Currently we have provisions for rooming houses in some zoning districts but not others; these may need to be updated in the new comp plan and now is a good time for those discussions and hoped to have a more generic discussion about it. Mr. Eades stated that he assumes in the current UDO this use is not allowed in any zone without a CUP. Wiley confirmed this to be true. Mr. Eades thinks this is best maintained as is so any use of this type is evaluated on a case by case basis no matter the proposed location. Mayor Mackenzie noted we will see more of this and to reach out with any other feedback or questions.

b. Update on Property Maintenance Enforcement

Mr. Wiley noted current tasks: Snow removal, abatement/ tear downs of four properties last year.

c. Update on Building Permits for October-December 2025

No comments

d. Update on NWCSA Project at 2300 Lake Shore Drive West (Parcel # 201-04746-0000)

Mayor Mackenzie stated there have been questions and concerns about what is happening at this property. Initially the owner wanted to use the building for additional emergency housing. They now are modifying the building to contain apartments for low income housing. The building is on a separate parcel and a right by use under our zoning. They have both a permit for the trailer and a demo permit. There is nothing in our zoning that mandates a requirement for separate storage. They are aware it is a property maintenance issue and the city will act if it is not up to UDO standards. The condition of the property has varied over time and they have been responsive when issues have come up. There is a landscaping provision that is being dealt with and will be done by May. The plans have also been reviewed and approved by the state. He reaffirmed the building is

not going to be a boarding house for emergency housing but rental apartments. Each sleeping unit will have kitchens and bathrooms. There will be 11 units. Ms. Erickson asked who will be paying the rent and will vouchers be used? The answer to this is unknown by the city. Ms. Erickson noted it doesn't seem like they are doing a good job keeping up their current property and this new project seems like a loophole they found. She feels we should ask if it is really low-income people paying for the rent or people getting vouchers for an extended stay. Mayor Mackenzie responded he does not believe that is something we can legally require. It is also possible it could be tax exempt and we don't have the right to deny it because of this status. Ms. Erickson asked what if we find out later they are using it as a homeless shelter. If we find out they are not using it as apartments, the city can give them a cease & desist order. Mr. Wiley clarified that even though the property was purchased together, the project site is a separate parcel and has no relation to the CUP requirements that apply to the adjacent property containing the shelter. Mayor Mackenzie noted that the city is aware of and does get on the owner for the property when it is looking poorly. They have been somewhat responsive. Mr. Eades pointed out that there are many places in the city that need to do a better job of keeping properties maintained, based on the maintenance reports. Mayor Mackenzie noted that staff has been more aggressive than ever with property maintenance and code enforcement; but staff time and resources are limited. He feels the city has done a real good job keeping the city taxes in check even with the new upgrades that have been accomplished over the last year. Ms. Tochterman noted that there seems to be a lack of trust within the community regarding past experience and expectations of this development and the developer not following through with commitments. In the interest of collaboration, it would be nice if they shared more information publicly about their vision and project planning in the city. Mayor Mackenzie noted he would be happy to ask. He noted that their other property has a condition to prepare an annual report which he will inquire about. Ms. Erickson asked why are we moving forward with letting them start another new project when they haven't satisfied the requirements of their existing project? Mayor Mackenzie responded that the city has often been too lenient and given code violators too many chances to come into compliance. There was a motion to recognize Mr. Bretting to speak from the public by Mr. Eades. Second by Mr. Beirl. Motion Carried 6-0.

Mr. Bretting felt that it is obvious, by the title of the project, that it is meant to be transitional housing. When they are changing the use like they are, it should be coming in front of the board for approval. He stated there is not enough room for 11-unit parking. There should be 2 ½ spaces per apartment and it never been questioned as well as what are they going to do about the stuff which there is not enough room on the property. The stuff is piled out in front of the homeless shelter for long periods of time or sits by the dumpster for all the people coming into Ashland to see. The city shouldn't have to keep using their resources to keep going after them to clean up – they already know the rules and that it is an issue. The outside of the property looks horrendous right now. They need to be made accountable and it doesn't seem to be happening.

Mayor Mackenzie noted there are different definitions of transitional housing and what qualifies under this which needs to be further evaluated. Ms. Erickson asked if there is any way to pause what is happening there now. Mr. Wiley noted he can reach out to Millie and get clarification on what exactly their intentions are for what they are planning to do to make sure we are on the same page. He feels the city made it clear to her what they are and are not allowed to do. The length of the stay for what they are calling "transitional housing" is somewhere between the short term and long-term definition. The emergency shelter stay is for up to a 30-day window with no where for them to go after an extension. The transitional housing unit would provide for a longer-term window of a year with another year-long extension possible. Ms. Tochterman stated this is different

than an affordable rental apartment. Ms. Erickson expressed dissatisfaction that the commission was never notified of the plans for this project when it has been apparent that this property has been an ongoing topic of discussion over the years with various concerns that have been brought to the staff's attention. It adds to the distrust that the commission is not being informed of important issues. It seems, based on what she's hearing, that they have changed the words of what they are doing to satisfy the ordinance requirements but the not the actual scope. Mr. Eades asked if anyone is allowed to rent the apartments. Mayor Mackenzie replied that is a question we will have to ask Millie. It was noted the city does not have any legal recourse to stop the project to further investigate some of these questions. Mr. Wiley noted they have met all the cities requirements as far as he can tell and the plans have been approved by the state.

e. Update on Miscellaneous Planning and Development Items

Mayor Mackenzie noted that the Beaser Avenue apartments have been started. Mr. Wiley noted they got started a little late and plan to be done and occupied in 2027. The city is still working with Alex Vickroy on a development agreement for the Beaser School re-use for market-rate unit apartments. The library completion has been a bit delayed due to some door issues. Still looking to be done and moved back in by March. There is a potential interested developer for the parcel by Kwik Trip but it is confidential at this time.

8. Announcement/Reports/Comments/Questions - None

9. Adjournment

Mayor Mackenzie recapped on the Transitional Housing discussion and asked for commissioners to reach out with additional input or feedback.

Motion to adjourn by Mr. Beirl, Second by Ms. Tochterman. Carried 6-0.

Meeting closed at 7:48 pm

Recorded by:
Terri Erickson
Assistant Planner



STAFF REPORT

Plan Commission – February 17th, 2026

Agenda Item # 6a: **Public Hearing: Review and approval of City Land Acquisition of vacant Parcel # 201-01538-0000 to be purchased from Joshua James Clark**

Zoning District: City Center (CC) District

Property Address: Vacant – No Address Number

Parcel #: Parcel # 201-01538-0000

Applicant: City of Ashland Public Works Department

Staff Contact: Public Works Director John Butler and Utility Engineer Madison Krzciok

Background

The City of Ashland owns some vacant land south of Main Street and between the vacant 9th Avenue East and 10th Avenue East rights-of-way. The City is relocating the snow storage site from the former Roffers site on Beaser Avenue due to the transfer of the Roffers site to developer Vision, Inc. Since the apartment complex is under construction on the former Roffers site snow storage there is no longer possible. The other snow storage location is located too close to Bay City Creek and contributes to contaminants entering the creek. The City began looking at alternative snow storage sites and determined that the purchase of the subject parcel would allow for a site that meets the City's needs. Public Works and Planning staff discussed the possible acquisition of parcel # 201-01538-0000. Staff were supportive of the proposed land acquisition and decided to contact the City Assessor to obtain an estimate of the fair market value of the site. The Assessor informed the Planning Director via email on August 5th, 2025 that he would estimate the market value for the parcel at \$14,000 factoring in the size and odd shape. The Public Works Director reached out to the property owner and asked if the owner would sell the property for \$14,000. Joshua James Clark is the owner of vacant parcel # 201-01538-0000 and has responded that he is willing to sell the parcel to the City for \$14,000.

Planning staff explained that Municipal Code Section 478.10 addresses land acquisition by the City. The City made an offer to purchase the property to the property owner. The owner accepted the offer which is contingent on Plan Commission and City Council review and Council approval. Staff is placing the item on the February 17th, 2026 Plan Commission agenda for review. Staff has discussed the proposed land acquisition with the Mayor who has decided to hold a Public Hearing at Plan Commission on this item. The subject parcel is triangular shaped and approximately 0.359 acres (15,638.04 square feet) in area. It is located among parcels currently owned by the City of Ashland. It is City Center (CC) zoned.

Existing Land Use	Zoning
Vacant: Undeveloped land	City Center (CC)

Adjacent Land Use and Zoning

Existing Uses		Zoning
North	Vacant: Undeveloped land	City Center (CC) with Bay City Creek Overlay (BCC-O) and Floodway Overlay (F-O)
South	Vacant: Undeveloped land	City Center (CC)
East	Vacant: Undeveloped land	City Center (CC) with Bay City Creek Overlay (BCC-O) and Floodway Overlay (F-O)
West	Vacant: Undeveloped land, Single-family Residential	City Center (CC)

Land Use Recommendation	Land Use
Future Land Use Map Recommendation	Overlap of Downtown Core and Commercial Districts, Conservation Buffer, and Waterfront Protection Zone



Above is an aerial image from Public Works showing the parcel the City would like to acquire in red, the desired overall snow storage area in purple, and the current snow storage location in green.

Public Works has explained that the purpose of the land acquisition is to create a suitable amount of land under the City's ownership to use as the current snow storage. Public Works brings snow removed from the downtown and the City parking lots to the current site (outlined in green in the image above). There is a need to relocate the snow storage because the current location is not very large and is too close to Bay City Creek. Due to the lack of space, snow ends up being pushed into the creek and the salt/road debris that is in the snow ends up in the creek. The proposed relocation of the snow storage would allow Public Works some space away from the creek and to put in some best management practices to be determined to collect some of the salt/road debris before it ends up in the creek.

Review Criteria for Offer to Purchase and Sale of Land:

The following decision criteria were used to review the submitted land acquisition proposal:

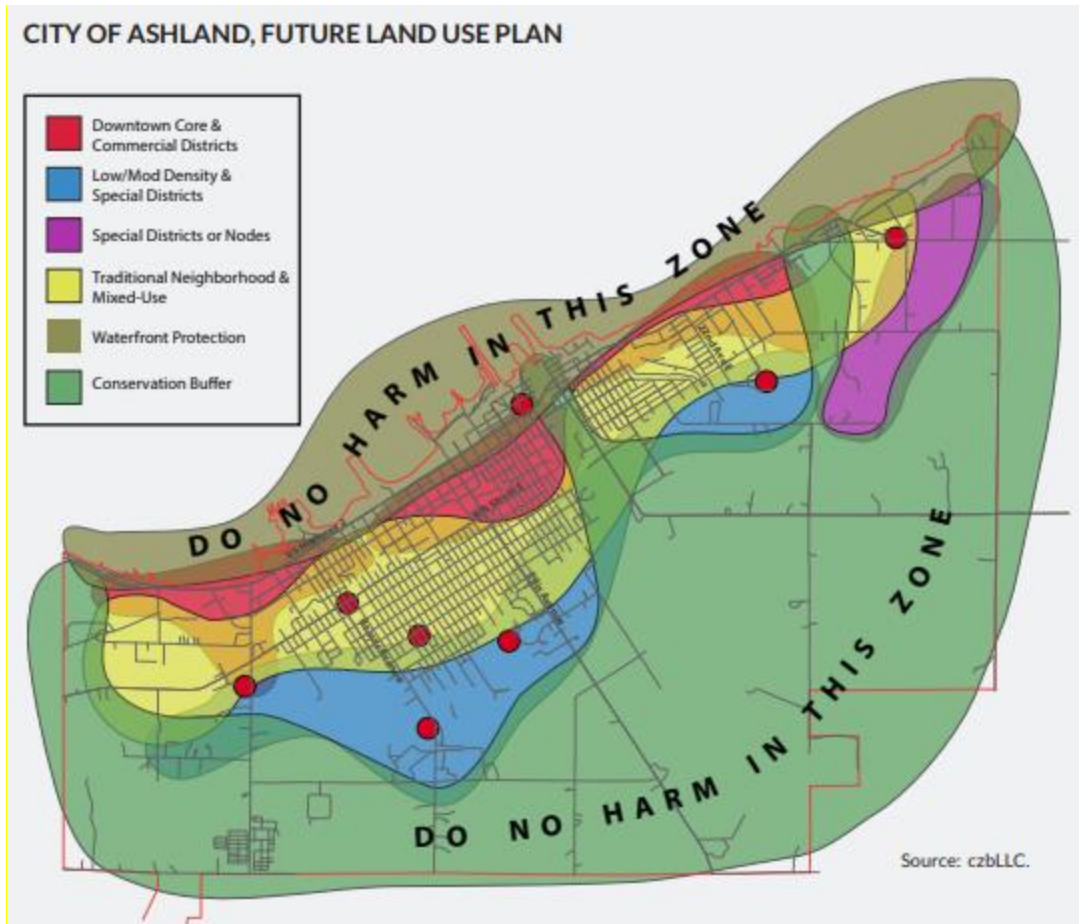
1. Consistency with Comprehensive Plan.

The Comprehensive Plan calls for environmental sustainability in Ashland (pg. 18). Within the environmental sustainability goal there are several objectives to support the goal. These objectives include protecting "Lake Superior and continuing efforts to physically and civically connect Ashland with the lake." The objectives state that the City and community "will not take any actions that fail to both protect and enhance the ecological state of Lake Superior." The current snow storage location is located close to Bay City Creek and contributes salt and other contamination via the creek to Lake Superior.

The Future Land Use Map of the Comprehensive Plan includes one or more future land use recommendations for all parcels in the City. The subject parcel is located within the overlap of multiple land use zones on the Future Land Use Map. None of the future land use categories in the Future Land Use Plan specifically mention snow storage. However, the land in question is undeveloped and vacant and snow storage does not conflict with the recommended future land uses for the area. There is a need to accommodate required municipal services within the City.

The waterfront protection zone and conservation buffer on the Future Land Use Map recommend protecting these areas from development for the foreseeable future. This will encourage development that will be integrated with the existing built fabric. The subject parcel is located at the overlap of these zones and staff are of the opinion that City ownership of it and prevention of new development on it and the adjacent parcels are consistent with the Future Land Use recommendations.

The proposed land acquisition of Parcel # 201-01538-0000 does not conflict with the Future Land Use Map, and it supports some principles and goals of the Comprehensive Plan. 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 platted undeveloped parcels and rights of way to shift over to other land uses in the near future. Staff is of the opinion that the purchase of parcel 201-01538-0000 for the snow storage site as requested does not conflict with the City's Comprehensive Plan goals.



The land transfer involves the City purchasing the vacant parcel from the current property owner. The City would then implement best management practices and use this and the current vacant City-owned parcels as a larger snow storage site.

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

A. Zoning District: City Center (CC)

The purchase of parcel # 201-01538-0000 will not impact consistency with standards for the CC district. Government uses are permitted within the CC district. The proposed use as a snow storage site and shifting of the current snow storage site away from Bay City Creek is consistent with the intent of UDO part 1.4 (Integration of Principles of Sustainability). Specifically, the proposal is consistent with Principle 3 which is to Reduce dependence on activities that harm life-sustaining eco-systems. By moving the snow storage away from the creek, fewer contaminants will end up in the creek. This will help mitigate the potential impacts salt and other contaminants have on the water quality and natural habitats. The UDO's Principles of Sustainability intend to reduce the harm human activities have on eco-systems.

B. Compatibility of Proposed Development with Existing Development

The land requested for transfer by the applicant is currently vacant with no development plans proposed. By itself the subject parcel has no street access and limited desirability as a

development site. The City already owns the remaining parcels on the block. Due to this, City staff are supportive of acquiring the parcel for municipal use.

3. Consideration of Highest and Best Use:

Considering all factors as listed above, staff sees the use of the subject site for municipal snow storage as likely the highest and best use. The site is currently platted but undeveloped and lacking street access. It is among several other City-owned undeveloped parcels. It is a few parcels away from Main Street and set back from Main Street. Staff does not anticipate the parcel increasing in suitability for other uses unless a developer could acquire the subject parcel and other parcels on the block. Additionally, street and driveway access along with utilities would be required. According to City records no water or sanitary sewer is available in the vicinity around the site which further restricts the site's desirability.

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

- a. Public Works staff explained that they would implement best management practices to manage the water and contaminants onsite. Planning staff is supportive of this and recommends doing so.

Review Recommendation

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

- Purchase price of parcel # 201-01538-0000 shall be \$14,000 per discussions with the owner and accepted offer.
- Upon Council approval, the property closing shall be finalized by City Staff and the City Attorney.
- City staff to explore and implement Best Management Practices at the site as appropriate for snow storage purposes.

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. A public hearing notice was issued on February 12th, and discretionary letters were sent to all surrounding property owners within 200 feet of the proposed land purchase.

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.

Violation Number	Violation Date	Inspector	Violation Status	Violation Description	Violation Type	Violation Closed Subtype	Date	Parcel Number	Violation Location
26-0001	January 5, 2026	Ray Kallio	Open/In Violation	Snow covered sidewalk. Left door tag and sending letter.	Property Maintenance - Public Nuisance	Section 530.09		201022300000	306 6TH ST W
26-0002	January 5, 2026	Ray Kallio	Open/In Violation	Snow covered sidewalks	Property Maintenance - Public Nuisance	Section 530.09		201022230000	312 6TH ST W
26-0003	January 5, 2026	Ray Kallio	Open/In Violation	Snow covered sidewalks	Property Maintenance - Public Nuisance	Section 530.09		201024900000	802 3RD AVE E
26-0004	January 6, 2026	Ray Kallio	Open/In Violation	Snow covered sidewalks. Left door tag and sending letter.	Property Maintenance - Public Nuisance	Section 530.09		201045020000	516 6TH ST W
26-0005	January 6, 2026	Ray Kallio	Closed/Resolved	Snow covered sidewalks found.	Property Maintenance - Public Nuisance	Section 530.09	January 21, 2026	201045060000	606 6TH ST W
26-0006	January 7, 2026	Ray Kallio	Open/In Violation	Snow covered sidewalks that have not been cleared all winter.	Property Maintenance - Public Nuisance	Section 530.09		201-00066-0000	1318 LAKE SHORE DR W
26-0007	January 7, 2026	Ray Kallio	Open/In Violation	Snow covered sidewalks	Property Maintenance - Public Nuisance	Section 530.09		2010006602	1400 LAKE

	2026		Violation	covered sidewalks. Have not been cleared all year.	Maintenanc e - Public Nuisance	530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.		00	SHORE DR W
26-0008	January 7,	Ray Kallio	Open/In	Snow	Property	Section		2010472700	522
	2026		Violation	covered sidewalks that haven't been cleared all year.	Maintenanc e - Public Nuisance	530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.		00	SANBORN AVE
26-0009	January 8,	Ray Kallio	Closed/Reso	Snow	Property	Section	January 9,	2010125400	521 LAKE
	2026		Ived	covered sidewalks	Maintenanc e - Public Nuisance	530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	2026	00	SHORE DR E
26-0010	January 8,	Ray Kallio	Closed/Reso	Snow	Property	Section	January 29,	2010023800	1104 3RD
	2026		Ived	covered sidewalks found on 1/8/2026	Maintenanc e - Public Nuisance	530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	2026	00	ST W
26-0011	January 8,	Ray Kallio	Open/In	Car parts	Property	Section 750,		2010445700	817 9TH
	2026		Violation	laying in the yard.	Maintenanc e - Public Nuisance	B. Clean, Safe, Sanitary, and Attractive Maintenanc e of Exterior Property (11) Miscellaneous Storage - Storing of prohibited items outdoors in violation of the Property Maintenanc e Ordinance.		00	AVE W
26-0012	January 8,	Ray Kallio	Closed/Reso	Snow	Property	Section	January 29,	2010446100	801 9TH
	2026		Ived	covered sidewalk	Maintenanc e - Public Nuisance	530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	2026	00	AVE W
26-0013	January 9,	Ray Kallio	Closed/Reso	Vehicle	Property	Section	January 20,	2010265100	923 2ND

	2026		lved	parked on sidewalk	Maintenanc e - Public Nuisance	530.10 Prohibited Acts (b) Parking of motorized vehicles of any type on, or over, a City sidewalk unless for purposes of temporary loading, or unloading, or specific vehicles permitted by Municipal Code.	2026	00	AVE E
26-0014	January 12, 2026	Ray Kallio	Closed/Reso lved	Ice covered sidewalk. Dangerous conditions.	Property Maintenanc e - Public Nuisance	Section 530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	January 15, 2026	2010164700 00	110 MAIN ST W
26-0015	January 12, 2026	Ray Kallio	Open/In Violation	Snow covered sidewalks	Property Maintenanc e - Public Nuisance	Section 530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.		2010170100 00	309 3RD AVE E
26-0016	January 12, 2026	Ray Kallio	Open/In Violation	Snow covered sidewalks	Property Maintenanc e - Public Nuisance	Section 530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.		2010170000 00	311 3RD AVE E
26-0017	January 12, 2026	Ray Kallio	Open/In Violation	Snow covered sidewalks	Property Maintenanc e - Public Nuisance	Section 530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.		2010169900 00	315 3RD AVE E
26-0018	January 13, 2026	Ray Kallio	Closed/Reso lved	Snow covered sidewalk.	Property Maintenanc e - Public Nuisance	Section 530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	January 29, 2026	2010257100 00	801 VAUGHN AVE
26-0019	January 13, 2026	Ray Kallio	Open/In	snow	Property	Section		2010044800	509 17TH

	2026		Violation	covered sidewalk	Maintenanc e - Public Nuisance	530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	00	AVE W
26-0020	January 13, 2026	Ray Kallio	Open/In	Snow	Property	Section	2010044900	507 17TH
	2026		Violation	covered sidewalk	Maintenanc e - Public Nuisance	530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	00	AVE W
26-0021	January 14, 2026	Ray Kallio	Closed/Reso lved	Tires stored Property outside. Maintenanc e - Public Nuisance		Section 750, February 2, 2010257200 508 8TH ST B. Clean, 2026 00 W Safe, Sanitary, and Attractive Maintenanc e of Exterior Property (11) Miscellaneo us Storage - Storing of prohibited items outdoors in violation of the Property Maintenanc e Ordinance.		
26-0022	January 15, 2026	Ray Kallio	Open/In	Tires and debris outside.	Property	Section 750, B. Clean, Safe, Sanitary, and Attractive Maintenanc e of Exterior Property (11) Miscellaneo us Storage - Storing of prohibited items outdoors in violation of the Property Maintenanc e Ordinance.	2010192300	409 PRENTICE AVE
26-0023	January 15, 2026	Ray Kallio	Open/In	Miscellaneo us storage Property Maintenanc violation e - Public Nuisance		Section 750, B. Clean, Safe, Sanitary, and Attractive Maintenanc e of Exterior Property (11) Miscellaneo us Storage - Storing of prohibited items outdoors in violation of the Property Maintenanc e Ordinance.	2010218700	623 2ND AVE E
26-0024	January 16, 2026	Ray Kallio	Friendly Reminder	snow fence	Property	Courtesy Notice	2010277700	1016 4TH AVE W
26-0025	January 20, 2026	Ray Kallio	Open/In	Car has	Property	Section	2010158500	622 MAIN

	2026		Violation	been parked on sidewalk frequently.	Maintenanc e - Public Nuisance	530.10 Prohibited Acts (b) Parking of motorized vehicles of any type on, or over, a City sidewalk unless for purposes of temporary loading, or unloading, or specific vehicles permitted by Municipal Code.		00	ST E
26-0026	January 21, Ray Kallio		Open/In	Snow	Property	Section		2010160300	202
	2026		Violation	covered sidewalks	Maintenanc e - Public Nuisance	530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.		00	PRENTICE AVE
26-0027	January 21, Ray Kallio		Open/In	Snow	Property	Section		2010136000	511 MAIN
	2026		Violation	covered sidewalks	Maintenanc e - Public Nuisance	530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.		00	ST E
26-0028	January 22, Ray Kallio		Open/In	Snow	Property	Section		2010264400	111 10TH
	2026		Violation	covered sidewalk	Maintenanc e - Public Nuisance	530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.		00	ST E
26-0029	January 26, Ray Kallio		Open/In	Snow	Property	Section		2010207200	514 11TH
	2026		Violation	covered sidewalk	Maintenanc e - Public Nuisance	530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.		00	AVE E
26-0030	January 26, Ray Kallio		Open/In	Snow	Property	Section		2010142000	117 11TH
	2026		Violation	covered sidewalks	Maintenanc e - Public Nuisance	530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.		00	AVE E
26-0031	January 26, Ray Kallio		Open/In	Snow	Property	Section		2010142700	102 11TH

	2026		Violation	covered sidewalks	Maintenanc e - Public Nuisance	530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	00	AVE E	
26-0032	January 26, 2026	Ray Kallio	Open/In	Snow	Property	Section	2010142600	110 11TH	
	2026		Violation	covered sidewalks	Maintenanc e - Public Nuisance	530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	00	AVE E	
26-0033	January 26, 2026	Ray Kallio	Open/In	Snow	Property	Section	2010103000	411 ST	
	2026		Violation	covered sidewalk	Maintenanc e - Public Nuisance	530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	00	CLAIRE ST	
26-0034	January 26, 2026	David Garrington	Pending	test	Code Enforcemen t	Noise	test123	This is a test parcel record	
26-0035	January 27, 2026	Ray Kallio	Open/In	Snow	Property	Section	2010036400	417 9TH	
	2026		Violation	covered sidewalks	Maintenanc e - Public Nuisance	530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	00	AVE W	
26-0036	January 27, 2026	Ray Kallio	Closed/Reso lved	Snow covered sidewalks	Property Maintenanc e - Public Nuisance	Section 530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	January 29, 2026	2010068400	503 9TH AVE W
26-0037	January 27, 2026	Ray Kallio	Open/In	Snow	Property	Section	2010203300	520 7TH	
	2026		Violation	covered sidewalks	Maintenanc e - Public Nuisance	530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	00	AVE E	
26-0038	January 27, 2026	Ray Kallio	Open/In	Snow	Property	Section	2010440500	723	

	2026	Violation	covered sidewalks	Maintenanc e - Public Nuisance	530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	00	MACARTHU R AVE
26-0039	January 27, Ray Kallio	Open/In	Snow	Property	Section	2010386100	1121
	2026	Violation	covered sidewalks	Maintenanc e - Public Nuisance	530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	00	MACARTHU R AVE
26-0040	January 27, Ray Kallio	Open/In	Snow	Property	Section	2010219900	619 ELLIS
	2026	Violation	covered sidewalks	Maintenanc e - Public Nuisance	530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	00	AVE
26-0041	January 27, Ray Kallio	Open/In	Snow	Property	Section	2010220100	607 ELLIS
	2026	Violation	covered sidewalks need to be shoveled and maintained.	Maintenanc e - Public Nuisance	530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	00	AVE
26-0042	January 27, Ray Kallio	Open/In	Snow	Property	Section	2010220200	605 ELLIS
	2026	Violation	covered sidewalks	Maintenanc e - Public Nuisance	530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	00	AVE
26-0043	January 26, Ray Kallio	Open/In	Snow	Property	Section	2010124200	614 ST
	2026	Violation	covered sidewalks	Maintenanc e - Public Nuisance	530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	00	CLAIRE ST
26-0044	January 26, Ray Kallio	Open/In	Snow	Property	Section	2010124100	616 ST
	2026	Violation	covered sidewalks	Maintenanc e - Public Nuisance	530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	00	CLAIRE ST

26-0045	January 28, 2026	Ray Kallio	Closed/Resolved	Snow covered sidewalks	Property Maintenance - Public Nuisance	Section 530.09 Winter Sidewalk Maintenance - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	January 29, 2026	201012580000	502 ST CLAIRE ST
26-0046	January 29, 2026	N/A	Open/In Violation	Snow covered sidewalk	Property Maintenance - Public Nuisance	Section 530.09 Winter Sidewalk Maintenance - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	201019211000	421 PRENTICE AVE	
26-0047	January 29, 2026	Ray Kallio	Open/In Violation	Snow covered sidewalk and porch steps	Property Maintenance - Public Nuisance	Section 530.09 Winter Sidewalk Maintenance - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	201019140000	402 PRENTICE AVE	
26-0048	January 29, 2026	Ray Kallio	Open/In Violation	Snow Violation	Property Maintenance - Public Nuisance	Section 530.09 Winter Sidewalk Maintenance - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	201017120000	Vacant (No Address)	
26-0049	January 30, 2026	Ray Kallio	Open/In Violation	Snow covered sidewalks	Property Maintenance - Public Nuisance	Section 530.09 Winter Sidewalk Maintenance - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	201017080000	312 3RD AVE E	
26-0050	January 30, 2026	Ray Kallio	Open/In Violation	Snow covered sidewalks	Property Maintenance - Public Nuisance	Section 530.09 Winter Sidewalk Maintenance - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	201006120000	801 BEASER AVE	
26-0051	January 30, 2026	Ray Kallio	Open/In	Snow	Property	Section	2010171000	302 3RD	

	2026	Violation	covered sidewalks	Maintenanc e - Public Nuisance	530.09 Winter Sidewalk Maintenanc e - Failure to remove snow from the public sidewalk(s) within 48 hours after a snowfall of two (2) inches or greater.	00	AVE E
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Violations



All Permits Issued - Current Year to Date

Permit Date	Permit Number	Parcel Number	Location	Owner Name	Owner Address	Permit Type	Permit Use	Project Name
January 6, 2026	26-0002	20104249000 0	407 MAIN ST WV	MONROE DOROTHY J	2710 LAKESHORE DR E, ASHLAND WI 54806	Building Permits	Commercial - Alterations and remodeling to existing structure (including handicapped ramps)	Lap Siding over Existing Brick
January 8,	26-0007	20102491000	819 PRENTICE	VELDMANN,	PO BOX 747,	Building	Residential -	

2026		0	AVE	JEFFREY L AND CARRIE A	ASHLAND WI 54806	Permits	Alteration/Re model or Additions (Except siding and roofing projects)	
January 5,	26-0001	20102524000	809 ELLIS	CHESLEY	809 ELLIS	Building	Residential	
2026		0	AVE	DALE P. & KATHRYN L.	AVE ASHLAND WI 54806	Permits	and Commercial - Interior Demolitions	
January 7,	26-0004	20102632000	911 2ND AVE	LANDMARK	PO BOX 816	Building	Residential -	
2026		0	W	REAL ESTATE MANAGEMEN T, LLC	ASHLAND WI 54806	Permits	Alteration/Re model or Additions (Except siding and roofing projects)	
January 6,	26-0003	20103662000	1419 6TH ST	BJN	522 26TH	Building	Residential -	
2026		0	E	INVESTMENTS LLC	AVE E ASHLAND WI 54806	Permits	Roofing and Siding Projects (including replacement/repair of roof or siding)	
January 7,	26-0005	20104884000	3401 SUMMIT	RICHARDSON	3401 SUMMIT	Building	Residential	
2026		0	RD	MARK A	RD ASHLAND WI 54806	Permits	and Commercial - Accessory structures over 600 sq. ft.	
January 15,	26-0008	20102772000	1021 2ND	GALLIK NIKKI	1021 2ND	Building	Residential -	
2026		0	AVE W	G.	AVENUE W, ASHLAND WI 54806	Permits	Roofing and Siding Projects (including replacement/repair of roof or siding)	

January 20, 2026	26-0011	20104746000 0	2300 LAKE SHORE DR W	NORTHWEST WISCONSIN COMMUNITY SERVICES AGENCY, INC.	1118 TOWER AVE, SUPERIOR WI 54880	Building Permits	Commercial - Alterations and remodeling to existing structure (including handicapped ramps)	
January 22, 2026	26-0015	20103574010 0	2500 LAKE SHORE DR E	WAL-MART REAL ESTATE BUSINESS TRUST	P.O. BOX 8050 MS 555. BENTONVILLE AR 72716	Building Permits	Commercial - Alterations and remodeling to existing structure (including handicapped ramps)	
January 20, 2026	26-0012	20101597000 0	209 WILLIS AVE	GALLIK FRANK C	209 WILLIS AVE, ASHLAND WI 54806	Building Permits	Residential and Commercial Plumbing Permits - All other plumbing alterations for projects of \$5,000 or greater with labor and materials (includes stormwater	
January 15, 2026	26-0009	20101627000 0	120 MAIN ST E	KENDALL TELEPHONE INC	100 CENTURY PARK DR, MONROE LA 71203	Public Works	Right of Way (Permit)	
January 15, 2026	26-0010	20100922000 0	2200 5TH AVE E	TODY DOUGLAS	2200 5TH AVENUE E,	Public Works	Right of Way Permit	

					ASHLAND WI 54806		
January 20, 2026	26-0013	20101597000	209 WILLIS AVE	GALLIK FRANK C	209 WILLIS AVE,	Building Permits	Residential and Commercial Plumbing
							Permits - All other plumbing alterations for projects of \$5,000 or greater with labor and materials (includes stormwater projects and water lines on private property)
January 22, 2026	26-0014	20101972010	211 6TH ST W	CITY OF ASHLAND	601 MAIN ST W, ASHLAND WI 54806	Public Works	Right of Way Permit
January 28, 2026	26-0016	20100585000	722 16TH AVE W	MADERICH GAIL ANN	722 16TH AVENUE W, ASHLAND WI 54806	Building Permits	Residential - Alteration/Re model or Additions (Except siding and roofing projects)

15 Permits

