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

## **PLAN COMMISSION MEETING AGENDA**

**April 28<sup>th</sup>, 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 March 17<sup>th</sup>, 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 a Conditional Use Permit to allow a Wireless Telecommunication Facility at 2704 County Hwy A (Parcel # 201-04595-0100), zoned Future Development (FD), Applicant: Karl Gerber of Buell Consulting on behalf of City Switch
  - b. Public Hearing: Review and approval of a request to acquire a piece of former Railroad Right-of-Way (part of Parcel # 201-01078-0000), zoned Waterfront City Center (W-CC) with Waterfront Overlay (W-O). Applicant: Rick Poppe
  - c. Public Hearing: Review and approval of a request to rezone City-owned land area of Parcel #s 201-03768-0000, 201-03717-0000, and 201-03772-0000 from Public Institutional (PI) to Heavy Industrial (HI), to be included as a combined parcel via Certified Survey Map. Applicant: Planning and Development Department
7. Discussion Items:
  - a. Update on Property Maintenance Enforcement
  - b. Update on Building Permits for March 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](http://www.coawi.org)

## **PLAN COMMISSION MEETING MINUTES**

**March 17<sup>th</sup>, 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**

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

**Absent:** Shawn Brede, JoAnn Erickson, Laurie Gregor

### **AGENDA**

1. Call to Order and Roll Call  
Mayor Mackenzie called the meeting to order at 6:33 pm and a quorum was declared present.
2. Approval of the Agenda  
Mr. Eades made a motion to approve the agenda and Mr. Beirl seconded. Motion Carried 4-0.
3. Consent Agenda  
Mayor Mackenzie asked for approval of the minutes from the Feb 17th, 2026 Plan Commission meeting. Ms. Tochterman made a motion and Mr. Beirl seconded. Motion Carried 4-0.
4. Identify potential conflicts of interest  
None
5. Citizen Participation (non-agenda items)  
None
6. Action Items:
  - a. Public Hearing: Review and approval of a Specific Implementation Plan Amendment for a Multi-Family Residential land use on Parcel # 201-00356-0000, zoned Mixed Residential/Commercial (MRC) with Gateway Overlay (GTWY-O) and Planned Unit Development Overlay (PUD). Applicant: Vision, Inc.

Mr. Eades made a motion to go into public hearing, seconded by Ms. Tochterman. Motion carried 4-0.

Mr. Wiley reviewed the proposed request by the developer, Vision Inc., for an SIP amendment to change the maximum permitted height of the building. He reviewed background information on the project, the subject site, and zoning standards. The original PUD approval had already granted an additional height allowance up to 55 feet. The building was designed for a height of about 58 feet. He went over the criteria

as required for a SIP amendment. He noted that there was flexibility granted in some instances as long as it is made up for in other areas. He stated they are exceeding the code requirements with landscaping and providing some covered parking and amenities with open space and façade elements such as gabled roofs to fit in better with the neighborhood. These are nice offsets and a three-foot difference isn't significant enough to require other major changes. It will be three feet higher and adjacent to residential housing - but is set back more than the minimum required and the variation in the façade will help break up the scale. Staff recommends approval of the noted PUD-SIP Amendment. The approval would only be for this height increase. The maximum height allowed per UDO for this zone is 45-feet and there was already an additional height allowance granted by the Council for up to 55-feet that was approved under the original PUD. This adds another 3-feet to that for a total of 58 feet. The applicants should submit a revised elevation sheet showing the height. The original plans that were reviewed during the PUD-SIP process had shown a 52-foot building height. This is a public hearing which was given notice and letters were sent out as required. No responses were received or public hearing comments were heard.

Ms. Tochterman made a motion to go out of public hearing, seconded by Mr. Beirl. Motion carried 4-0. Mr. Eades made a motion to approve. Second by Ms. Tochterman.

Discussion: Mr. Beirl offered an amendment to change the wording to say "up to 58-feet" because they are not required to use the whole 58-feet. He asked if they will be coming back with anything else because once they get this far into the project, it will get harder to say "no". Mr. Wiley responded that he is not aware of anything more. Mayor Mackenzie noted that they had a ground breaking ceremony on site last week and that the developer may be interested in a future project here as well. The motion was clarified for the language to read that the height allowance is for "up to 58-feet" instead of "58-feet". Roll call vote: Eades-yes, Tochterman-yes, Beirl-yes, Mackenzie-yes. Motion Carried 4-0.

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

Mayor Mackenzie reiterated this is a public hearing for two different text amendments proposed by the Planning Department. One is for a moratorium on transitional rehabilitation centers and uses in the city for a period of one year. The other is regarding changes to the ordinance language for the tobacco, e-cigarette and vape businesses in town.

Mr. Wiley presented a background on both items. For the tobacco, e-cigarette, and vape shop amendments, he reviewed which parts of the ordinance were being considered for modifications. First, these types of businesses would only be allowed as a Conditional Use only in the RC District. Secondly, specific language is proposed to be added to Commercial Uses regarding these types of businesses. These would be capped at one establishment per 7,000 people in population and establish a cap on the number of businesses allowed. They would not be retroactive but would apply only to new or newly re-established businesses. This would include signage and distance requirements from specified uses and certain population groups. Much of this came about when Charmaine Swan, with the American Lung Association, contacted the city asking to consider changes to the ordinance. Superior has recently adopted a similar ordinance which was used as a precedence. Lastly, the definitions section of the UDO needs to be updated to define what this type of business is, that it is its own use and would be excluded from retail establishments. The Regional Commercial district is the most intensive commercial district and seems to make the most sense for this use. The definition explains this use to be at least 10 percent of the stock being this type of product.

Mr. Wiley then reviewed the proposed moratorium for transitional living or rehabilitation center uses. He reviewed which parts of the ordinance would need to be modified to put the moratorium in place. Again, this would affect new proposals only. He noted the city attorney reviewed both text amendments. The intent of this one is to allow us to do more research to understand better where this type of facility is best suited. He reviewed the time frame allowed according to the statutes. He then spoke about the Standards for Review for both items. He stated that staff recommends approval of these UDO text amendments. Mayor Mackenzie noted that the Comprehensive Plan will be redone this summer and will give staff a chance to discuss in more depth.

Mr. Beirl made a motion to go into public hearing, seconded by Mr. Eades. Motion carried 4-0.

Wyatt Granados came forward to speak about the problem of vaping and tobacco in the city. He is a Sophomore at Ashland High School and the Sources of Strength president. He conveyed a story about his grandfather, who had passed away, and his health struggles due to the effects of smoking. He noted there are currently ten retailers selling flavored e-cigs and vapes locally that are in proximity to the youth, parks and schools. Three of these advertise the products in their windows and outside the stores. They sell up to fifty different flavors and are marketed to minors. He noted one in every seven high school students currently vapes. He asked the commission to support this ordinance amendment moving forward to city council.

Mayor Mackenzie noted three letters received in support of the amendment: 1) Scott Griffiths with the SPARK after-school program asked the commission to consider including nicotine pouches and synthetically derived nicotine products in the final definition language. He gave the example of Zyn, which is heavily marketed to youth. 2) A letter from Cheq Plan stated their support. 3) The American Lung Association, who noted the tobacco industry targets kids and the low income, stated their support.

This was a Class II notice and published accordingly.

Mr. Eades made a motion to go out of public hearing, seconded by Ms. Tochterman. Motion carried 4-0.

Ms. Tochterman asked to consider the items separately.

Ms. Tochterman moved to approve the Amendment. Second by Mr. Eades.

Discussion: Ms. Tochterman asked if this language was adding it to a specific district as a conditional use and how does it differ from the current state? Mr. Wiley said it is more restrictive as currently it is not defined in the ordinance. Now they would be treated as a retail establishment and would follow the signage rules for that district. With this there would be a more defined set of rules specific to signage promoting these products. She asked where in the city specifically is this district? He noted the RC district is located by Walmart, along the highway in the Eastern side of town. Also, along Sanborn on the Western end. These uses would only be allowed in this district. Additionally, there are separations required from specified other uses. Mr. Eades asked if this approval would imply that no new stores would be allowed per the population? Mr. Wiley noted this is correct and it would not affect existing stores or signage as this would be grandfathered in. Mr. Eades asked if we legally have to "grandfather in" existing conditions and asked for further verification. Mr. Wiley said he can talk to the attorney. Mr. Eades recalled prior discussion of putting a time limit on existing businesses to phase out non-compliant conditions to meet the revised ordinance. Mr. Wiley noted he discussed CUP's with the attorney and he said that the WI statute (62.23-

7De.4) states that once a CUP is granted, it shall remain in effect as long as the conditions upon issuance are followed. Municipalities are allowed to add restrictions to the extent of CUP's like transfer, renewal or duration, for example. Mr. Beirl asked for the number of stores in Ashland currently. Mr. Wiley noted he did not know the exact count for sure. A survey in the packet had noted ten, in addition to Wyatt. How many other retailers don't meet the ten percent but still sell the product? Mr. Wiley was not sure. Mr. Beirl asked if an existing vape/tobacco store was to sell, could we revoke the CUP or will it be transferred under the grandfather rule? Is there another option, perhaps licensing these stores (similar to alcohol) with the ability to pull it if rules are broken? There is a need to reduce the number of products in Ashland. If every retailer is selling them in addition to tobacco stores, what are we accomplishing? This action is positive but it is a small step and we need to be more aggressive. Mr. Wiley noted these shops are licensed so if they fall out of compliance of their stipulations, then they could have them revoked. It was noted that under the proposed ordinance language, only one would be allowed and we already have many more than that. Mayor Mackenzie recapped that the commission appears to be in favor of the proposed amendment as well as taking further action to restrict these products even more. Mr. Eades asked, given the purchase age is twenty-one, how much police enforcement is done, if any? Wouldn't selling these products to a minor be criteria for revoking licenses and could this tactic be used more heavily? Mayor Mackenzie responded there are age checks but does not know how often they are done.

Mayor Mackenzie called to question a vote to recommend approval to move this item forward to city council along with a request to consider further restrictions. Motion Carried 4-0.

Discussion on moratorium for transitional housing recommendation to City Council: Mr. Eades noted that he assumed our ordinance currently does not allow these at all unless by CUP. He feels that the plan commission's purpose is to make sure they are regulated correctly through the CUP process. What does a moratorium accomplish since any request for one anywhere needs to go through Plan Commission? Mr. Wiley responded that our ordinance is more permissive than we would like and, for example, are currently allowed in the downtown. The Plan Commission and Council's ability to deny a CUP request is limited if the applicant agrees to meet the conditions, under state statute. Mr. Eades noted, and Mr. Wiley agreed, that the statutes mandate that conditions made upon CUP's cannot be overly burdensome. Mr. Wiley noted that possibly this use should not be allowed at all in the downtown, even as a CUP. The moratorium allows us time to research more to evaluate which districts these uses most appropriately belong in. Mayor Mackenzie added that part of this is to help save applicants time and money before they put excessive investment into a development that may not be approved. The City is starting the new comprehensive plan update this summer and it is a good opportunity to evaluate this further. Ms. Tochterman asked if there is currently a project for this use being worked on. Mayor Mackenzie noted that there recently has been a proposal to use the old Lock & Key building for this. He is not sure of the current status. Ms. Tochterman felt that the necessary research could be done and ordinance modifications made without putting a moratorium into effect. If there were several current applications for this it would seem to make more sense. Mayor Mackenzie noted that this ties into economic development and investors being concerned about incompatible uses moving in nearby. In this particular case, businesses have reached out with concern, understandably. Somewhat related, there continues to be criticism towards the emergency shelter on the West end of town. Mr. Beirl asked why transitional living and rehab centers are lumped together in the code? For example, if a group of therapists wanted to open a business, to rehabilitate injured people, would they be denied if this moratorium is in place? The definition seems to include this type of rehab. He feels rehab centers should be allowed and separate from transitional living as these are the uses that are the topic of discussion. He agreed that a year is an excessive amount of time to make these changes; six months (with a six-month renewal) should be adequate. Mayor Mackenzie noted there are different meanings for transitional housing and the associated time frames for living. Mr. Wiley noted that the

ordinance definition declares these are facilities in which people live while receiving therapy. A group of therapists working with patients would not fall under this category. He proposed we look at breaking the definition out so it's not all lumped together. Mr. Beirl noted this definition would also apply to a nursing home which doesn't seem correct, granted they have a separate definition in the code. Mayor Mackenzie concluded that the hope is to have adequate time to look at this with the updated comprehensive plan and not have to worry about conflict with applicants coming forward for this during that process. Ms. Tochterman noted it is a difficult task to consider but yet there are people who need these types of living accommodations. There likely is not a perfect solution that can be applied to all circumstances. She has a hard time putting a stop on all proposals for this amount of time in the case that something came through that was a good fit for the community. Downtown could actually be a positive and helpful location for a use like this in relation to access to services and walkability. Realistically, how much time is need to think about and consider options? Mayor Mackenzie replied it would be useful to have a referendum question to gather feedback. The recent proposal was for an area of town (East end) where the city is trying to focus on stronger economic development. When the city has advocated this to new businesses, this initiative did not go over well and the city received several complaints when it became publicized. If this is considered in conjunction with the comprehensive plan, it will likely take about a year. Ms. Tochterman asked if the definition could include a specified number of units which would then address some of the concern? Mr. Wiley responded that he thinks it could and look at what other communities have done, such as having spacing requirements. Mayor Mackenzie noted this could be flushed out in the planning stage as well as requiring a live-in tenant and safety protocols. These would be text changes to the conditional use. Mayor Mackenzie concluded that the commission was not keen on the idea of a moratorium but is going to move it onto council without the support of the commission. It was agreed that the location and criteria for this use should be further evaluated along with housing and the comprehensive plan, reiterated by Ms. Tochterman. Mr. Beirl asked if the Prentice House is considered transitional living. The answer to this is unclear but it seems like there is not as much negative feedback on these group homes vs. the transitional living. Maybe these uses should be further compared for helping to establish more suitable ordinance requirements. He agrees a moratorium is not the temporary answer in case an opportunity arises that feels less of a threat to the surrounding community.

Mr. Eades made a motion to approve. Second by Mayor Mackenzie. Roll Call Vote: Tochterman – No, Beirl – No, Eades – No, Mackenzie – Yes. Motion Failed 1-3.

#### 7. Discussion Items:

Mayor Mackenzie announced, with the consultation of Administrator Kucera, the city hired a full-time Economic Planning Director. The hope is to double-down on economic development in the downtown. Haley Makela was most recently employed at the Ashland Area Development Corporation.

He also mentioned that the height of the Vision project is comparable to the Cobblestone Hotel, but has a pitched roof instead of flat.

Mr. Wiley stated that the next meeting will likely be a week later than usual, on the 4<sup>th</sup> Tuesday – April 28<sup>th</sup>. There are a few items that should be ready for this meeting and were briefly explained.

Mayor Mackenzie asked if the Commission is interested in being included in a few upcoming grand openings. The response was positive and notification by email is preferred.

##### a. Update on Property Maintenance Enforcement

None

b. Update on Building Permits for February 2026

None

c. Update on Miscellaneous Planning and Development Items

Mr. Wiley clarified specific information shown for the Bay Vue apartments on the makeshift spreadsheet permit report. This was a result of the down-time that occurred during the software transition. He noted Vision Inc. is serving as their own general contractor and have sub-contractors who have been hired out for portions of the work.

8. Announcement/Reports/Comments/Questions

Mayor Mackenzie inquired with Mr. Eades if he is interested in staying on the Commission as his term is expiring next month. He noted that he is and the Mayor stated he will nominate him.

Ryan Nelson of Vision Inc. was present online. He spoke to say that he had was unable to log in remote in time for the Vision Inc. amendment item discussion and asked for a recap. Mayor Mackenzie responded that it was approved to go up to 58-feet high.

9. Adjournment

Motion to adjourn by Mr. Beirl, Second by Ms. Tochterman. Motion carried 4-0.  
Meeting closed at 7:52 pm.

Recorded by:  
Terri Erickson  
Assistant Planner



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

## STAFF REPORT

Plan Commission –April 28<sup>th</sup>, 2026

**Agenda Item # 6a: Public Hearing: Conditional Use Permit Request to allow for a Wireless Telecommunication Facility**

Zoning District: Future Development (FD)  
 Property Address: 2704 County Highway A  
 Parcel #: # 201-04595-0100  
 Applicant: Karl Gerber of Buell Consulting on behalf of City Switch  
 Staff Contact: Steven Wiley

**Background**

The property at 2704 County Highway A is owned by the James C and Carol M Lawton Joint Income Only Trust. Applicant Buell Consulting requests a Conditional Use Permit to allow a communications tower on the 2704 County Highway A property. The applicant believes the subject property is ideal for a telecommunications facility because the parcel is vacant and close enough to residential areas to provide enhanced service to area residents and traffic along Highway 2, County Road A, and other local streets/roads. The applicant submitted a sworn affidavit that states that the existing ATC tower located at 2313 County Highway A has become economically burdensome and is no longer a viable option for AT&T.

The subject property is located on the eastern side of the city on the south side of County Highway A. and is approximately 31.19 acres in area. It contains a garage that the owner uses but is otherwise vacant. The parcel includes some open and wooded areas. The properties immediately surrounding the subject property consist of residential and vacant uses.

The applicant has been in contact with City staff and aware of the ordinance requirement that a wireless telecommunications facility requires a Conditional Use Permit. They have submitted their application with supporting materials. Staff is referring the item to Plan Commission for review and a recommendation to Council.

| <b>Existing Land Use</b> | <b>Zoning</b>           |
|--------------------------|-------------------------|
| Vacant (Garage only)     | Future Development (FD) |

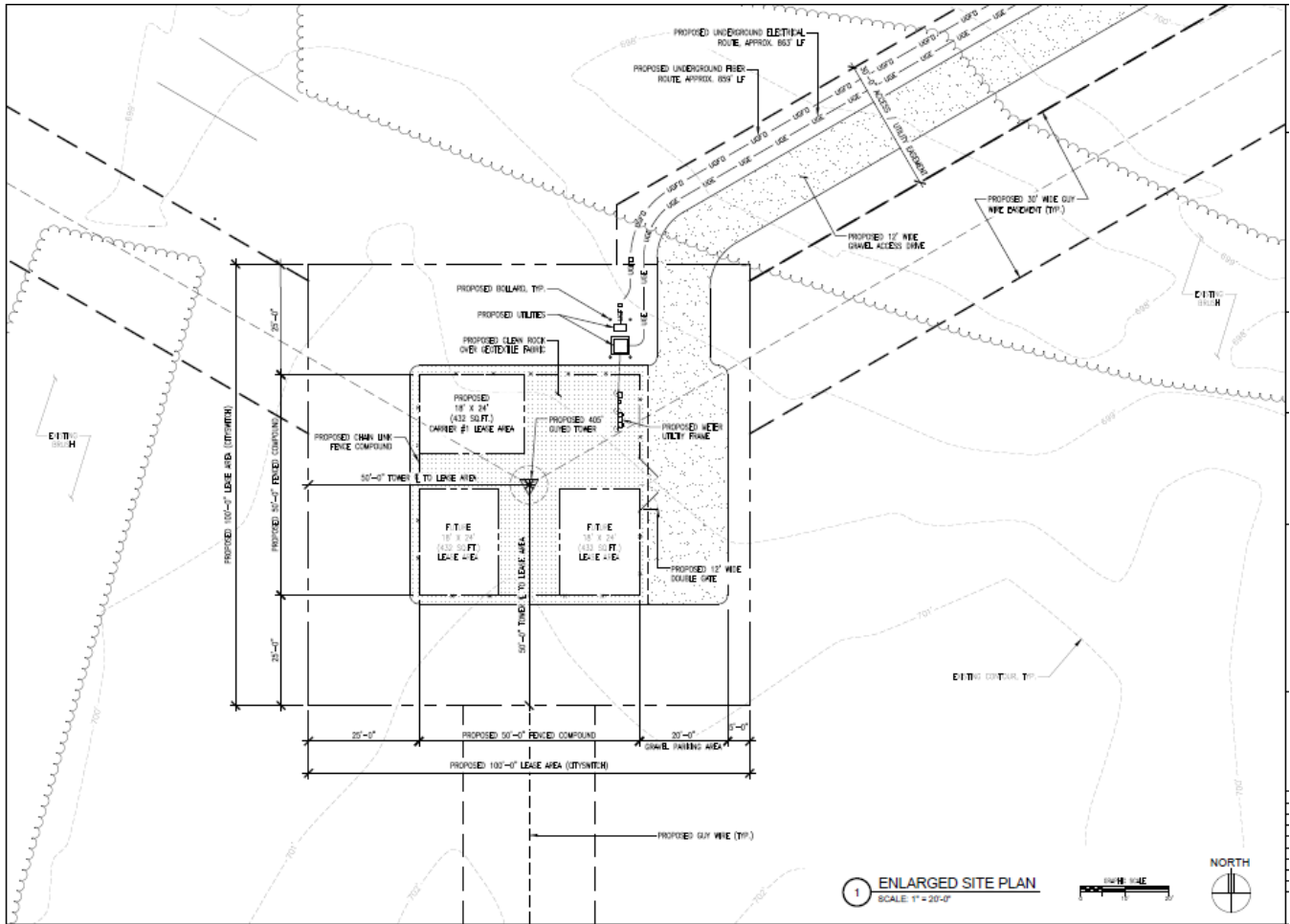
| <b>Existing Uses</b> |   | <b>Zoning</b>           |
|----------------------|---|-------------------------|
| <b>North</b>         | Single-Family Residential,<br>Vacant        | Future Development (FD) |
| <b>South</b>         | Single-Family Residential,<br>Vacant        | Future Development (FD) |
| <b>East</b>          | Single-Family Residential,<br>Vacant        | Future Development (FD) |
| <b>West</b>          | Single-Family Residential,<br>Vacant/Wooded | Future Development (FD) |

| <b>Land Use Recommendation</b>     | <b>Land Use</b>     |
|------------------------------------|---------------------|
| Future Land Use Map Recommendation | Conservation Buffer |



*The subject property is outlined in the above aerial image.*





*Above is the proposed layout of the fenced in area containing space for the tower and associated equipment.*

The subject property is vacant except for the northeast corner which contains an existing garage used by the property owner. Portions of the property appear to include wetlands. The western, southern, and a portion of the eastern side of the site are wooded. The applicants are proposing the cell tower and associated equipment along with the access drive on the eastern side of the site. The tower will be a 405-foot-tall guyed tower. The fenced area around the tower will be approximately 50 feet by 50 feet in area for a total of 2,500 square feet of fenced area around the tower. A 12-foot-wide access drive will allow for service access from County Highway A to the telecommunication facility. The applicants will not disturb any existing wetlands.

**Parking**

The UDO does not have a minimum parking count for wireless telecommunications facilities. No employees will normally be onsite except as required to service the tower and equipment or to install or replace antennas. There is enough space proposed for service vehicles and staff does not have concerns with site parking.

**Landscaping**

The western, southern, and a portion of the eastern sides of the property are wooded and contain wetlands. No changes are proposed to these areas of the site. The tower’s proposed location is over 700

feet off of the County Highway A right-of-way and 600 feet from the closest residence. Staff considered the tower's proposed location and amount of existing landscaping on-site. Given that the tower will be set back over 700 feet from the right-of-way and the existing mature vegetation will be maintained staff does not have concerns regarding landscaping. The addition of landscaping on site given the amount of existing vegetation and proposed tower's distance from other structures would have minimal impact.

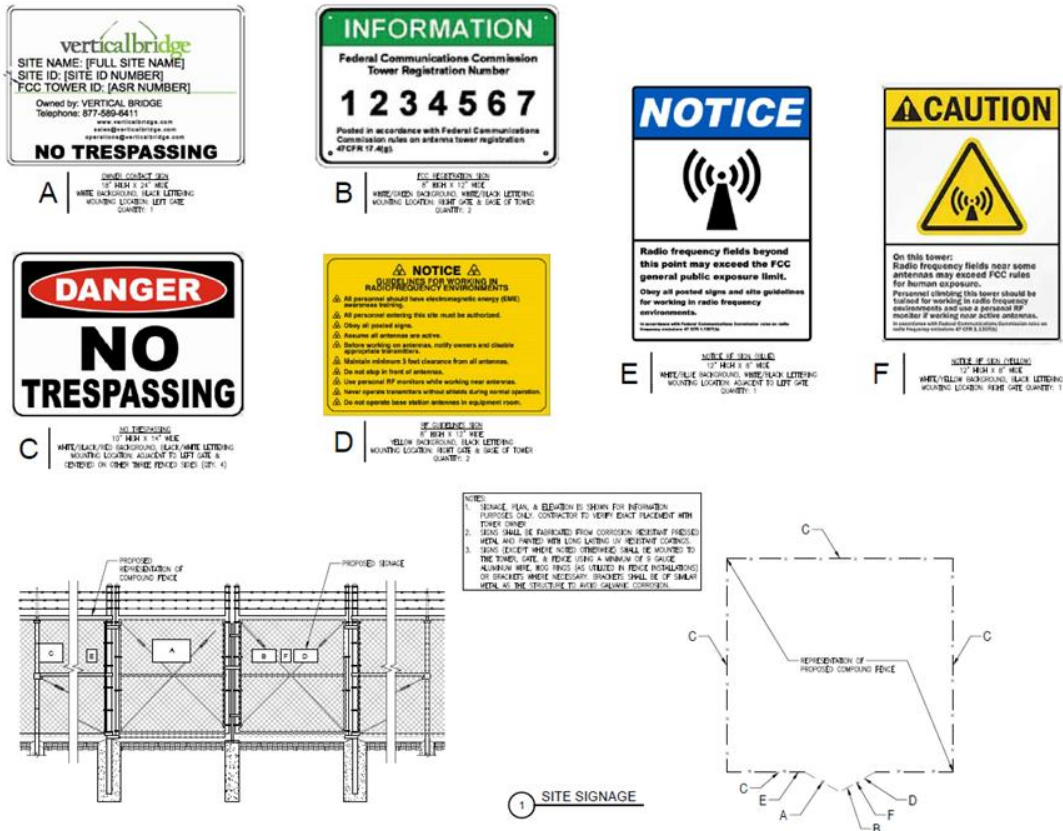
**Lighting**

The UDO does not require a minimum light level for wireless telecommunications facilities such as this one where people are generally not present on the site except to perform maintenance work. Such facilities often include light fixtures as needed by the Federal Aviation Administration and as required to provide lighting for the facility as needed for technicians to perform maintenance. Otherwise no site lighting is proposed. Staff does not have concerns with the lighting proposed as long as any site lighting (other than FAA-required lighting) is full cut-off and downward facing.

**Fencing**

The applicant proposes six (6) foot chain link fencing with a gate to enclose the facility. One (1) foot of barbed wire is proposed for the top of the fencing and this fencing is standard for a facility of this type. The fencing is intended to provide security for the tower and associated equipment. Ordinance requires Conditional Use approval for barbed wire or security fencing. Since the fencing includes a barbed wire element staff recommends approving it at this time.

**Signage**



*Above are signs very similar to what would be mounted on the fencing. These are required by the FCC for all sites.*

No signage is proposed for advertising purposes. The signage proposed will be located on the fencing for the compound and includes owner contact information, Federal Communications Commission (FCC) registration, a radio frequency “authorized personnel only” signage, and “No Trespassing” signage. This signage is standard and required by the FCC for these facilities. Staff does not have concerns with the locations or areas of the proposed signs.

### **Correspondence Related to the Proposal**

Staff did receive two statements opposing the proposed cell tower. The first statement is a March 17<sup>th</sup>, 2026 letter from Janicy Canales who is an attorney for American Tower Corporation (ATC) which owns the existing tower at 2313 County Highway A (Parcel # 201-05133-0000) within a half mile of the subject property. Ms. Canales stated in her letter that ATC is prepared to collaborate with City Switch and AT&T to identify a viable alternative solution to the proposed tower. This letter is included in the Plan Commission packet materials.

The second statement opposing the proposed cell tower is from Byron Mackey of 2208 County Highway A in Ashland. This statement was sent in an email on April 22<sup>nd</sup>, 2026 to the Planning and Development Director, Mayor, District 6 Councilperson, and District 7 Councilperson. Mr. Mackey stated that there is already a tower nearby and is concerned with the proposed tower’s potential impact on property values. He has asked if all co-location options have been explored. He also asked what specific coverage gap or capacity issue is being addressed. Mr. Mackey’s statement is also included in the Plan Commission packet materials.

### **Legal Standards for Mobile Service Facility Review**

The Planning and Development Director consulted with the City Attorney on legal considerations. Attorney Katie Posewitz in the City Attorney’s office provided information. Federal, State, and local standards exist governing the approval or denial of applications for mobile service facilities including the one proposed. The federal Telecommunications Act of 1996 includes limitations on local government authority to regulate wireless facilities. Under 47 USC 332(c)(7)(B)(iii), any decision to deny a request to place, construct, or modify personal wireless service facilities must be “in writing and supported by substantial evidence contained in a written record.” If the City would choose to deny the CUP application for the proposed facility, that decision must be in writing and supported by the written record. The Act additionally prohibits regulations that “unreasonably discriminate among providers of functionally equivalent services” or that “prohibit or have the effect of prohibiting the provision of personal wireless services.”

Wis. Stat. 66.0404 governs mobile tower siting regulations and provides additional protections for wireless providers. The statute prohibits a municipality from denying an application to build a cell tower based solely on aesthetic considerations, or based on an assessment by the municipality of the suitability of other locations for conducting the activity. The applicant must follow the application process in the Statute which includes explaining why the applicant selected the location, why the applicant did not choose co-location, and include an affidavit explaining that co-location within the search ring would lessen functionality, coverage, or capacity or was technically infeasible, or was economically burdensome.

Wis. Stat. 62.23(de)2.a. requires that if an applicant meets or agrees to meet all the requirements and conditions in the City Ordinance, “the City shall grant the conditional use permit.” Wis. Stat. 62.23 also states that any condition imposed must be “related to the purpose of the ordinance and be based on substantial evidence.” In this case if the applicant meets or is willing to meet all the requirements in the zoning ordinance for a CUP for this cell tower, the CUP should be granted.

Based on the Federal, State, and local standards, along with the information provided by the applicant and applicant's willingness to comply with the conditions of approval proposed staff has not identified reasons to deny the proposed CUP. The sworn affidavit from AT&T explains why the applicant has chosen the proposed location, why the applicant has not chosen co-location, and that there are no options other than the existing ATC Tower that would provide the needed mobile service functionality. According to AT&T, the ATC Tower is the only existing communications support structure in AT&T's search ring.

### **UDO 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 Conditional Use Permit is consistent with the goals of the Comprehensive Plan. The subject site is located in the "Conservation Buffer" zone. The property is undeveloped except for a garage in the northeast corner of the site. The proposed wireless telecommunication facility requires less disturbance of site area than many other uses and it can be removed and site restored if the applicant chooses to cease operations on-site. Wisconsin Statute requires the removal of abandoned mobile service facilities once they are no longer in use. The UDO also requires that the applicant provide a surety to the City prior to building permit approval. The surety allows the City to remove the facility and restore the site if needed in the future. Staff is of the opinion that allowing the proposed facility on the subject parcel is consistent with the Comprehensive Plan. The Comprehensive Plan includes a Utilities Plan on page 35 of Part 2 of the Authentic Ashland Plan. The "Other Utilities" section of the Utilities Plan addresses telecommunications services: "The City recognizes that businesses, industries, and institutions need fast, reliable, and up-to-date telecommunication service and a skilled labor force to use the service. The City should be an active participant in working to ensure that Ashland has an adequate telecommunication infrastructure to serve existing and future needs. A goal of this plan is to ensure that employees, small businesses, satellite offices, and others can live and work in Ashland while being fully connected to clients and company headquarters that are located elsewhere in the country. The 2016 Community Survey noted the importance of internet connectivity for all in the community. Fiber optic infrastructure should be explored city-wide." Though the Future Land Use Plan does not specifically mention wireless telecommunications facilities, the City is cognizant of the demand and need for these facilities. The Utilities Plan from the Comprehensive Plan also emphasizes the community's need for reliable telecommunications service of the type provided by the proposed facility. Additionally, the applicant has submitted a sworn affidavit pursuant to Wis. Statute 66.0404 stating that the cost of using the current tower is economically burdensome and that the proposed tower will provide superior mobile service functionality. The sworn affidavit states the need to relocate on the new tower. It also states that other than the current ATC facility, no other viable option exists to provide AT&T with the functionality needed.

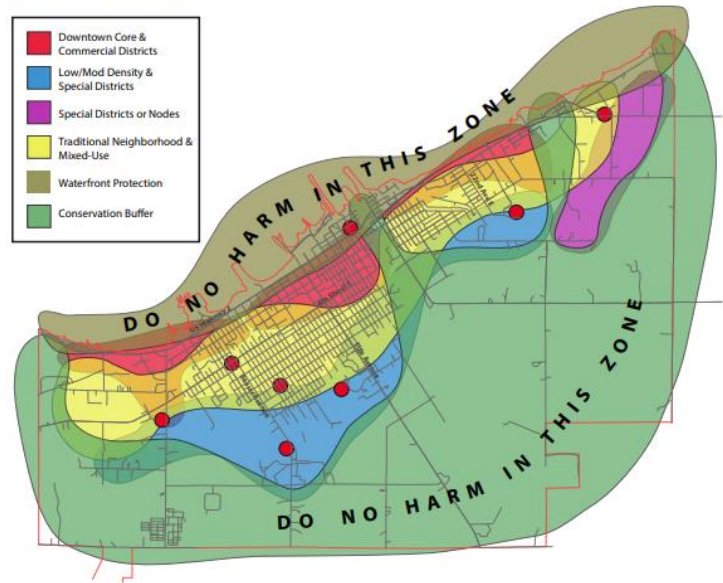
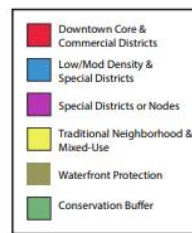
**2. Compatibility.**

The proposed wireless communication facility is compatible with the current Unified Development Ordinance, Future Development Zoning, and surrounding properties. The Conditional Use Permit requested would allow for the facility and fencing as proposed. Staff does not anticipate issues with traffic, noise, stormwater runoff, etc. The Fall Zone Certification Letter provided by a licensed Wisconsin Professional Engineer states that if the tower was to fall during a catastrophic event, it is designed to fall within a limited radius away from other existing structures which would prevent damage which otherwise could occur. If the tenants would want to make major changes such as increasing the height of the tower, etc. additional reviews and approvals would be required.

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

The Comprehensive Plan highlights the need for the improved coverage the proposed communication facility will provide. The facility provides space for up to three (3) carriers to collocate. The tower is not simply for one wireless provider. AT&T explained in their affidavit stating the need for the tower that they are obliged to build out FirstNet, which is an integrated data network for providers of emergency services. AT&T has stated in their sworn affidavit that no other viable

FUTURE LAND USE PLAN



options exist for them in the area other than the ATC Tower for which they state that the rent structure is prohibitive to them continuing operations from the existing tower.

**4. Neighborhood Protections.**

Staff does not anticipate significant increases in traffic or changes in traffic patterns. No employees will normally work on-site except for routine maintenance by technicians as needed. The applicant will not disturb the existing wetlands and most vegetation onsite. Any changes proposed from the original plans would require staff and if applicable, Plan Commission and Common Council approvals. Additionally, the tower location is set back towards the south (rear) of the subject property and approximately 600 feet away from the nearest residence. The tower location is over 700 feet from County Highway A which is the nearest road. The fall zone of the tower is located on the subject property and away from other structures. Staff does not believe the tower will have a major impact on the area.

**5. Conformance with Other Requirements:**

Any additional/future improvements proposed for the parcel must conform to all other applicable City code requirements, including (but not limited to):

- a. Local and state building code requirements to ensure the property meets code standards for the proposed use(s) prior to issuance of any future Permits.
- b. The applicant shall obtain necessary zoning and building approvals along with building permits for any future improvements on the property.

## UDO Permit Application Requirements

- 1) A document from the owner or lessor that allows the applicant to apply for a conditional use permit and/or development permit and building permit to erect a wireless telecommunication facility: The applicant submitted a landowner letter of approval signed by James Lawton stating that as trustee of the trust that owns the subject property, he gives permission for Buell Consulting and its agents to apply for a Conditional Use Permit for a telecommunication tower on the parcel he owns.
- 2) An accurate site plan that shows parcel lines, location of wireless communication tower or antenna setback distances, any accessory equipment or structure, and proposed fencing and landscaping: The applicant has submitted a comprehensive package which includes a site plan that shows the subject parcel, proposed communications tower location and setbacks, accessory equipment/structures, fencing location, proposed utility easement, and existing vegetation. The site plan shows the proposed fencing and the applicant has provided information on the proposed fencing. The applicant does not propose new landscaping for the site but given the proposed placement of the tower and existing landscaping onsite staff believes the impact of additional landscaping on-site would be minimal.
- 3) An illustrative drawing showing how the wireless telecommunication facility will be as aesthetically in keeping with surroundings as possible: The applicant has submitted an elevation drawing showing a side view of the tower. The tower will be approximately 405 feet tall and given the location several hundred feet back from County Highway A staff has no concerns with the visual impact of the proposed tower. The tower's design is consistent with other towers constructed. It will be a neutral color and the only lights that will be on the tower are what is required by the FAA. Staff is supportive of the design as proposed.
- 4) Sufficient information to show that the construction, installation, and maintenance of the wireless telecommunication facility will not create a safety hazard or damage to property of other persons: The applicant has submitted a Fall Certification Letter signed and sealed by a WI Professional Engineer and the engineer has determined that if the tower was to fall it would fall within a radius of 190 feet from the base of the structure. The tower is designed with several safety factors so not intended to fail. In the event that the tower would fail due to catastrophic wind loading, the design would enable the tower to fail most likely within one or more of the tower legs which would result in an accordion-like collapse to the ground. The engineer has stated that this buckling would result in a fall radius of 190 feet or less at ground level. The applicant has also submitted a Federal Aviation Administration (FAA) Determination of No Hazard to Air Navigation. Staff finds that the applicant has met this requirement.
- 5) A report or plan from a qualified and registered engineer or firm that specifies the tower height and design (including cross-sections and elevations); the height above grade for all potential mounting positions for co-location antennae and the minimum separation distances between antennae; structural mounting designs and materials list; and the capacity of the tower (including the number and type of antennae that the tower can accommodate). As applicable, an engineer's stamp and number shall be required: The applicant has included plans and a stamped Fall Certification Letter indicating the tower's proposed 405-foot height and mounting heights of the proposed and future antennas. The plans indicate three mounting locations on the proposed tower and number of antennas proposed. The Fall Certification Letter, signed and sealed by a WI Professional Engineer explains that the tower is designed so that if it fails due to catastrophic wind it would likely fall within a 190-foot radius. Staff believes that the applicant has provided enough information for a CUP approval but would recommend as a condition of building permit approval that the all required structural drawings and calculations be submitted for City staff review prior to building permit issuance.
- 6) Structural and electrical plans showing how the proposed tower will accommodate the co-location of the applicants antenna and comparable antennas of additional users; and the plans and specification whereby the proposed tower is designed to allow for future rearrangement of

antennas to accommodate additional users and the mounting of additional antennas at varying heights: The applicant's submittal package includes plans showing how the tower would accommodate the applicant's proposed antenna and collocation of future antennas. The final plan set prior to building permit issuance will include electrical plans/details for the proposed antenna. The plans include mounting locations for future antennas on the tower. The set designates two additional areas within the fenced area as future lease areas for the equipment of up to two additional carriers wishing to locate antennas on the tower. Staff has discussed with the applicant that staff would recommend as a condition of CUP approval that the applicant submit structural and electrical plans for Inspector review prior to building permit issuance.

- 7) Plans and specifications showing how the proposed facility will be maintained in keeping with all applicable codes and ordinances: The applicant has stated to staff that occupancy is limited to periodic maintenance and inspection by technicians as required. The facility is unmanned and not intended for human habitation. The applicant's technicians will regularly inspect and perform required maintenance and repairs as needed for the facility. The materials submitted state some applicable codes and standards. These include the following:

- ANSI/TIA-222-H-1: Structural Standard for Antenna Supporting Structures, Antennas and Small Wind Turbine Support Structures
- ANSI/TIA-322-2016: Loading, Analysis, Design, Installation, Alteration and Maintenance of Communication Structures, Latest Edition
- ANSI/TIA-222 Structural-H-1: Structural Standard, Latest Edition

Staff has discussed with the applicant that staff would recommend as a condition of approval that the applicant submit a code sheet listing all applicable codes and demonstrating compliance with all codes prior to building permit issuance.

The applicant and staff have discussed maintenance of the site. City Switch maintains a list of their facilities and would place this facility on the list of facilities to be maintained throughout the year. Generally, maintenance is done during the spring, summer, and fall. If a technician or other personnel need access to the site during the winter City Switch will clear snow as needed. In general, the sites are meant to be as low maintenance as possible.

### **Review Recommendation**

Staff recommends APPROVAL of the Conditional Use Permit contingent on the following conditions:

- Approval of the Conditional Use Permit to allow for the proposed Wireless Telecommunication Facility at 2704 County Highway A (Parcel # 201-04595-0100).
- All non-FAA-required lighting shall be full cut-off and downward facing. Applicant shall submit plans/specifications for all lighting proposed prior to building permit issuance.
- Approval for the six (6) foot security fencing as proposed with up to one (1) additional foot of barbed wire.
- Conditional Use Permit is only for the wireless telecommunications land use proposed and not for any additional uses or improvements. If any additional land uses are proposed such uses will require additional administrative and/or Conditional Use Permit approval through Plan Commission and the Common Council.
- Applicant shall submit structural plans and calculations and electrical plans to City staff for Inspector review and approval prior to building permit issuance.
- Applicant shall submit a code sheet listing all applicable codes and demonstrating compliance with all codes for Inspector review and approval prior to building permit issuance.
- Applicant shall furnish a financial guarantee in the form of a letter of credit as a surety to the City in the amount of twenty thousand dollars (\$20,000) prior to building permit

- issuance for removal of the tower or restoration of the site should this be required in the future.
- Prior to the construction of any future improvements on the parcel, the applicants(s) shall apply for and obtain any required approvals and permits.
  - Applicant shall maintain the tower and associated equipment and ensure all site improvements remain code compliant and in structurally-sound condition.
  - Applicant shall ensure that the tower is compliant and remains compliant with all applicable Federal, State, and Local regulations.
  - Applicant shall maintain liability insurance protecting against losses due to personal injury or property damage resulting from the construction, operation, or collapse of the tower, antennae, or accessory equipment and shall keep the City updated with current proof of liability insurance.
  - Applicant shall remove the telecommunications facility from the property and restore the property if the applicant ceases use of the facility in the future.

Additionally, as a Public Hearing is scheduled for the proposed CUP review, the Plan Commission should hear all input from the public prior to making a determination. A Class 2 public notice was issued on April 9<sup>th</sup> and April 16<sup>th</sup> and discretionary letters were sent to all surrounding property owners within 200 feet of the subject property.

*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.*



BUELL CONSULTING, INC.  
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Eden Prairie, MN 55344  
(651) 361-8110  
[www.buellconsulting.com](http://www.buellconsulting.com)

Friday, April 24, 2026

City of Ashland, WI  
Planning & Development Office  
Attn: Steven Wiley, Director of  
Planning & Development  
601 Main Street West  
Ashland, WI 54806

RE: CUP Application for New Tower Site – CitySwitch ref. Ashland 10123956/ City of Ashland / James and Carol Lawton Joint Income Only Trust, Property: Ashland County PID 201045950100, comprised of part of NW 1/4 of the NE 1/4 Section 2, Township 47 North, Range 4 West.

Dear Steven Wiley, and the City of Ashland Planning & Development Office,

On behalf of CitySwitch, Buell Consulting, Inc. hereby submits a Conditional Use Application for a Communications Tower on the property within the City limits, PID 201045950100 owned by James and Carol Lawton Joint Income Only Trust.

Enclosed with this letter are the following items:

- Zoning Narrative (see immediately following pages) explaining how our proposed project complies with the City of Ashland Zoning Ordinance
- CUP application fee in the amount \$200
- CUP application form completed and signed by me, on behalf of the applicant, CitySwitch, and by the property owner
- Site Plans by Design 1 Engineers, Inc. dated 12 /9 /2025
- Legal descriptions of surveyed lease area and access
- FAA pre-check no hazard letters dated 12/18/2025
- Fall Zone Letter
- Sworn Statement from AT&T
- CitySwitch's proof of insurance

**Please do not hesitate to call for any clarifications or additional questions related to any of the LUP application materials. So that we can monitor various internal and external deadlines, including but not limited to the deadline for approval of this application under Section 66.0404(2)(d) of Wisconsin statutes, please confirm that this application is complete or, if it is not complete, please provide a detailed description of the required information that is incomplete pursuant to Section 66.0404(2)(c) of Wisconsin statutes.**

Sincerely,

***Karl Gerber***

Site Development Agent on behalf of CitySwitch  
Phone: 715-415-4528  
Email: [kgerber@buellconsulting.com](mailto:kgerber@buellconsulting.com)

Encl.

## Zoning Narrative

### Land Use Permit Application for a New Communication Tower

Barron County PID 201045950100

This zoning narrative is included to state how our application complies with the City of Ashland Zoning Ordinance (cited ordinance language is in *blue italics*, our responses are in normal font).

#### Communication Tower Use:

Our proposed use is located on a parcel zoned as FD- Future Development District within the City limits of Ashland. According to the City of Ashland Zoning Ordinance, Section 5.4(2) Wireless telecommunication facilities, new mobile service support structure and facilities are permitted with the issuance of a conditional use permit by the City Zoning Administrator. The proposed site is ideal for a cell tower because the parcel is vacant and is close enough to residential areas to provide enhanced service to area residents and traffic along highway 2, County Road A, and other local streets/roads. Another reason for this tower is the existing tower located at 2313 County Hwy A has become economically burdensome and is no longer a viable option for AT&T. Finally, pursuant to Section 66.0404(4)(c) of Wisconsin statutes, a municipality may not prohibit placement of a communication tower in particular locations in the municipality. Therefore, our proposed use is appropriate at the proposed location from both zoning and practical perspectives.

#### Zoning and Development Standards:

##### **City Zoning and CUP standards:**

Per Section 5.4 Utilities and Communication Uses: Sub Section 2:

#### *Wireless telecommunication facilities.*

*d. Permit application requirements. In addition to the application requirements specified in Part 3: Application, Review, and Approval Procedures relating to conditional use permits, development permits, and building permits, applicants shall provide the following additional application materials:*

*(1) A document from the owner or lessor that allows the applicant to apply for a conditional use permit and/or development permit and building permit to erect a wireless telecommunication facility; Please see attached letter from landowner allowing us to apply for the conditional use permit on their behalf.*

*(2) An accurate site plan that shows parcel lines, location of wireless communication tower or antenna setback distances, any accessory equipment or structure, and proposed fencing and landscaping; Please see attached site plan showing parcel lines, location of wireless communication tower or antenna setback distances, any accessory equipment or structure, and proposed fencing and landscaping.*

*(3) An illustrative drawing showing how the wireless communication facility will be as aesthetically in keeping with the surroundings as possible; Please see attached site plan showing how the wireless communication facility will be as aesthetically in keeping with the surroundings as possible.*

*(4) Sufficient information to show that the construction, installation, and maintenance of the wireless telecommunication facility will not create a safety hazard or damage to property of other persons; Please see attached FAA no hazard letters and fall zone letter show that in the rare circumstance that if the tower were to fall it would stay within the property lines and not affect neighboring parcels.*

(5) A report or plan from a qualified and registered engineer or firm that specifies the tower height and design (including cross-sections and elevations); the height above grade for all potential mounting positions for co-location antennae and the minimum separation distances between antennae; structural mounting designs and materials list; and the capacity of the tower (including the number and type of antennae that the tower can accommodate). As applicable, an engineer's stamp and number shall be required; Please see attached site plans that show the tower is designed for multiple carriers. The attached site plans will be finalized and stamped after zoning approval but before building permit issuance.

(6) Structural and electrical plans showing how the proposed tower will accommodate the co-location of the applicants antenna and comparable antennas of additional users; and the plans and specification whereby the proposed tower is designed to allow for future rearrangement of antennas to accommodate additional users and the mounting of additional antennas at varying heights; Please see attached site plans that show the tower is designed for multiple carriers. Additional tower and foundation drawings will be submitted prior to issuance of the building permit.

(7) Plans and specifications showing how the proposed facility will be maintained in keeping with all applicable codes and ordinances. Please see attached maintenance plan.

*e. Inspection.* The Building Inspector or Designated Authorized Agent may, at any time, inspect any wireless telecommunication facility to ensure its structural integrity. If upon such inspection it is determined that the facility fails to comply with such applicable codes and/or ordinances, and that such failure constitutes a danger to persons or property, then upon notice being provided to the owner of the facility, the owner shall have thirty (30) days to bring the facility into compliance with applicable codes and standards. Failure to bring the facility into compliance within the said thirty (30) days shall constitute cause for removal at the owner's expense. The facility and tower shall be maintained and will comply with such applicable codes and/or ordinances. However, if CitySwitch is notified that something is not up to code they will bring it into compliance within 30 days.

*f. Non-interference.* All new or existing wireless telecommunication facilities shall comply with all relevant Federal Communication Commission (FCC) and Federal Aviation Administration (FAA) standards and shall not interfere with public safety and other city and private telecommunication operations. The proposed telecommunications tower and facility will comply with all FCC and FAA standards and will also have no interference with local and safety communications.

*g. Insurance.* The applicant shall provide the City with proof of liability insurance that protects against losses due to personal injury or property damage resulting from the construction, operation, or collapse of the tower, antennae, or accessory equipment. Please see attached CitySwitch's proof of insurance.

*h. Co-location requirements.* An application for a new wireless telecommunication tower shall document that co-location is not feasible, in that the antenna planned for the proposed tower cannot be reasonably accommodated,

- (1) on a City-owned water tower;
- (2) on an existing and conforming co-location tower or structure; or
- (3) on an existing utility pole.

There are no other structures in the area of the proposed tower that have sufficient enough height to meet the coverage needs of AT&T besides the existing tower located at 2313 County Hwy A. However, that tower has become economically burdensome and is no longer a viable option for AT&T.

The application shall document that existing co-location options, both within and transcending the municipal borders is not feasible. In addition, the application shall document, for the purpose of providing service to the residents and businesses of the City of Ashland, co-location of the tower would do one or more of the following:

- (1) The antenna would exceed the structural capacity of the existing or approved tower or structure;

- (2) The antenna would cause interference with other existing or planned equipment at the tower or structure;*
- (3) Existing or approved towers or structures cannot reasonably accommodate the antenna at a height necessary for the proposed antenna to provide service to the residents and businesses of the City of Ashland;*
- (4) Existing or approved structures suitable for the antenna are outside the documented search area;*
- (5) The owners or lessors of the existing or approved towers and structures are unwilling to allow co-location upon their facilities.*

There are no other structures in the area of the proposed tower that have sufficient enough height to meet the coverage needs of AT&T besides the existing tower located at 2313 County Hwy A. However, that tower has become economically burdensome and is no longer a viable option for AT&T. Additionally, pursuant to Wisconsin State Statute 66.0404(2)(b)6. ".....a sworn statement from an individual who has responsibility over the placement of the mobile service support structure attesting that collocation within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or **is economically burdensome** to the mobile service provider." Please see attached sworn statement from AT&T.

*i. Performance standards. The following performance standards apply to all wireless telecommunication facilities erected, constructed, placed, modified or replaced in the City of Ashland. All wireless telecommunication facilities shall be designed and situated to be visually unobtrusive, to minimize the impact on neighboring uses, and shall conform to the following design and siting criteria:*

*(1) Height. In a residential district, or on residential properties, a wireless telecommunication facility shall not exceed sixty (60) feet in height. In all zoning districts, the height shall comply with City of Ashland Ordinance 453.* We believe we meet the criteria listed in CHAPTER 453. REGULATING THE HEIGHT OF STRUCTURES AND TREES AND THE USE OF PROPERTY IN THE VICINITY OF THE ASHLAND MUNICIPAL AIRPORT. Our proposed structure is more than 4.5-miles from the airport runway and is not in line with either runway.

*(2) Setbacks. The minimum setback from any parcel line, public right-of-way, building or structure, except for accessory buildings or equipment structures, for a wireless telecommunication tower shall be equal to one hundred (100) percent of the height of the tower. Setbacks for accessory buildings and equipment structures associated with wireless telecommunication facilities shall comply with the zoning district in which the facility is located.* Please see attached fall zone letter stating that in the rare circumstance the tower does collapse it will not fall further than 190'. Pursuant to Wisconsin State Statute 66.0404(2)(g) "If an applicant provides a political subdivision with an engineering certification showing that a mobile service support structure, or an existing structure, is designed to collapse within a smaller area than the setback or fall zone area required in a zoning ordinance, that zoning ordinance does not apply to such a structure unless the political subdivision provides the applicant with substantial evidence that the engineering certification is flawed."

*(3) Accessory equipment structures. All accessory equipment structures adjacent to an antenna system and/or tower shall be screened or architecturally designed to blend in with the surrounding environment and shall meet the minimum setback requirements of the applicable zoning district.* The proposed ground equipment meets all the setback requirements for the FD - Future Development District. There is some existing trees and bushes around the proposed facility if additional screening is needed then a landscaping plan will be provided.

*(4) Fencing. Pursuant to the conditions of the approved conditional use permit, appropriate safety fencing shall be incorporated within the site accommodating the tower and accessory equipment structures. Please see page A-3 of the attached site plans showing a proposed 6-foot chain link fence with 1' of barbwire on top.*

*(5) Landscaping and screening. Pursuant to the conditions of the approved conditional use permit, proper landscaping and screening shall be incorporated into the site accommodating a tower and its accessory equipment. There is some existing trees and bushes around the proposed facility if additional screening is needed then a landscaping plan will be provided.*

*(6) Color. The wireless telecommunication tower and antenna shall be a neutral color such as a light gray or sky blue, except as may be otherwise dictated by the Federal Aviation Administration (FAA), and be designed to minimize visibility and to blend into the surrounding environment. The proposed tower will be a neutral color.*

*(7) Materials and wind loads. Towers and antennas shall be designed to withstand applicable wind load requirements as prescribed in the applicable building codes. Towers and/or antenna systems shall be constructed of, or treated with, corrosive resistant material. A regular maintenance schedule shall be followed. The proposed tower will be designed to withstand a basic wind speed of 105 mph without ice and 50 mph with 1-1/2" ice, Risk Category II, Exposure Category C and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H.*

*(8) Roof mounted wireless telecommunication antennas. Roof mounted wireless telecommunication antennas shall not be permitted on pitched roofs, unless they are stealth antenna incorporated into upward thrusting architectural elements, such as a steeple, spire, bell tower, or smoke stack. On flat roofs, the height of the antenna and mounting hardware may not be more than fifteen (15) feet above the highest point of the roof to which the antenna is attached. Not applicable since the proposed tower is not roof mounted.*

*(9) Structurally mounted wireless telecommunication antennas. A wireless telecommunication antenna mounted to the side of a building, shall be attached flush to the side of the building and shall not protrude more than three (3) feet from the side of the building. Structurally mounted antennas not affixed to towers shall be made to blend into the design and contours of the structure. Not applicable since the proposed tower is not a building mount.*

*(10) Lights. No antenna or tower shall have lights, reflectors, flashers, daytime strobes, steady night lights, or other illuminating devices affixed or attached to it in any way, except as may otherwise be required by the Federal Aviation Administration (FAA). Lights shall also comply with an AIR-O Airport Overlay. The only lights that will be on the tower is what will be required by the FAA.*

*(11) Signs and advertising. No signs and/or advertising message, excluding communication call letters or frequencies, shall be affixed to the antenna or tower structure. No signs will be on the tower or facilities except those that are required by the FCC.*

*(12) Other attachments. No antenna or tower shall have constructed thereon, or attached thereto, any platform, catwalk, crow's nest, or similar structure for the purpose of human support, except during periods of construction or repair. The proposed tower will not have any platform, catwalk, crow's nest, or similar structure for the purpose of human support, except during periods of construction or repair.*

Thank you for considering our proposed Land Use Permit Application and Submittal Package for CitySwitch's proposed tower facility. We believe we satisfy all requirements for the proposed cell tower facility, and we welcome any questions and comments as you review this application.

Please feel free to call me with any questions.

Sincerely,

Karl Gerber  
Site Development Agent on Behalf of CitySwitch  
Buell Consulting, Inc.  
9973 Valley View Rd  
Eden Prairie, MN 55344  
Office/Cell: 715-415-4528  
Email: kgerber@buellconsulting.com



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**SWORN STATEMENT OF JOE PERONA IN SUPPORT OF NEW TOWER CONSTRUCTION**

**BY CitySwitch DevCo 1, LLC**

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COUNTY OF DALLAS

STATE OF TEXAS

Joe Perona, being first duly sworn on oath, deposes and says that:

1. I am an adult resident of the State of Texas and serve as Director — Network Planning for AT&T Wireless ("**AT&T**").

2. I manage AT&T's high-rent relocation program, under which AT&T identifies high-cost or economically burdensome antenna site leases that accommodate AT&T's communications equipment and relocates its communications equipment onto lower-cost alternative antenna site lease locations to either improve or maintain wireless coverage.

3. I am familiar with the proposed tower to be constructed by CitySwitch DevCo 1, LLC ("**CitySwitch**") at 2704 County Hwy A, Ashland, WI 54806 (the "**CitySwitch Tower**"). I am also familiar with the existing communications tower (the "**ATC Tower**") owned by American Towers, LLC which is located at 2313 County Hwy A, Ashland, WI 54806. Both the existing ATC Tower and the location of the proposed CitySwitch Tower are located in AT&T's coverage search ring for this part of Ashland County.

4. AT&T currently leases space on the ATC Tower, along with related ground space at the base of the ATC Tower, to locate its communications equipment (the "**Wireless Facilities**"). AT&T has located its Wireless Facilities on the ATC Tower since January 1, 2009, but AT&T now desires to relocate its Wireless Facilities onto the CitySwitch Tower as the ATC Tower has become a high-cost antenna site structure for AT&T.

5. This sworn statement is made to attest that having its Wireless Facilities remain on the ATC Tower, which is the only existing communications support structure in AT&T's search ring, is economically burdensome for AT&T and would not result in the same cost-effective operation as compared to what AT&T could achieve if it relocated its Wireless Facilities to the CitySwitch Tower.

**Co-Location on the ATC Tower is Economically Burdensome**

6. AT&T maintains a co-location agreement with American Towers, LLC for the ATC Tower. Under this agreement, American Towers, LLC increases the rent, assesses other costs and poses other logistical issues when AT&T installs additional Wireless Facilities on the ATC Tower. AT&T anticipates future rent increases and costs from American Towers, LLC if it remains co-located at the ATC Tower. Those rent increases and costs would result from, among other things, AT&T's equipment rights on the ATC Tower.

7. The current rent charged by American Towers, LLC to co-locate on the ATC Tower is over 1.9 times what CitySwitch will charge AT&T to co-locate on the CitySwitch Tower. Pursuant to the agreement between AT&T and CitySwitch, annual rent increases are less than the annual rent increases charged by American Towers, LLC. At the current rate of rent increases, over the next twenty (20) years, the difference in rent paid by AT&T to remain on the ATC Tower versus relocating on the CitySwitch Tower is nearly 1 million dollars.

8. Since AT&T located on the ATC Tower in January 1, 2009, rent and escalators have become more competitive in the tower marketplace. New tower companies have entered the marketplace since January 1, 2009, which has also led to more competitive economic terms in tower lease agreements. Considering these competitive economic terms from other tower companies, AT&T has requested tower rent reductions from American Towers, LLC. Unlike other tower companies, American Towers, LLC has resisted an economically sustainable cost structure with its existing AT&T co-location leases, such that many of these leases have become economically burdensome for AT&T.

9. Decommissioning an existing Wireless Facility in favor of moving to an alternate tower location is something AT&T will only do in limited circumstances. AT&T will bear a significant capital cost in

decommissioning its Wireless Facilities installation on the ATC Tower and relocating to the CitySwitch Tower. Despite these relocation costs, the CitySwitch Tower remains a better co-location option for AT&T.

10. AT&T has made this determination because the current rents and other charges to co-locate on the ATC Tower have been categorized as high-cost as compared to other existing sites in AT&T's portfolio and the rents charged by other tower companies, such as CitySwitch.

11. AT&T has entered into nationwide development and master lease agreements with CitySwitch, which I am familiar with. Under these agreements, CitySwitch will construct at its own expense and own communications towers upon which AT&T will lease space to install its Wireless Facilities. AT&T does not bear any costs for the construction of a tower owned by CitySwitch.

12. Per these agreements and as is the case with the CitySwitch Tower, AT&T pays CitySwitch rent in return for 40,000 square inches of wind load surface area of loading and defined space on each tower and does not pay increased rent for additions to its Wireless Facilities provided said facilities remain within the predetermined space and loading limits. The agreed upon tower space and loading limits have taken into consideration the future additions and upgrades projected for AT&T's Wireless Facilities.

13. There are no other structures (other than the ATC Tower) located in AT&T's search ring capable of accommodating its Wireless Facilities.

14. The economic terms imposed upon AT&T by American Towers, LLC to remain co-located on the ATC Tower are not cost-effective and are economically burdensome for AT&T especially when the nearby CitySwitch Tower presents a more competitive and flexible co-location option.

**The CitySwitch Tower provides superior mobile service functionality.**

15. Technological changes and market trends in the wireless communications industry require AT&T to continuously upgrade its Wireless Facilities. AT&T is also obligated to build out FirstNet, which is our country's first nationwide integrated data network for providers of emergency services.

AT&T's lease agreement for the ATC Tower does not include "set aside" capacity reserved for the future needs of AT&T's Wireless Facilities. Every time AT&T desires to improve the Wireless Facilities

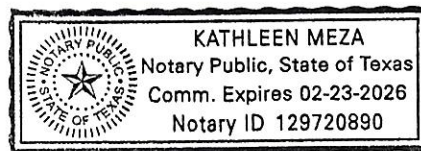
installed on the ATC Tower, it must apply to American Towers, LLC which then triggers an application fee and a lengthy administrative review process, which typically includes a structural analysis of the tower and an amendment to the existing lease agreement. This administrative process may take several months and results in unnecessary time delay and additional costs in the deployment of the upgraded Wireless Facilities.

16. Conversely, AT&T's master tower lease agreement with CitySwitch allows AT&T to rent 40,000 square inches of tower space and loading on a CitySwitch Tower. This space and loading capacity is reserved exclusively for AT&T and will accommodate the needs for AT&T's Wireless Facilities well into the future. This arrangement benefits AT&T because it increases the speed of deploying Wireless Facilities and gives AT&T greater flexibility to upgrade technologies and respond to the ever-changing coverage and capacity demands of its wireless network. Provided it does not exceed the reserved space and capacity limits in the co-location agreement, AT&T is free to upgrade its Wireless Facilities on the CitySwitch Tower with little to no delay.

  
\_\_\_\_\_  
JOE PERONA

Subscribed and sworn to before me  
this 6<sup>th</sup> day of February, 2026.

  
\_\_\_\_\_  
Notary Public State of Texas  
My Commission Expires



# Landowner Letter of Approval for CUP Application with the City of Ashland Wisconsin

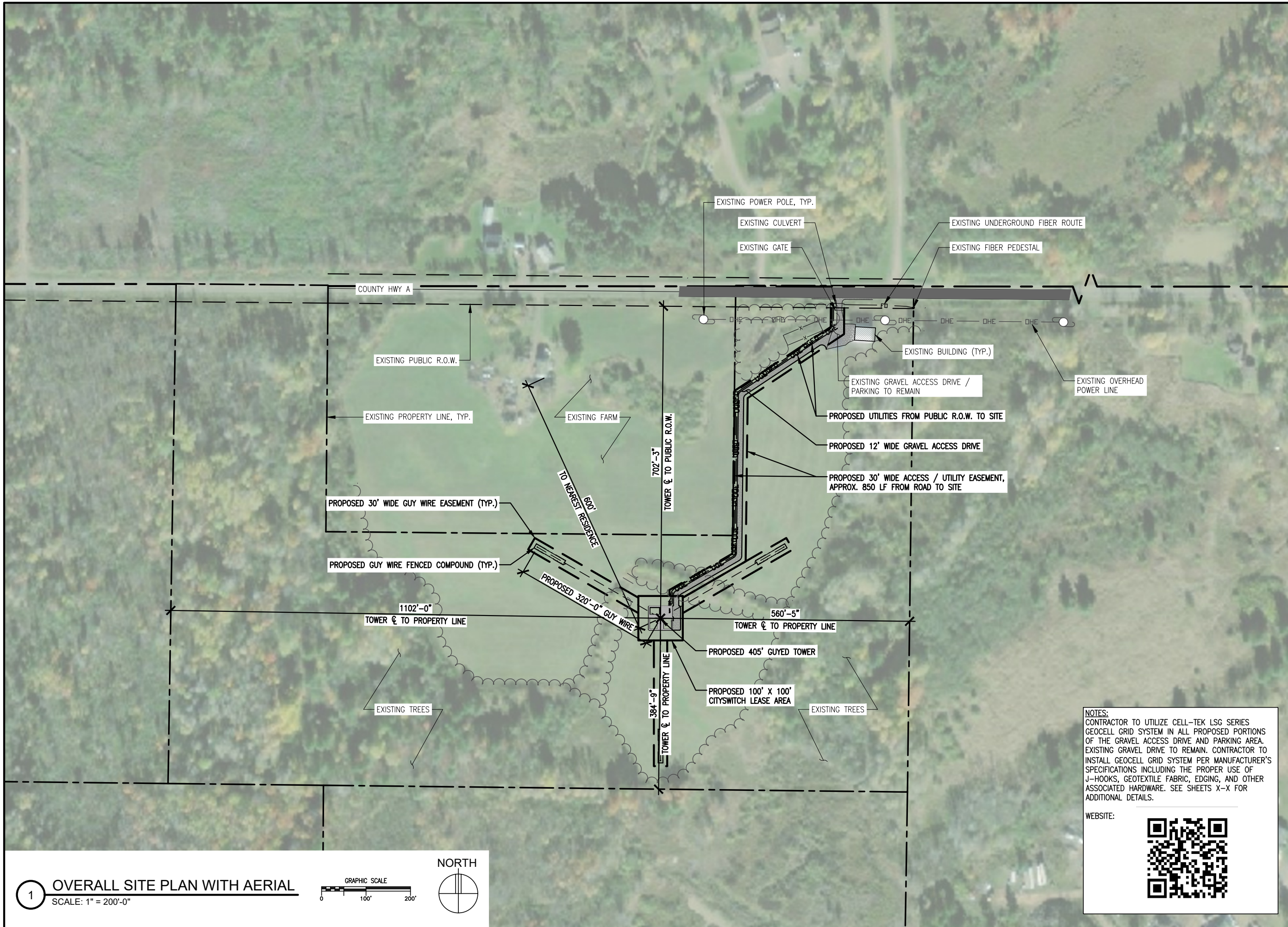
James Lawton hereby give permission to Buell Consulting and its agents to  
PRINT NAME  
apply for a Conditional Use Permit for a telecommunication tower on the parcel I own  
within the city limits of Ashland, WI.

Parcel ID: 201045950100.

Parcel address: 2704 County Hwy A, Ashland, WI 54806.

James Lawton Trustee  
SIGNATURE  
James + Carol Lawton Irrevocable Trust





NOT FOR CONSTRUCTION



9973 VALLEY VIEW RD.  
EDEN PRAIRIE, MN 55344  
(952) 903-9299  
WWW.DESIGN1EP.COM



PROJECT

ASHLAND

SITE #: WIC063  
PROJECT #: 10123956

2407 COUNTY HWY A  
ASHLAND, WI 54086

SHEET CONTENTS:  
OVERALL SITE PLAN W/AERIAL

|             |          |
|-------------|----------|
| DRAWN BY:   | JSP      |
| CHECKED BY: | SJD      |
| REV. A      | 12-08-25 |
| REV. B      | 12-09-25 |
| REV. C      | 04-01-26 |

**NOTES:**  
CONTRACTOR TO UTILIZE CELL-TEK LSG SERIES GEOCELL GRID SYSTEM IN ALL PROPOSED PORTIONS OF THE GRAVEL ACCESS DRIVE AND PARKING AREA. EXISTING GRAVEL DRIVE TO REMAIN. CONTRACTOR TO INSTALL GEOCELL GRID SYSTEM PER MANUFACTURER'S SPECIFICATIONS INCLUDING THE PROPER USE OF J-HOOKS, GEOTEXTILE FABRIC, EDGING, AND OTHER ASSOCIATED HARDWARE. SEE SHEETS X-X FOR ADDITIONAL DETAILS.

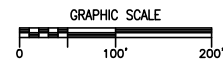
WEBSITE:



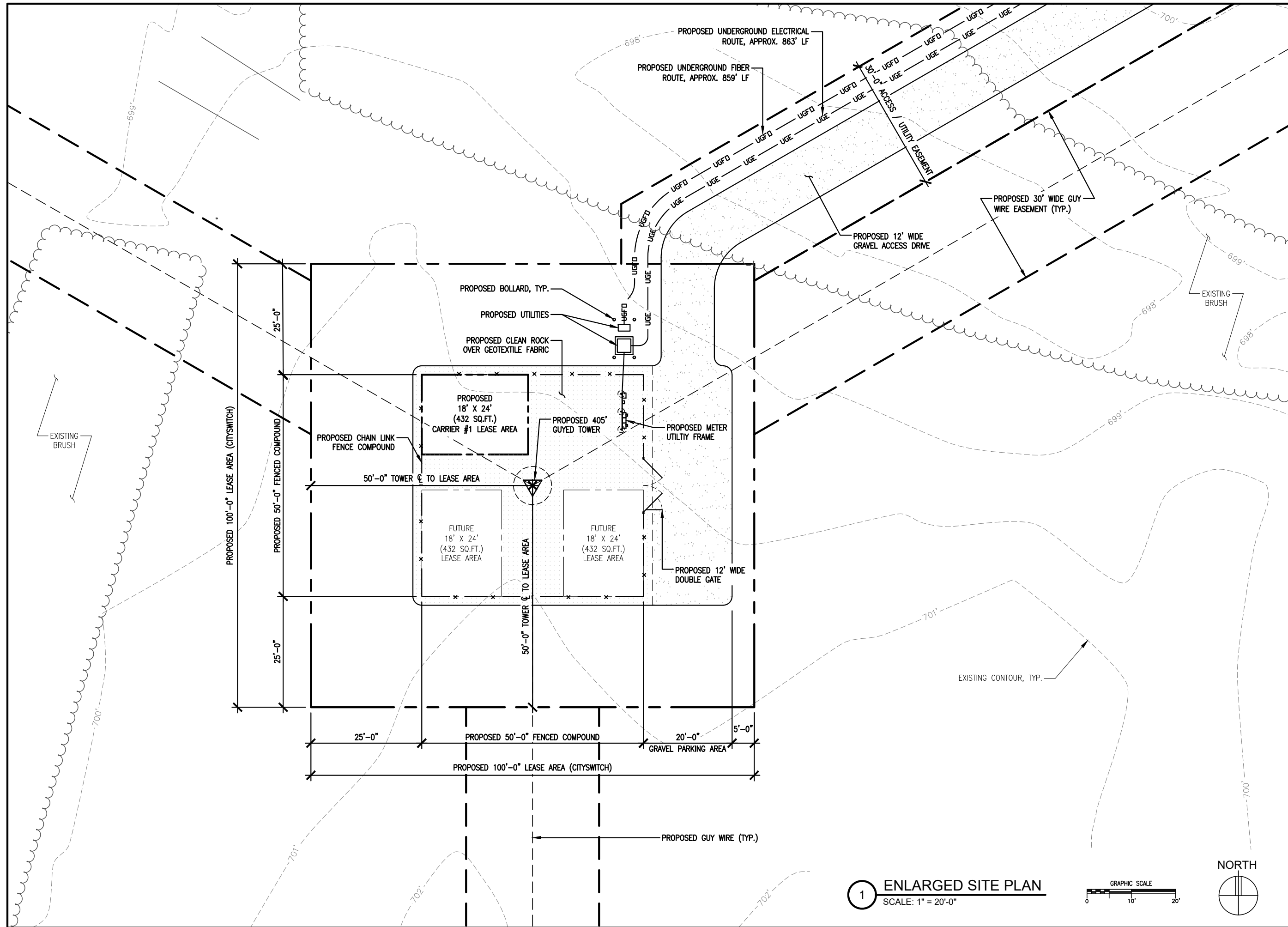
1

OVERALL SITE PLAN WITH AERIAL

SCALE: 1" = 200'-0"



A-1



NOT FOR  
CONSTRUCTION

**DESIGN 1**  
 9973 VALLEY VIEW RD.  
 EDEN PRAIRIE, MN 55344  
 (952) 903-9299  
 WWW.DESIGN1EP.COM

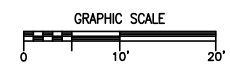


PROJECT  
**ASHLAND**  
 SITE #: WIC063  
 PROJECT #: 10123956  
 2407 COUNTY HWY A  
 ASHLAND, WI 54086

SHEET CONTENTS:  
ENLARGED SITE PLAN

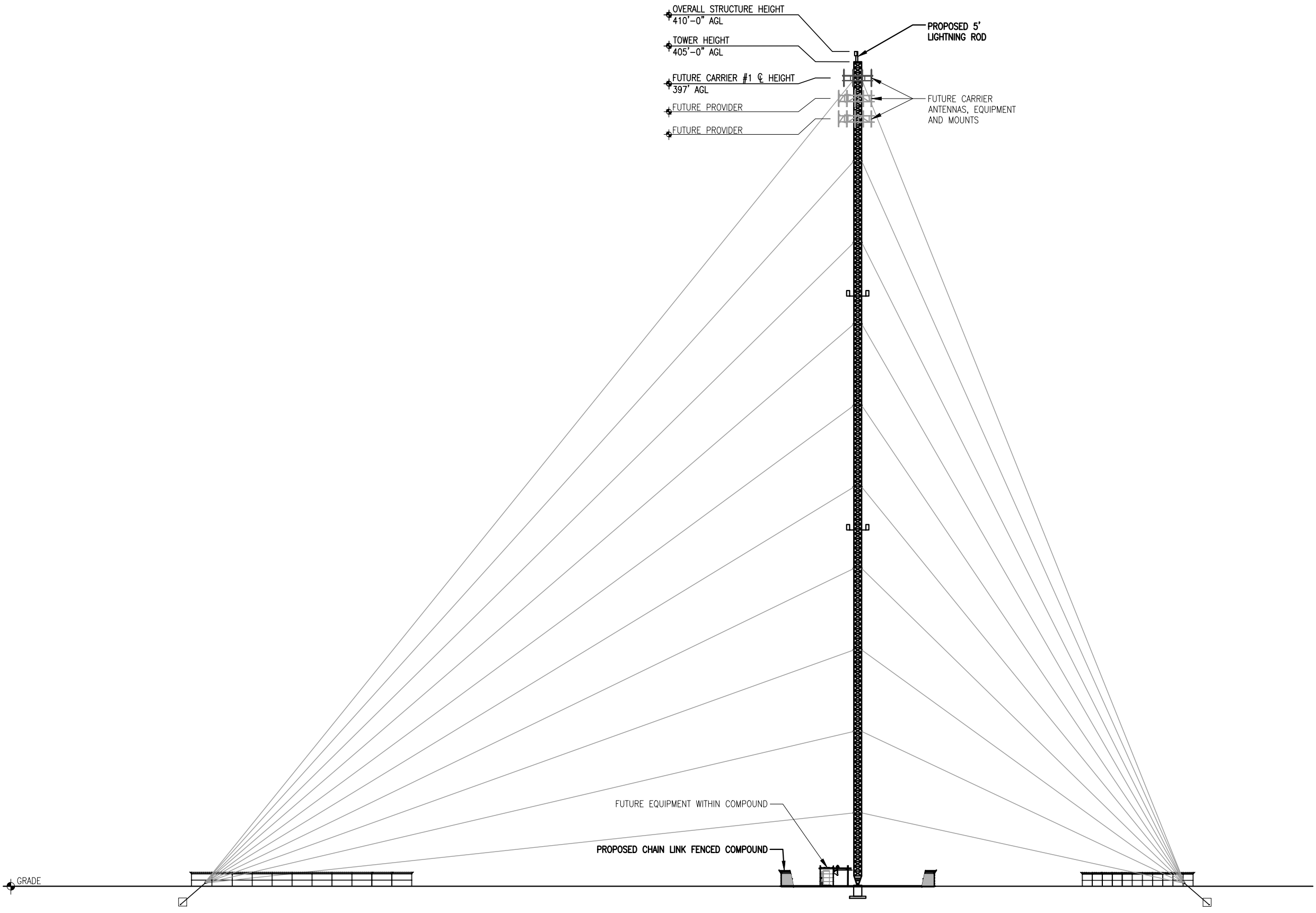
|             |          |
|-------------|----------|
| DRAWN BY:   | JSP      |
| CHECKED BY: | SJD      |
| REV. A      | 12-08-25 |
| REV. B      | 12-09-25 |
| REV. C      | 04-01-26 |

**1 ENLARGED SITE PLAN**  
SCALE: 1" = 20'-0"



**A-2**

OVERALL STRUCTURE HEIGHT  
 410'-0" AGL  
 TOWER HEIGHT  
 405'-0" AGL  
 FUTURE CARRIER #1 C HEIGHT  
 397' AGL  
 FUTURE PROVIDER  
 FUTURE PROVIDER  
 PROPOSED 5' LIGHTNING ROD  
 FUTURE CARRIER ANTENNAS, EQUIPMENT AND MOUNTS



NOT FOR CONSTRUCTION

**DESIGN 1**  
 9973 VALLEY VIEW RD.  
 EDEN PRAIRIE, MN 55344  
 (952) 903-9299  
 WWW.DESIGN1EP.COM



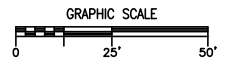
PROJECT  
**ASHLAND**

SITE #: WIC063  
 PROJECT #: 10123956  
 2407 COUNTY HWY A  
 ASHLAND, WI 54086

SHEET CONTENTS:  
 TOWER ELEVATION

|             |          |
|-------------|----------|
| DRAWN BY:   | JSP      |
| CHECKED BY: | SJD      |
| REV. A      | 12-08-25 |
| REV. B      | 12-09-25 |
| REV. C      | 04-01-26 |

**1** TOWER ELEVATION  
 SCALE: 1" = 50'-0"



A-3

THESE INSTRUCTIONS SERVE AS A GENERAL GUIDE. FOR SPECIFICS, PLEASE CALL CELL-TEK 410-721-4844

### STEP 1: Prepare subgrade.

Excavate, compact, and shape foundation soils to proper depth and grade.

Check out our videos on [www.celltekdirect.com](http://www.celltekdirect.com)

### STEP 2: Place underlayment on the subgrade.

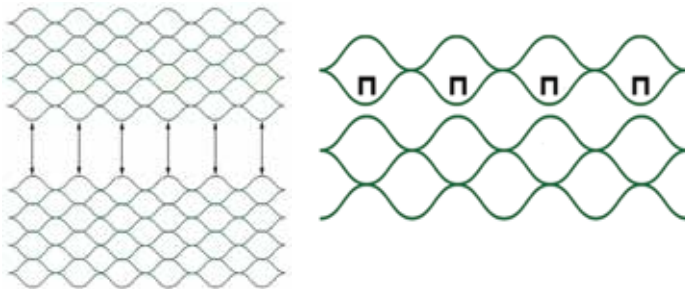
Use a non-woven geotextile fabric for most applications. Vegetated grassy paving would require Triax geogrid instead. The purpose of this underlayment is to keep the infill materials in the geocells; to prevent them from migrating down into the earth over time. Triax geogrid has large holes which allow grass roots to grow deep.

### STEP 3: Install LSG.

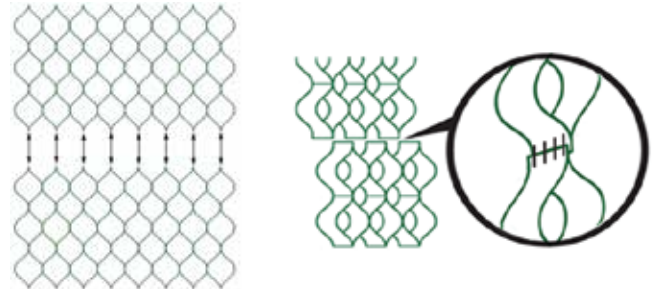
When fully expanded, a single unit of LSG will cover 8' x 22.5'. Be sure to fully expand the cells for best results. Cut the expanded grid to fit the area of your project. Use spikes to temporarily keep the grid expanded until you are ready to fill the cells. Interleaf or overlap edges of adjacent sections, connecting the grid to create a continuous matrix of cells. Connect all grid sections.

### Connecting Grids:

#### Connection Type 1 Cell Wall to Cell Wall



#### Connection Type 2 Weld End to Weld End



To create a strong seam, apply one staple per inch starting from top or bottom. A pneumatic stapler can be used for cell depths of 3" - 6". Or, we offer a hand-held stapler that can be used for the 3" - 4" cell depths.

Our hand-held stapler has an extra wide jaw. Use heavy duty staples.

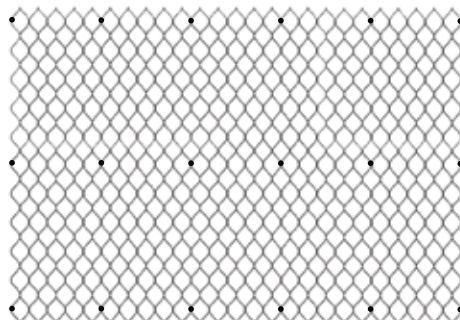
For small jobs, drill holes and use 1/4" zip ties instead of staples.

### STEP 4: **ONLY FOLLOW THIS STEP IF YOU WILL HAVE LOOSE GRAVEL OR GRASSY TOPPING**

(If you are installing pavers, bonded gravel, concrete, or asphalt on top, please skip this step)

#### Install 18" rebar J hooks every 4 feet in all directions.

Rebar J hooks keep the grid pinned down to prevent the infill materials from undermining the grid and lifting it up over time. Be sure to install the J hooks on all perimeters. Here is an example of J hook placement on a full 8' x 22.5' unit of LSG (18 per grid). These are made of 1/2" (#4) rebar. In some instances, with a 6" deep cell, a 24" rebar J hook is recommended.



Installation instructions continued on back

# LSG INSTALLATION INSTRUCTIONS CONTINUED

THESE INSTRUCTIONS SERVE AS A GENERAL GUIDE. FOR SPECIFICS, PLEASE CALL CELL-TEK 410-721-4844

## STEP 4: Infill Cells.

Cells can be filled with any infill materials such as gravel, crushed gravel, sand, etc. However, if your goal is a permeable pavement, use a clean, washed angular stone to allow water to pass through easily. **IMPORTANT NOTE:** For grassy paving, install a 50% / 50% mix of top soil and clean angular 3/4" stone. Overfill cells by 1". Avoid using limestone as it will affect the pH balance of soil and inhibit grass growth.

## STEP 6: Compact infill materials

Using appropriate equipment, compact the infill materials.

## STEP 7: Install the topping of your choice: Pavers, Gravel, Grass, or Bonded Gravel (SEE 4 BASIC OPTIONS BELOW)

**TIP!**  
Rebar J hooks are useful to keep grid expanded when filling cells!

### OPTION A: Brick Pavers (with a layer of bedding sand or fine gravel)

Residential Driveway System with LSG Series

**LEGEND**

- Concrete Paver with sand joints
- Cell-Tek LSG (3", 4" or 6") with aggregate infill. Approx 1/2" - 1" adjustment layer on top
- DuPont SF20 or SF40 Non-woven Geotextile Fabric
- Compacted Subgrade

**NOTES:**

- Max weight per Cell Depth
- 3" = 8000 lbs (single loads 18kN)
- 4" = 110 Loading 40,000 lbs (single loads 19kN)
- 6" = 120 Loading 60,000 lbs (single loads 149kN)

### OPTION B: Gravel

Non-Vegetated / Porous Paving with LSG Series (Load Support Grid)

**LEGEND**

- Cell-Tek LSG filled with 1/4" to 3/4" clean angular stone with 1" - 2" granular surface
- Rebar J-Hook #4 rebar (18" H or 24" H per engineer)
- DuPont SF20 or SF40 Non-woven Geotextile Fabric
- Compacted Subgrade

**NOTES:**

- Max weight per Cell Depth
- 3" = 8000 lbs (single loads 18kN)
- 4" = 110 Loading 40,000 lbs (single loads 19kN)
- 6" = 120 Loading 60,000 lbs (single loads 149kN)

### OPTION C: Grass (sod or soil / seed)

Vegetated Green Paving with LSG Series (Load Support Grid)

**LEGEND**

- Cell-Tek LSG filled with aggregate / topsoil mix with 1" layer of topsoil
- Rebar J-Hook #4 rebar (18" H or 24" H per engineer)
- Triax Geogrid
- Compacted Subgrade

**NOTES:**

- Max weight per Cell Depth
- 3" = 8000 lbs (single loads 18kN)
- 4" = 110 Loading 40,000 lbs (single loads 19kN)
- 6" = 120 Loading 60,000 lbs (single loads 149kN)

### OPTION D: Bonded gravel (Gravel-Lok®)

Permeable Gravel-Lok® Pavement

**LEGEND**

- Rebar Coat of Gravel-Lok liquid
- 1.5" to 2" bonded Gravel-Lok layer
- Cell-Tek LSG (3", 4" or 6") with aggregate infill. Approx 1/2" - 1" adjustment layer on top
- DuPont SF20 or SF40 Non-woven Geotextile Fabric
- Compacted Subgrade

**NOTES:**

- If you are using our product for the first time, please call for installation advice.
- Within 4 - 8 weeks, inspect surface for loose stones. Repair promptly. Repeat inspection and repair annually. For repair method, contact Cell-Tek Geosynthetics LLC.
- Fill liquid with stones and trowel them out (Bound Method). For a smooth surface using the Bound Method, the troweled surface must be a minimum of 3 times the thickness of the stone you are using OR
- Spread out the clean stones and sprinkle on the liquid with a watering can (Pour Bound Method). Both are permeable.
- Stones must be completely clean, dry and free from any fines.
- Angular stones will create a stronger pavement than rounded stones.
- For ADA compliance use stones which are 1/8" - 1/2" in size.

December 20, 2025

Mr. Tim Cook  
CitySwitch

RE: Proposed 405' Sabre Guyed Tower for Ashland, WI (WIC063)

Dear Mr. Cook,

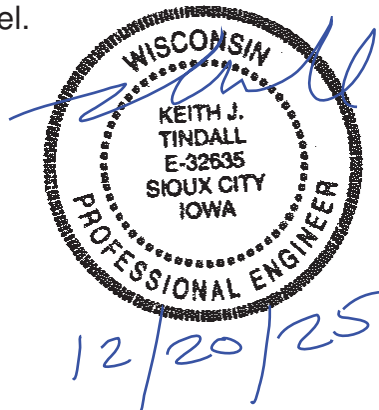
Upon receipt of order, we propose to design and supply the above referenced guyed tower for a Basic Wind Speed of 105 mph without ice and 50 mph with 1-1/2" ice, Risk Category II, Exposure Category C and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures, Antennas and Small Wind Turbine Support Structures".

When designed according to this Standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors. Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower legs. This would result in a buckling failure mode, where the steel legs would bend beyond their elastic limit (beyond the point where the legs would return to their original shape upon removal of the wind load).

Assuming that the wind pressure profile is similar to that used to design the tower, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section, leading to an accordion-like collapse to the ground. **Please note that this letter applies only to the above referenced tower designed and manufactured by Sabre Industries.** This would result in a fall radius of 190 feet or less at ground level.

Sincerely,

Keith J. Tindall, P.E., S.E.  
Vice President, Telecom Engineering



**sabre**

Sabre Industries, Inc.



Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2025-AGL-15718-OE

Issued Date: 12/16/2025

LESLIE LINDEMAN  
 PALM-TECH CONSULTING, LLC  
 11365 Little Bear Way  
 Boca Raton, FL 33428

**\*\*DETERMINATION OF NO HAZARD TO AIR NAVIGATION FOR TEMPORARY STRUCTURE\*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Crane Ashland WIC063  
 County, State: Ashland, Wisconsin

Collected Point(s):

| Label | Latitude     | Longitude    | SE     | DET AGL | AMSL    |
|-------|--------------|--------------|--------|---------|---------|
| pt-1  | 46-35-08.57N | 90-49-48.42W | 701 Ft | 440 Ft  | 1141 Ft |

This aeronautical study revealed that the temporary structure does not exceed obstruction standards and would not be a hazard to air navigation provided the condition(s), if any, in this letter is (are) met:

**\*\*SEE ATTACHMENT FOR ADDITIONAL CONDITION(S) OR INFORMATION\*\***

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of a structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this temporary structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Aviation Administration Flight Procedures Office if the structure is subject to the issuance of a Notice to Airmen (NOTAM).

If you have any questions, please contact our office at 1-817-222-4037, or [nathan.d.shelly@faa.gov](mailto:nathan.d.shelly@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-AGL-15718-OE

**Signature Control No: 686207730-687270083**

( TMP )

Nathan Shelly

Specialist

## **Additional Condition(s) or Information for ASN 2025-AGL-15718-OE**

**Proposal:** To construct and/or operate a(n) Crane to a height of 440 feet above ground level, 1141 feet above mean sea level.

**Location:** The structure will be located 4.3 nautical miles northeast of ASX Airport reference point.

### **Part 77 Obstruction Standard(s) Exceeded and Aeronautical Impacts, if any:**

Aeronautical study revealed that the temporary structure will not exceed any Part 77 obstruction standard. Aeronautical study confirmed that the temporary structure will have no effect on any existing or proposed arrival, departure or en route instrument/visual flight rules (IFR/VFR) operations or procedures. Additionally, aeronautical study confirmed that the temporary structure will have no physical or electromagnetic effect on the operation of air navigation and communications facilities and will not impact any airspace and routes used by the military. Based on this aeronautical study, the FAA finds that the temporary structure will have no adverse effect on air navigation and will not impact any aeronautical operations or procedures.

Based on this aeronautical study, the structure would not constitute a substantial adverse effect on aeronautical operations or procedures because it will be temporary. The temporary structure would not be considered a hazard to air navigation provided all of the conditions specified in this determination are strictly met.

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M Change 1, Obstruction Marking and Lighting, flags/red lights-Chapters 3(Marked),4,5(Red),14(Temporary),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

This determination expires on 06/16/2027 unless extended, revised, or terminated by the issuing office.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed within 5 days after the temporary structure is dismantled.

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

Recommend lowering the crane when not in use, between sunset and sunrise, and during low visibility conditions (ceiling <1000 feet, visibility <3 miles)







Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2025-AGL-15717-OE

Issued Date: 12/18/2025

LESLIE LINDEMAN  
 PALM-TECH CONSULTING, LLC  
 11365 Little Bear Way  
 Boca Raton, FL 33428

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower Ashland WIC063  
 County, State: Ashland, Wisconsin

Collected Point(s):

| Label | Latitude     | Longitude    | SE     | DET AGL | AMSL    |
|-------|--------------|--------------|--------|---------|---------|
| pt-1  | 46-35-08.57N | 90-49-48.42W | 701 Ft | 410 Ft  | 1111 Ft |

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M Change 1, Obstruction Marking and Lighting, a med-dual system-Chapters 4,8(M-Dual),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

**See attachment for additional condition(s) or information.**

This determination expires on 06/18/2027 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at 1-817-222-4037, or [nathan.d.shelly@faa.gov](mailto:nathan.d.shelly@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-AGL-15717-OE.

**Signature Control No: 686207403-687556480**

( DNE )

Nathan Shelly  
Specialist

Attachment(s)

Additional Information  
Case Description  
Frequency Data  
Map(s)

cc: FCC

**BASIS FOR DECISION:**

Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and en route procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C band.

This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C band evaluation process.

The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C band compatibility evaluation process.

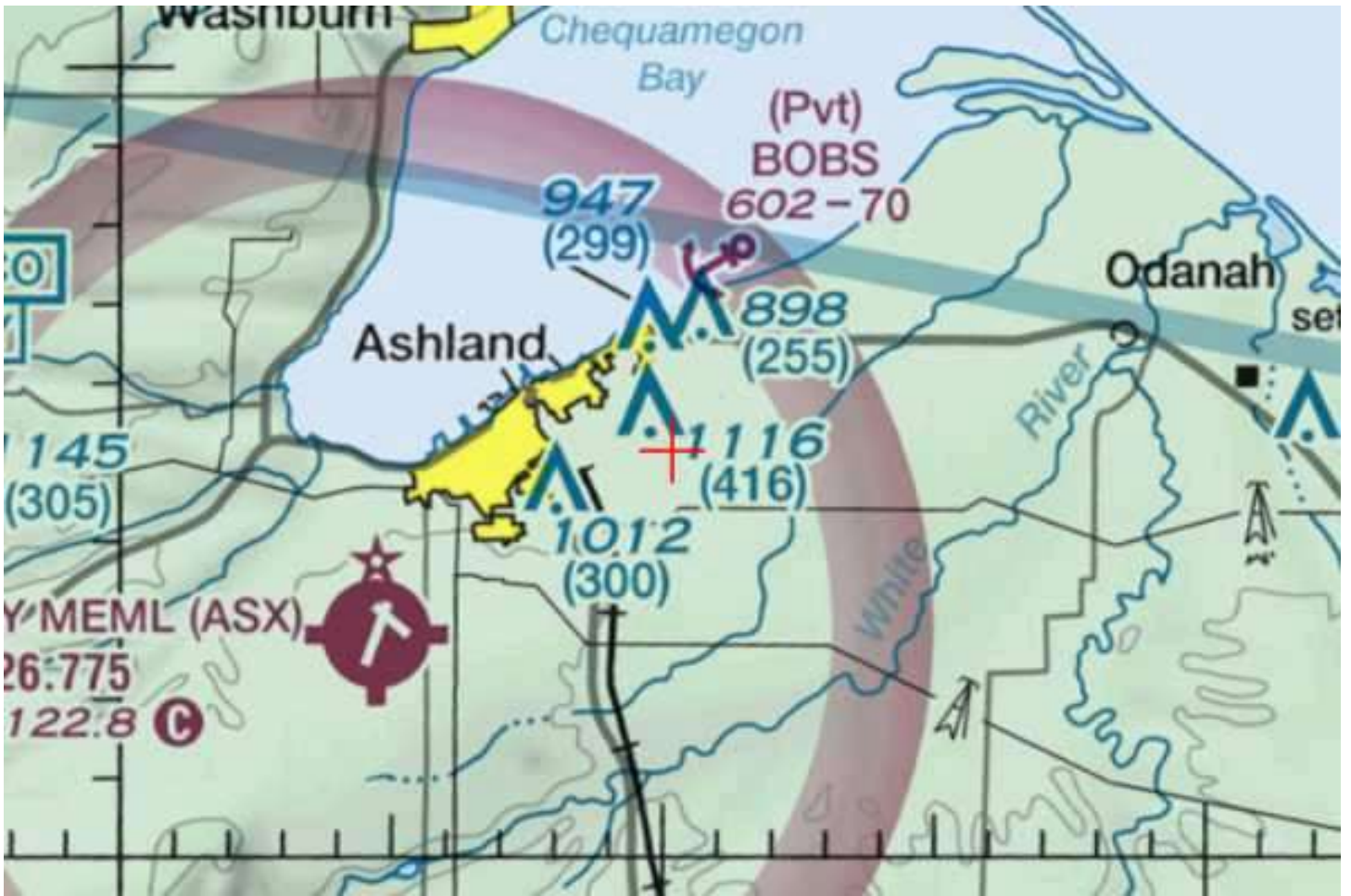
Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

New Tower with approved CBAND

**Frequency Data for ASN 2025-AGL-15717-OE**

| <b>LOW<br/>FREQUENCY</b> | <b>HIGH<br/>FREQUENCY</b> | <b>FREQUENCY<br/>UNIT</b> | <b>ERP</b> | <b>ERP<br/>UNIT</b> |
|--------------------------|---------------------------|---------------------------|------------|---------------------|
| 6                        | 7                         | GHz                       | 42         | dBW                 |
| 6                        | 7                         | GHz                       | 55         | dBW                 |
| 10                       | 11.7                      | GHz                       | 42         | dBW                 |
| 10                       | 11.7                      | GHz                       | 55         | dBW                 |
| 17.7                     | 19.7                      | GHz                       | 42         | dBW                 |
| 17.7                     | 19.7                      | GHz                       | 55         | dBW                 |
| 21.2                     | 23.6                      | GHz                       | 42         | dBW                 |
| 21.2                     | 23.6                      | GHz                       | 55         | dBW                 |
| 614                      | 698                       | MHz                       | 1000       | W                   |
| 614                      | 698                       | MHz                       | 2000       | W                   |
| 698                      | 806                       | MHz                       | 1000       | W                   |
| 806                      | 824                       | MHz                       | 500        | W                   |
| 806                      | 901                       | MHz                       | 500        | W                   |
| 824                      | 849                       | MHz                       | 500        | W                   |
| 851                      | 866                       | MHz                       | 500        | W                   |
| 869                      | 894                       | MHz                       | 500        | W                   |
| 896                      | 901                       | MHz                       | 500        | W                   |
| 901                      | 902                       | MHz                       | 7          | W                   |
| 929                      | 932                       | MHz                       | 3500       | W                   |
| 930                      | 931                       | MHz                       | 3500       | W                   |
| 931                      | 932                       | MHz                       | 3500       | W                   |
| 932                      | 932.5                     | MHz                       | 17         | dBW                 |
| 935                      | 940                       | MHz                       | 1000       | W                   |
| 940                      | 941                       | MHz                       | 3500       | W                   |
| 1670                     | 1675                      | MHz                       | 500        | W                   |
| 1710                     | 1755                      | MHz                       | 500        | W                   |
| 1850                     | 1910                      | MHz                       | 1640       | W                   |
| 1850                     | 1990                      | MHz                       | 1640       | W                   |
| 1930                     | 1990                      | MHz                       | 1640       | W                   |
| 1990                     | 2025                      | MHz                       | 500        | W                   |
| 2110                     | 2200                      | MHz                       | 500        | W                   |
| 2305                     | 2360                      | MHz                       | 2000       | W                   |
| 2305                     | 2310                      | MHz                       | 2000       | W                   |
| 2345                     | 2360                      | MHz                       | 2000       | W                   |
| 2496                     | 2690                      | MHz                       | 500        | W                   |
| 3700                     | 3980                      | MHz                       | 1640       | W                   |







March 17, 2026

City of Ashland, WI  
Planning & Development Office  
Attn: Steven Wiley, Director of Planning & Development  
601 Main Street West  
Ashland, WI 54806

RE: Conditional Use Permit Application to erect a new communication tower  
Address: 2704 County Hwy A, Ashland, WI 54806  
Parcel: 201-04595-0100  
Applicant: Karl Gerber, Buell Consulting, on behalf of CitySwitch

Dear City of Ashland Planning Commission,

It has come to our attention that CitySwitch & AT&T are proposing the development of a new telecommunications facility located approximately 0.4 miles from an existing 400 ft guyed telecommunications tower owned and operated by American Tower. Our facility is situated on a nearby parcel identified as parcel # 201-05133-0000 with the address of 2313 County Hwy A, Ashland, WI 54806.

This letter serves to formally notify the City of Ashland Planning Commission that American Tower is prepared to collaborate with CitySwitch & AT&T to identify a viable alternative solution, as a suitable facility currently exists within a half (1/2) mile from the newly proposed site.

American Tower remains committed to fostering cooperation and exploring feasible solutions that meet the needs of all parties to further minimize unnecessary infrastructure duplication.

Should you require additional information or wish to discuss this matter further, please do not hesitate to contact me via email at [janicy.canales@americantower.com](mailto:janicy.canales@americantower.com) or by phone at 781-926-4556.

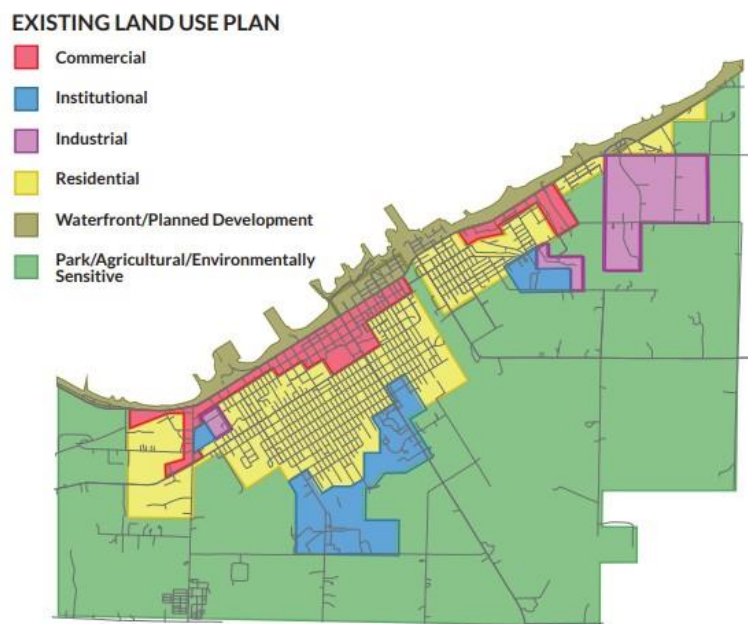
Sincerely,

  
**Janicy Canales** (she/her/hers)  
Attorney  
American Tower Corporation

- Approving this rezoning may set a precedent. How will the board ensure this doesn't lead to overdevelopment or multiple towers in proximity **CONSIDERING THERE IS ALREADY A TOWER NEAR BY!**
- What consideration has been given to property values for nearby residents?
- There already is a tower close by! Have all co-location options been fully explored? Many communities prioritize using existing towers or structures before approving new ones.
- There is already a cell tower in close proximity. Can the applicant demonstrate why an additional tower is necessary rather than upgrading or co-locating on the existing structure? I know that they do not like to "share" towers, however many cities are taking this approach now due to in the past.
- "What specific coverage gap or capacity issue is being addressed, and is there data to support that need?"

The picture is directly from the Ashland zoning and development's website. This area is considered

Park/Agricultural/Environmentally Sensitive



Not industrial.

Authentic Ashland | PART ONE | A Comprehensive Plan for Ashland, Wisconsin, February 2017

Might I reiterate, there already is a tower close by. We do not need another tower. I am strongly against this re zone idea.

I ask the board to carefully consider whether this location and approach are truly necessary, and to prioritize solutions that minimize impact on the community.

April 22<sup>nd</sup>, 2026 Email from Byron Mackey

-Byron Mackey  
2208 County Highway A  
Ashland.

Find yourself next to the water.



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

DEPARTMENT OF  
PLANNING &  
DEVELOPMENT

601 Main Street West  
Ashland, WI 54806

## STAFF REPORT

Plan Commission – April 28, 2026

**Agenda Item # 6b:**                    **Review and approval of a request to acquire a piece of former Railroad Right-of-Way (part of Parcel # 201-01078-0000)**

Zoning District:                    Waterfront City Center (W-CC) District with Waterfront Overlay (W-O).

Property Address:                    Vacant – No Address Number / Adjacent to 609 St Claire Street

Parcel #:                                Portion of Parcel # 201-01078-0000

Applicant:                              Rick Poppe

Staff Contact:                         Steven Wiley

### **Background**

Rock Poppe is the owner of the property at 609 St. Claire Street 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 parcel # 201-01078-0000. It is approximately a 0.24 acre parcel. Staff discussed the land transfer request with the applicant and with the Mayor. In 2023 the Mayor, City Administrator, and Planning Director discussed returning former railroad right-of-way to the adjacent property owners wherever possible. The City did this for neighboring property owner Florence Campbell to the east of the subject property. Mr. Poppe’s current property and the immediately surrounding properties are all single-family uses or vacant.

The portion of right-of-way Mr. Poppe would acquire is approximately 7,400 square feet (0.17 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. Poppe would combine his existing parcel with the portion of the former right-of-way into one parcel for a total lot size of 10,230 square feet (0.23 acres). He would like to complete his parcel. Many 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. Poppe that the requested land transfer would require Plan Commission and Common Council review.

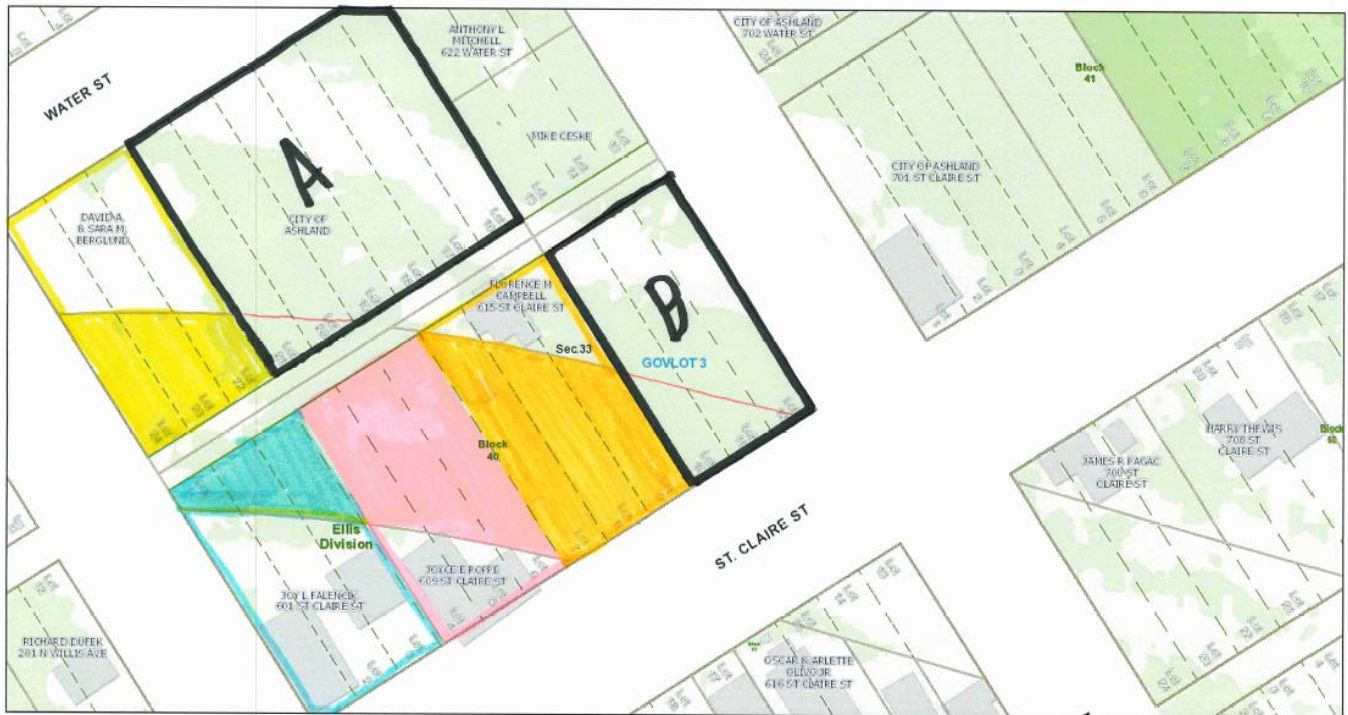
| <b>Existing Land Use</b>             | <b>Zoning</b>          |
|--------------------------------------|------------------------|
| Vacant: Former Railroad Right of Way | Waterfront City Center |

### Adjacent Land Use and Zoning

| Existing Uses |                                   | Zoning                        |
|---------------|-----------------------------------|-------------------------------|
| North         | Vacant, Single-family Residential | Waterfront City Center (W-CC) |
| South         | Single-family Residential         | Waterfront City Center (W-CC) |
| East          | Single-family Residential         | Waterfront City Center (W-CC) |
| West          | Vacant, Single-family Residential | Waterfront City Center (W-CC) |

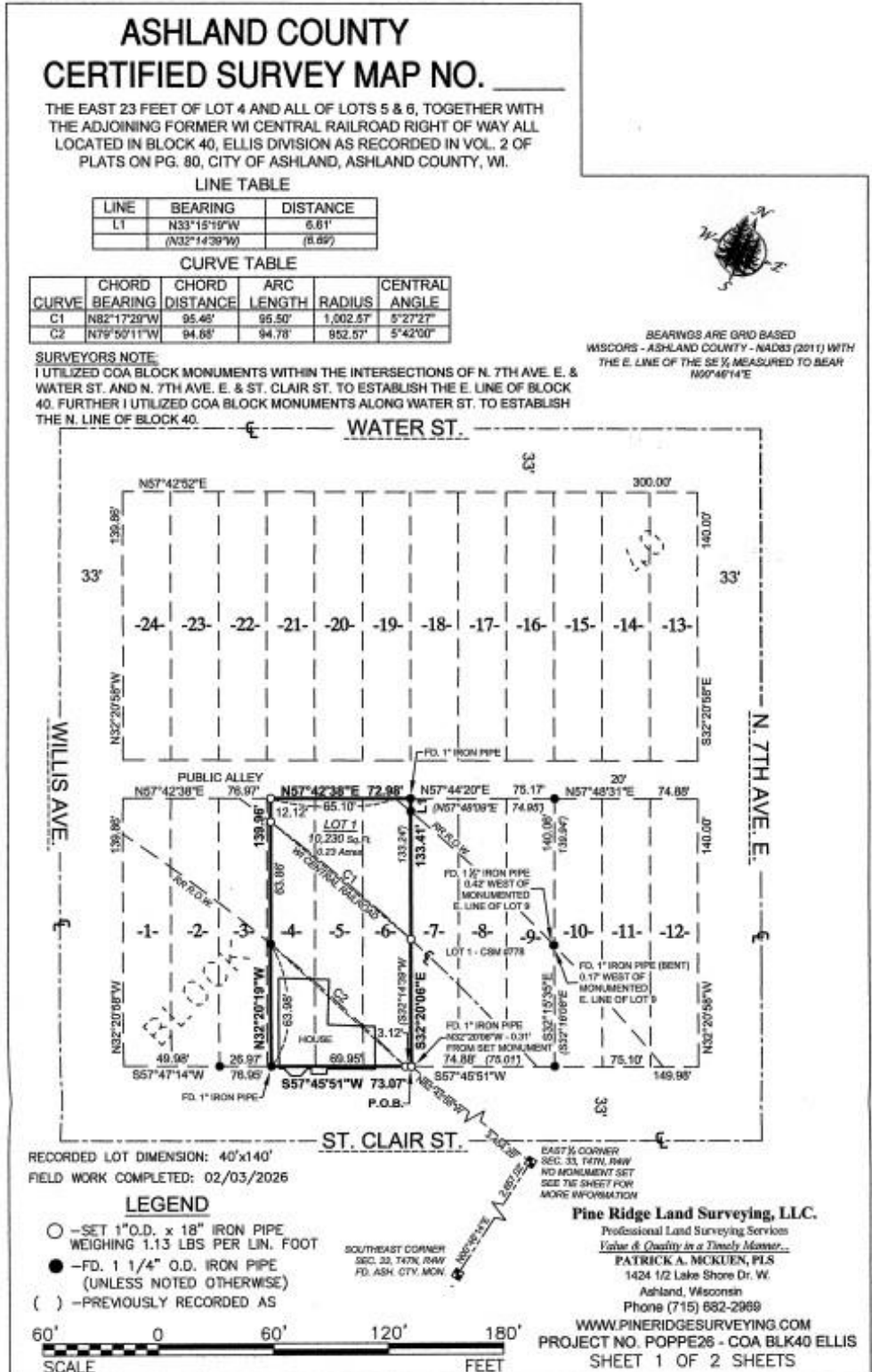
| Land Use Recommendation            | Land Use              |
|------------------------------------|-----------------------|
| Future Land Use Map Recommendation | Waterfront Protection |

Staff has had some discussions with Mr. Poppe regarding his land transfer request. Staff advised Mr. Poppe that he would have to work with a surveyor to complete a Certified Survey Map (CSM) combining the portion of former right-of-way with his current parcel. Mr. Poppe and his surveyor have completed a CSM showing the proposed final lot configuration and the CSM is included on an upcoming page.



*The above map shows the City Attorney's proposed lot reconfiguration for the block where the subject property is located. Each property owner would have an opportunity to acquire the associated shaded portion of railroad right-of-way. Mr. Poppe's property and the associated railroad right-of-way are in pink.*

Planning staff has discussed the proposal with Public Works. The Public Works Director informed planning staff that a sanitary sewer runs down the platted alley of the block. The alley right-of-way continues to exist and was never vacated. Public Works will require that access to the sanitary sewer is maintained. Mr. Poppe accesses his property off of St. Claire E. Street. Public Works created an alley access from the west which will also allow access to his property from the north side.



**Review Criteria for Offer to Purchase and Sale of Land:**

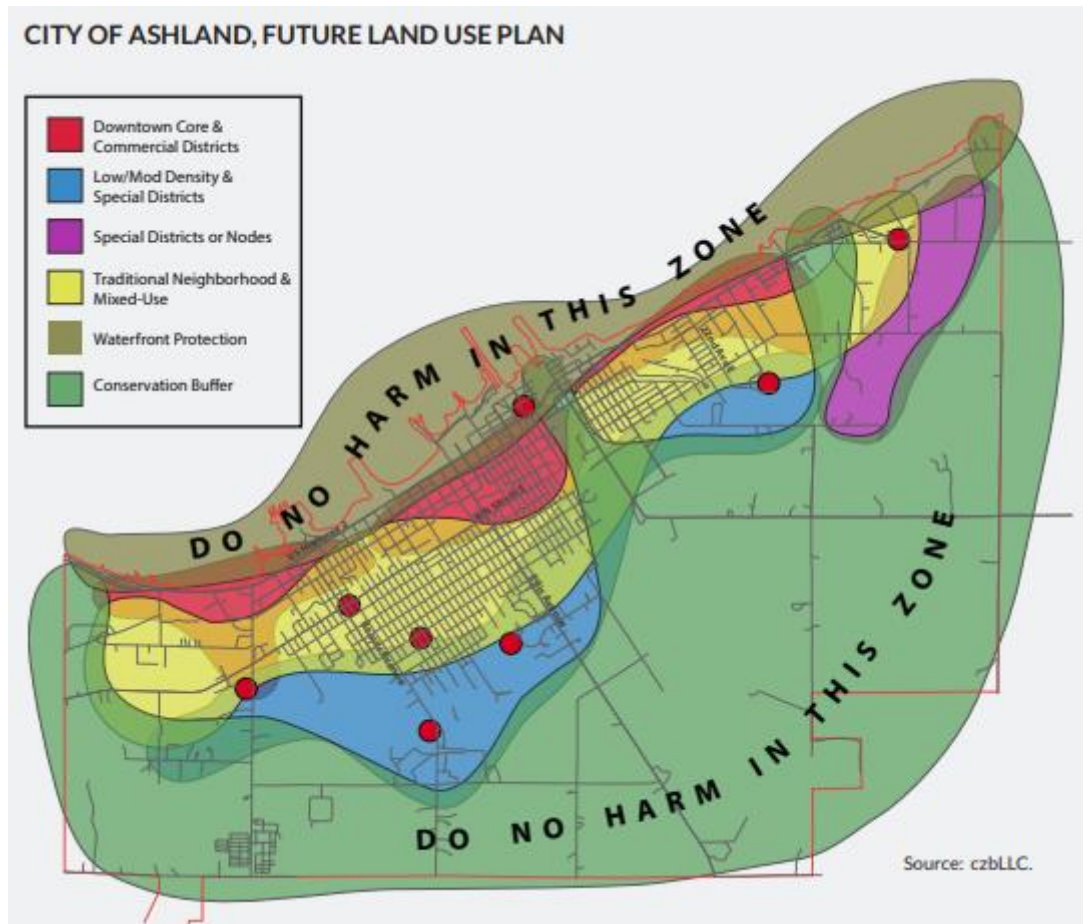
The following decision criteria were used to review the submitted land transfer request:

**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 # 201-01078-0000 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 # 201-01078-0000 is in conformance with the Future Land Use Map, and it supports the principles and goals of the Comprehensive Plan. The Waterfront Protection zone and Conservation Buffer comprise the areas surrounding the core of the community. The Comprehensive Plan recommends protecting these areas. The site is classified in the Future Land Use Map as Waterfront Protection Zone. The plan states:

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



The land transfer involves the City transferring ownership of a portion of former railroad right-of-way 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: Waterfront City Center (W-CC)

The addition of the requested land for purchase (a portion of parcel # 201-01078-0000) to parcel 201-01080-0000 will not impact consistency with standards for the W-CC district. The applicant's current property (parcel 201-01080-0000 at 609 St. Claire St.) is a nonconforming lot for the Waterfront City Center 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.

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 this 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 # 201-01078-0000 with his existing property at Parcel # 201-01080-0000 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. Based on staff's initial review, the home is nonconforming in its placement off St. Claire St. It protrudes beyond the property line which would not be permitted under current code.

Additionally, as a Public Hearing is scheduled for the proposed Land Transfer, the Plan Commission should hear all input from the public prior to making a determination. The required Class 1 public hearing notice was issued on April 9<sup>th</sup> and April 16<sup>th</sup>, and discretionary letters were sent to all surrounding property owners within 200 feet of the proposed development.

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



# ASHLAND COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

THE EAST 23 FEET OF LOT 4 AND ALL OF LOTS 5 & 6, TOGETHER WITH THE ADJOINING FORMER WI CENTRAL RAILROAD RIGHT OF WAY ALL LOCATED IN BLOCK 40, ELLIS DIVISION AS RECORDED IN VOL. 2 OF PLATS ON PG. 80, CITY OF ASHLAND, ASHLAND COUNTY, WI.

Surveyor's Certificate

I, Patrick A. McKuen, Registered Land Surveyor S-2992, hereby certify that I have surveyed, divided and mapped; The east 23 feet of Lot 4 and all of Lots 5 & 6, together with the adjoining former WI Central Railroad right of way all located in Block 40, Ellis Division as recorded in Vol. 2 of Plats of Pg. 80,, City of Ashland, Ashland County, WI, more particularly described as follows:

Commencing at the E ¼ corner of said section; Thence N82°42'56"W a distance of 3,454.26 feet to the southerly right of way of St. Clair St. which is the Point of Beginning; Thence S57°45'41"W along said right of way a distance of 73.07 feet; Thence N32°20'19"W a distance of 139.96 feet to the intersection with the north line of Lot 4; Thence N57°42'38"E along the north line of Lots 4-6 a distance of 72.98 feet to the monumented northeast corner of Lot 6; Thence S33°15'19"E along the monumented east line of Lot 6 a distance of 6.61 feet; Thence S32°20'06"E and continuing along said monumented east line a distance of 133.41 feet to the Point of Beginning.

That the above described parcel of land contains 10,230 square feet or 0.23 acres.

That I have made this map at the direction of Joyce Poppe, OWNER of said lands.

That said parcel is subject to any easements, restrictions and right-of-ways of record.

That I have fully complied with the provisions of Section 236.34 of Wisconsin Statutes and the City of Ashland Subdivision Control Ordinance in surveying, dividing and mapping said parcel.

That this map correctly and accurately depicts the exterior boundaries of said parcel and the division thereof made.

dated this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Pine Ridge Land Surveying  
Patrick A. McKuen  
WI PLS S-2992

CITY OF ASHLAND PLANNING & ZONING APPROVAL CERTIFICATE

I, STEVEN WILEY, CITY OF ASHLAND ZONING ADMINISTRATOR ,  
DO HEREBY APPROVE THIS CITY OF ASHLAND CERTIFIED SURVEY MAP

SIGNED: \_\_\_\_\_  
STEVEN WILEY

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

**Pine Ridge Land Surveying, LLC.**

Professional Land Surveying Services  
*Value & Quality in a Timely Manner...*

**PATRICK A. MCKUEN, PLS**

1424 1/2 Lake Shore Dr. W.

Ashland, Wisconsin

Phone (715) 682-2969

WWW.PINERIDGESURVEYING.COM

PROJECT NO. POPPE26 - COA BLK40 ELLIS  
SHEET 2 OF 2 SHEETS

## STAFF REPORT - Plan Commission – April 28, 2026

**Agenda Item #6c: Public Hearing and Vote on a Request to Rezone City-owned land area of Parcel #s 201-03768-0000, 201-03717-0000, and 201-03772-0000 from Public Institutional (PI) to Heavy Industrial (HI), to be included as a combined parcel via Certified Survey Map.**

**Current Zoning:** Public Institutional (PI)

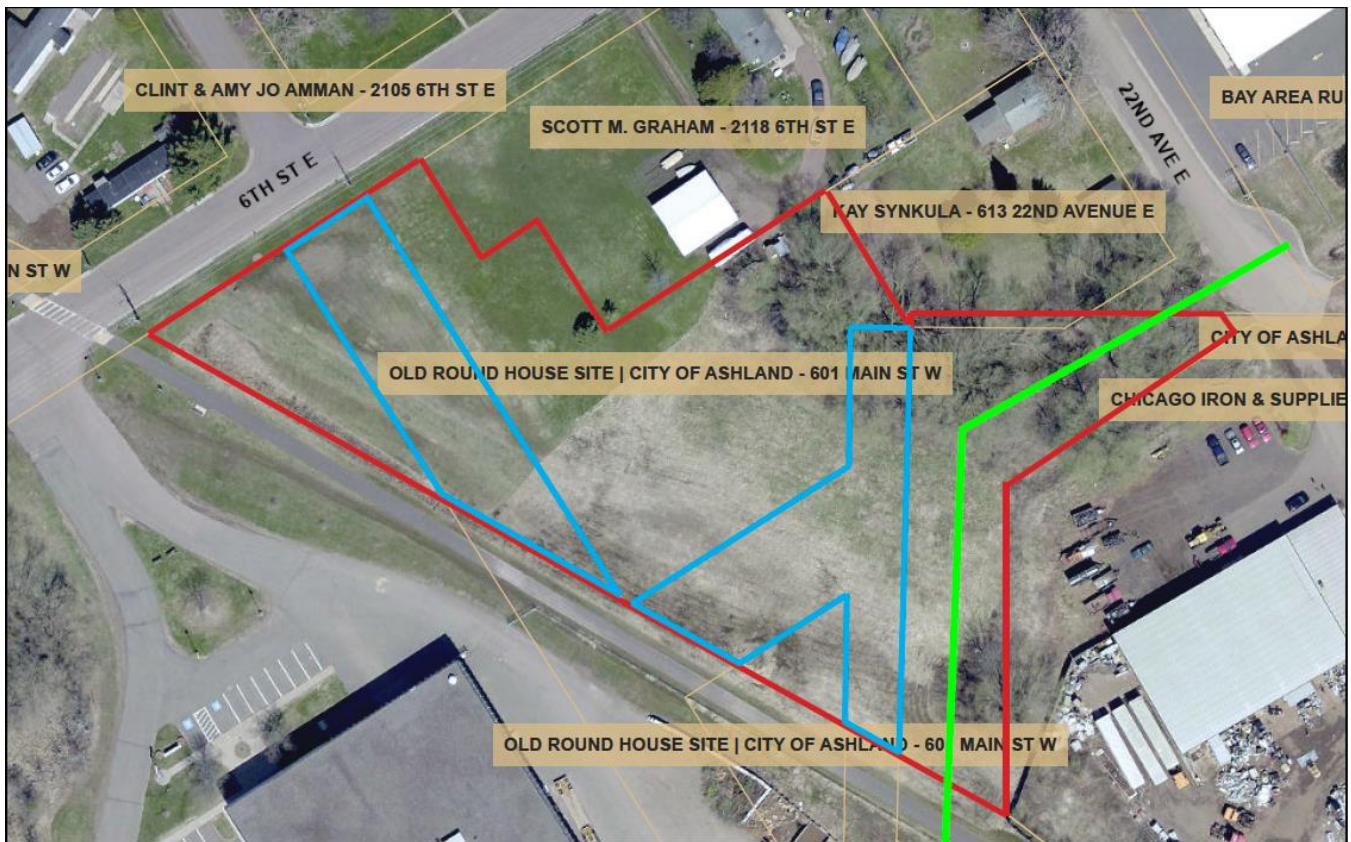
**Proposed Zoning:** Heavy Industrial (HI)

**Applicants:** City of Ashland Planning and Development Department

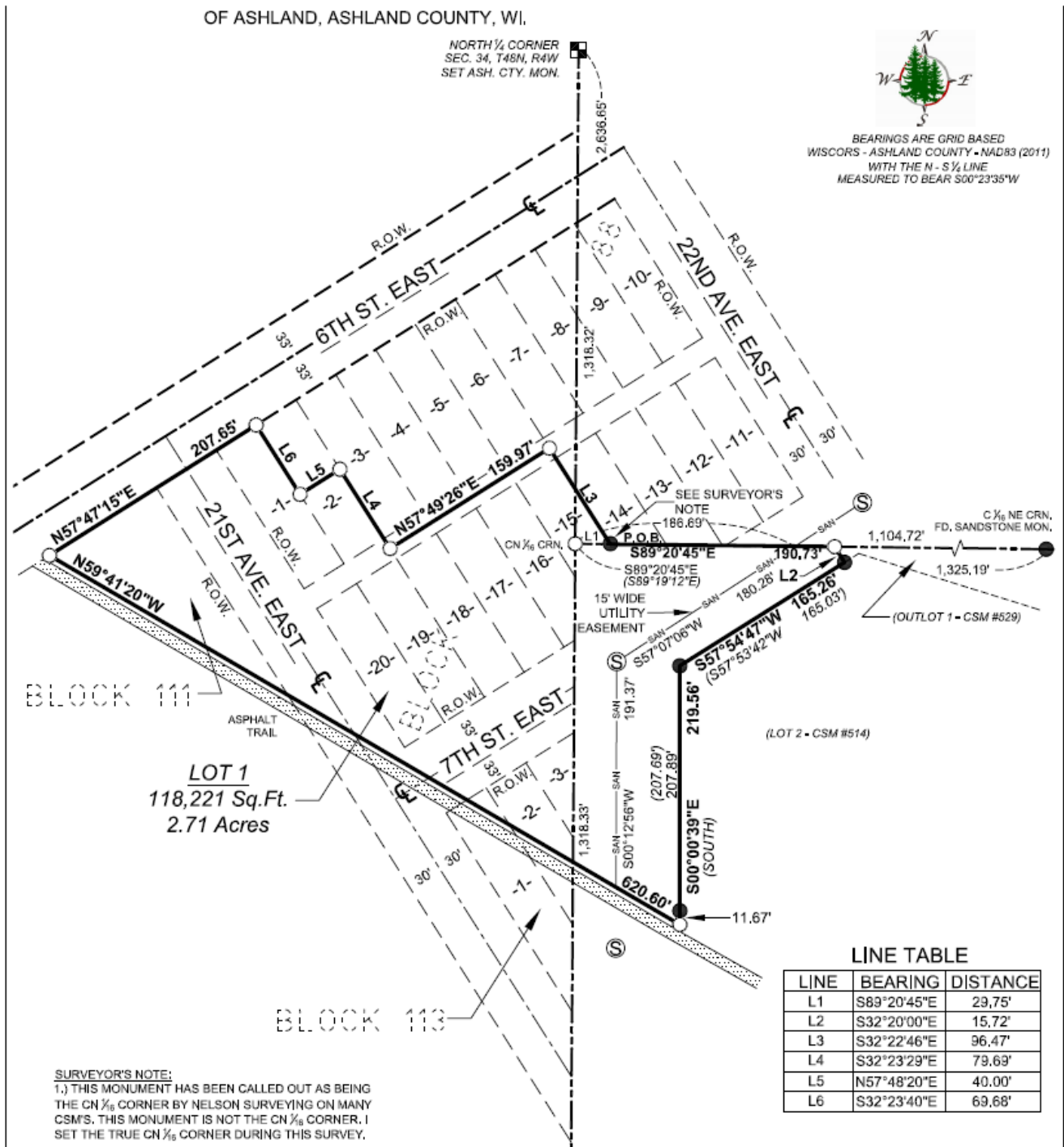
**Property Owner:** City of Ashland

**Staff Contact:** Steven Wiley

### Background and Property Location



The map on the first page shows the red outline of the City-owned land area for which staff proposes a zone change. The blue lines indicate City-right-of-way to be vacated, and the green shows an existing sanitary sewer. Below is from the CSM that Pat McKuen completed showing the proposed parcel area.



The City has had conversations with Bill Gast who owns multiple properties containing ski trails on the western side of the City. Mr. Gast wants to transfer his parcels containing the ski trails to the City and in exchange would obtain City-owned property adjacent to Chicago Iron east of Public Works. The Planning Director discussed Mr. Gast's proposed land exchange with the City Administrator, Mayor,

and Public Works Director and staff and the Mayor are supportive of the proposed land transfer. The Public Works Director has stated that the currently vacant City-owned land is not of use to Public Works. Staff also discussed the proposed land transfer with the Committee of the Whole (COW) who were also supportive of moving forward. Mr. Gast would obtain the City-owned property and then transfer ownership of it to the new owner of Chicago Iron. The owner of Chicago Iron intends to combine it with his existing parcel. Due to this, the proposed zone change from Public Institutional (PI) to Heavy Industrial (HI) zoning is the first step of the process. Staff worked with surveyor Pat McKuen to have a Certified Survey Map done for the City area proposed for transfer. Staff plans to ask the City Council to introduce a resolution at the May 12<sup>th</sup>, 2026 Council meeting. In the meantime staff in consultation with the City Attorney's office, determined that rezoning the City-owned property would help expedite the process.

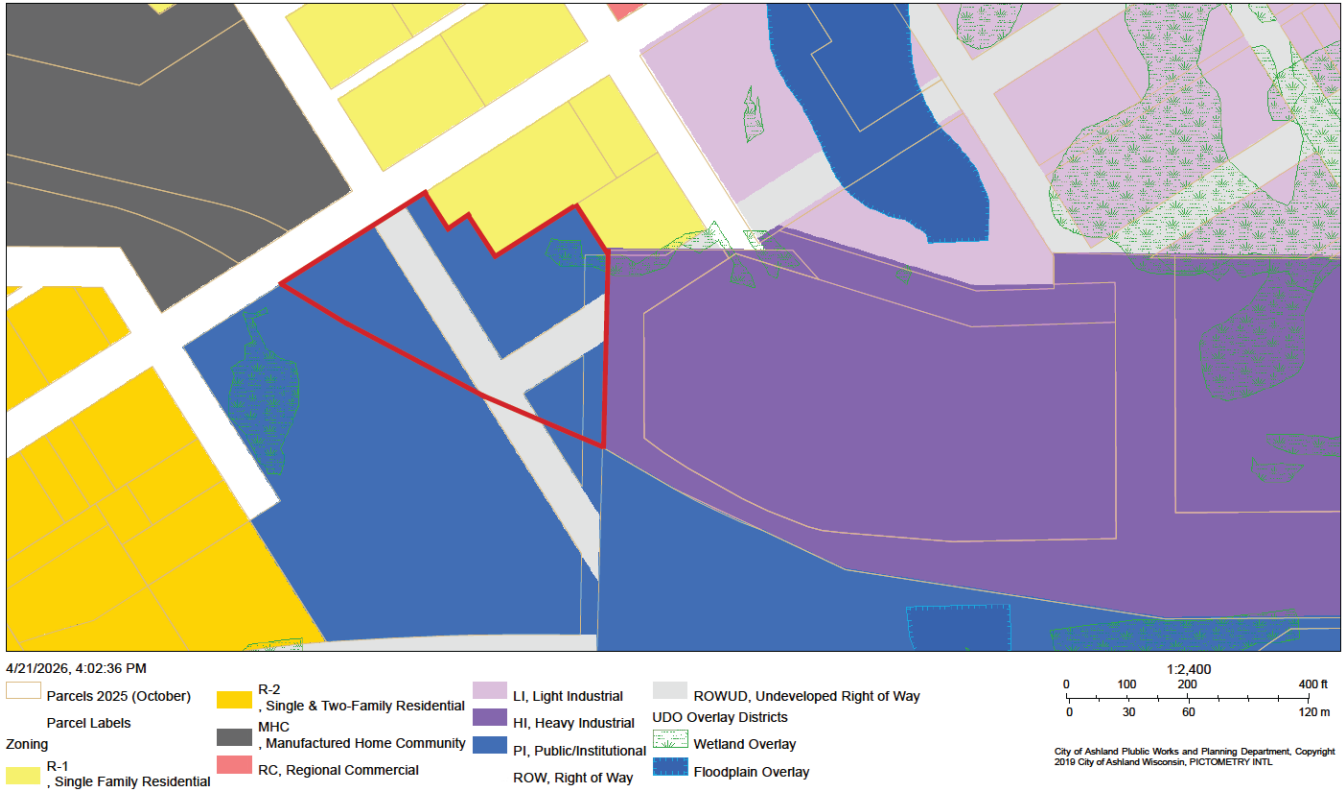
This zone change from Public Institutional (PI) to Heavy Industrial (HI) will allow Chicago Iron to combine the property with their existing parcel and use the property to make improvements to their operations after acquiring the land from Mr. Gast. The new owner of Chicago Iron has made improvements to his property and is turning the front of the property into a customer retail store rather than a salvage or industrial operation. Staff believes that in order for the Chicago Iron site to function as one property with both retail and salvage yard/recycling components associated with the land use consistent zoning for the entire site makes sense. The new owner has worked on cleaning up the property and diversifying into retail rather than serving solely as a salvage yard. He would like to acquire the currently City-owned property from Bill Gast and create a customer parking area and customer driveway running from 6<sup>th</sup> Street East into the site. Staff is referring this item to Plan Commission as a zone change only, with additional right of way and land transfer proposals to follow at upcoming meetings.

| <b><u>Existing Land Use</u></b> | <b><u>Zoning</u></b>      |
|---------------------------------|---------------------------|
| Vacant, City-owned              | Public Institutional (PI) |

**Adjacent Land Use and Zoning**

| <b><u>Existing Uses</u></b> |   | <b><u>Zoning</u></b>  |
|-----------------------------|---|---|
| North                       | Single-Family Residential   | Single-Family Residential (R-1)   |
| South                       | Public Works, Wastewater Treatment Plant  | Public Institutional (PI)   |
| East                        | Residential, Bay Area Rural Transit, City-owned, Chicago Iron, Undeveloped/Wooded | Single-Family Residential (R-1), Heavy Industrial (HI), Light Industrial (LI), Floodplain Overlay (F-O) |
| West                        | Public Works, Single and Two-Family Residential                                   | Public Institutional (PI), Single and Two-Family Residential (R-2)                                      |

| <b><u>Land Use Recommendation</u></b> | <b><u>Land Use</u></b>  |
|---------------------------------------|---|
| Future Land Use Map Recommendation    | Overlap of Traditional Neighborhood and Mixed-Use and Low/Mod Density and Special Districts |



The subject property is outlined in red above. The blue is the current Public Institutional zoning of the subject parcel. The gold to the west is Single and Two-Family Residential zoning. The dark purple is Heavy Industrial zoning. The light purple is Light Industrial zoning. The yellow to the north is Single-Family Residential zoning. The dark grey is Mobile Home Park zoning.

**Standards for Review**

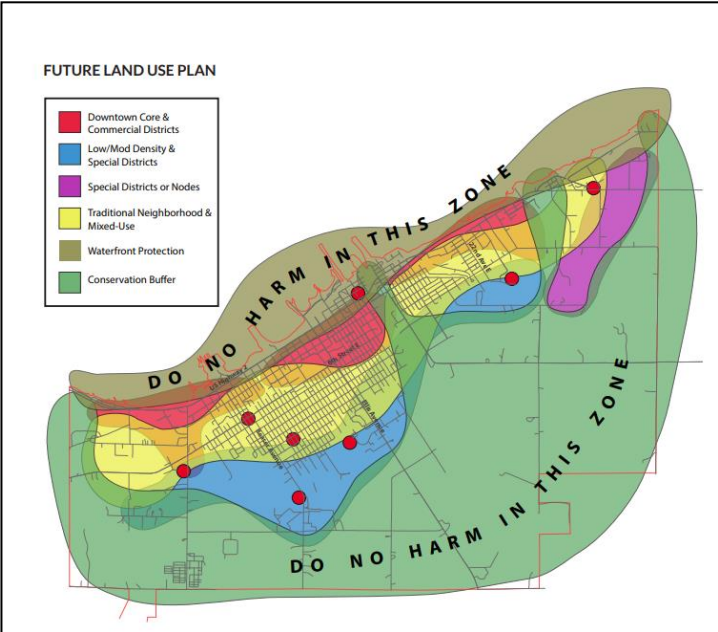
The City of Ashland’s Unified Development Ordinance (U.D.O.) 781, Section 3.3: Zoning Map Amendment (Rezoning) creates the legal framework to regulate, administer, and enforce the rezoning process for the City of Ashland.

**Decision Criteria**

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

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

The proposed rezoning of the subject parcels (201-03768-0000, 201-03717-0000, 201-03772-0000) from Public Institutional to Heavy Industrial is consistent with the Future Land Use Plan identified in the City’s Comprehensive Plan. The property is located within the overlap of the Traditional Neighborhood & Mixed-Use and Low/Mod Density and



Special Districts Future Land Use zones. The Comprehensive Plan does not call out specific recommended uses for the Low/Mod and Special Districts zone. The plan explains that a land use map at the scale provided for the Future Land Use Map cannot illustrate all existing or desired conditions on the ground level within neighborhoods. Chicago Iron is an existing use that has been industrial in nature for the past several years. The new owner is taking steps to clean up the property and streamline operations to make the front of the property more commercial rather than industrial in nature. By having a consistent zoning classification, the property can function as one site. The proposed HI zoning would allow the mixed commercial and industrial uses at the subject property. The Comprehensive Plan does not specifically address Chicago Iron or identify an issue with the specific land use or similar uses in its location. Nearby to the east is identified as “Special Districts or Nodes” which is the purple color on the map. Much of this is the Industrial Park.

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

The proposed zoning amendment would balance the public health, safety, morals and the general welfare of the area and the efficiency and economy in the process of development. The amendment would allow an existing land use to acquire and use additional vacant land which is surrounded by existing single-family properties, the trail, and 6<sup>th</sup> Street East. It would allow Chicago Iron to make improvements that benefit its site design, site flow, and aesthetics. The existing surrounding development prevents the expansion of the Heavy Industrial zoning beyond the parcels currently proposed in this zone change request. Surrounding development consists of a mix of single-family, municipal, Industrial, and mobile home uses. Depending on the nature of expansion(s) proposed under the new zoning, Plan Commission review and approvals including Conditional Use Permit and/or Site Plan review may be required. The UDO has standards in place to mitigate potential negative impacts of allowing an Industrial-zoned parcel adjacent to less intensive uses.

Staff can imagine that some people may have concerns with the potential of a commercial/industrial use expanding adjacent to the three residential parcels immediately adjacent to the proposed zone change. The zone change does open the door to HI-permitted and conditional uses. However, the UDO standards and approval processes would prevent an expansion of Chicago Iron or comparable uses without staff and likely Plan Commission/Council review.

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

The subject parcel is surrounded by primarily single-family residential uses on the north, the trail and City Public Works facility to the west and south, and Chicago Iron to the east. There are a variety of zoning classifications in the immediate area based on the existing uses which were in place at the time the current zoning map took effect in 2012. The subject properties are located at a point where multiple zoning districts (residential, institutional, and industrial) converge.

The zone change is for a limited area outlined in the maps on the previous pages which would become one parcel immediately west of the current Chicago Iron property. The HI zoning is not out of place in the area given the presence of the existing HI zoning of an adjacent City-owned parcel abutting the eastern edge of the subject properties, the HI zoning of the Chicago Iron property, and HI zoning of properties to the east of Chicago Iron also. The parcels in question are currently City-owned and vacant with no alternative development plans other than the proposal Mr. Gast and Chicago Iron have proposed. The proposed zone change is contiguous with the HI zoning of the City-owned and Chicago Iron properties immediately adjacent on the east. The size of the land area proposed for the zone change, coupled with the UDO setback, buffering, and lot coverage limits,

places limits on the amount of development that could occur on the subject property area, therefore avoiding potential negative impacts on existing neighboring development.

Staff would have concerns if the HI zoning did not exist in the immediate area and/or if the Comprehensive Plan or Future Land Use Map identified a clear issue with commercial/industrial uses in this area of the City. Staff would also have concerns with any development proposed that cannot meet all applicable ordinance requirements. Staff realizes that HI zoning is a more intensive use than R-1 zoning of the three homes adjacent to the subject land area. Since there are multiple zoning districts converging in the location of the subject parcels and UDO standards and review processes in place to address adjacencies of different land uses, staff does not have concerns with the proposed zone change.

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

The property is suitable for the uses permitted in the HI zoning district under by-right zoning or a Conditional Use Permit, if all applicable UDO requirements are met. If a property owner is unable or unwilling to meet all applicable UDO requirements, the property would not be suitable for the uses permitted. Staff, the Plan Commission, and Council can place conditions on any development or expansions of existing development onto the subject property through applicable review processes. Bufferyard/landscaping standards, setback requirements, and lot coverage maximums would mitigate the potential negative impacts an expansion of a commercial or industrial use might have on the three immediately adjacent residential properties. The more intensive commercial and industrial uses are Conditional Uses in the district and would require Plan Commission and Council review and approval prior to changes occurring on-site. Changes on-site that have the potential to impact the surrounding properties would require Site Plan review through Plan Commission. The proposed zoning allows commercial, industrial, and institutional uses. Due to the dimensions of the proposed combined property area, the easternmost portion closest to the Chicago Iron property would be the most suitable for any building addition or parking area.

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

Staff does not have concerns regarding the proposed zone change's consistency with the Principles of Sustainability in the UDO. Not all of the Principles of Sustainability in the UDO are directly applicable but the zone change and eventual land exchange would align to a couple of Principles mentioned:

- **Reduce dependence upon fossil fuels and extracted underground metals and minerals** – The proposed zone change will allow an existing use which includes a salvage/recycling center the possibility to construct a commercial store and customer parking area to improve their aesthetics, operations, and customer experience. Many products bought and sold are recycled materials including but not limited to: aluminum, brass, copper, batteries, scrap iron, and steel.
- **Reduce dependence on chemicals and other manufactured substances that can accumulate in nature** – Specifically the UDO mentions promoting areas and standards to reduce, reuse, and recycle materials. The proposed zone change would support an existing local business which dedicates a portion of its business to reusing and recycling materials.

A zoning map amendment to the City-owned property proposed for transfer would allow for Chicago Iron to improve its operations. Chicago Iron is a business which devotes a portion of its operations to buying and selling recycled materials and staff believes that zone changes which support such

businesses where possible demonstrate consistency with the Principles of Sustainability outlined in the UDO.

**Review Recommendation**

Staff recommends APPROVAL of the request to rezone City-owned land area of Parcel #s 201-03768-0000, 201-03717-0000, and 201-03772-0000 from Public Institutional (PI) to Heavy Industrial (HI) with the following condition:

- Zone Change shall take effect after the new parcel is created via Certified Survey Map (CSM). The CSM must be approved and recorded at the Ashland County Register of Deeds prior to the zone change taking effect.

In addition to the staff report, Plan Commission and City Council should consider public input received through the Public Hearing. The required Class 2 public hearing notice was issued on April 9<sup>th</sup> and April 16<sup>th</sup>.

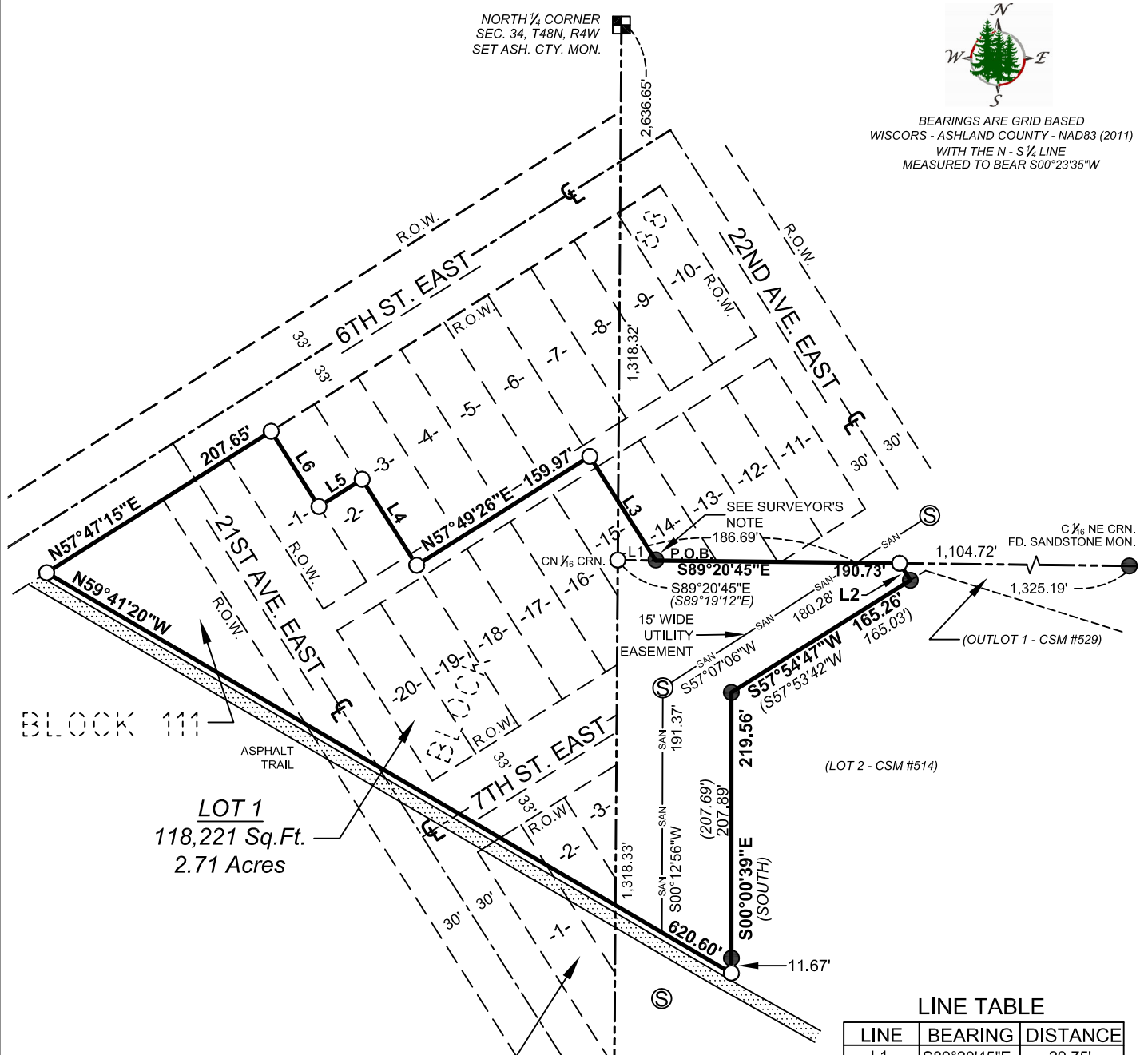
*\*Suitable as defined by Merriam Webster means “adapted to a use or purpose” or “able, qualified.”*

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

NORTH 1/4 CORNER  
SEC. 34, T48N, R4W  
SET ASH. CTY. MON.



BEARINGS ARE GRID BASED  
WISCORS - ASHLAND COUNTY - NAD83 (2011)  
WITH THE N - S 1/4 LINE  
MEASURED TO BEAR S00°23'35"W



BLOCK 111

BLOCK 113

**LOT 1**  
118,221 Sq.Ft.  
2.71 Acres

(LOT 2 - CSM #514)

**SURVEYOR'S NOTE:**  
1.) THIS MONUMENT HAS BEEN CALLED OUT AS BEING THE CN 1/6 CORNER BY NELSON SURVEYING ON MANY CSM'S. THIS MONUMENT IS NOT THE CN 1/6 CORNER. I SET THE TRUE CN 1/6 CORNER DURING THIS SURVEY.

**LINE TABLE**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S89°20'45"E | 29.75'   |
| L2   | S32°20'00"E | 15.72'   |
| L3   | S32°22'46"E | 96.47'   |
| L4   | S32°23'29"E | 79.69'   |
| L5   | N57°48'20"E | 40.00'   |
| L6   | S32°23'40"E | 69.68'   |

**LEGEND**

- -SET 1"O.D. x 18" IRON PIPE WEIGHING 1.13 LBS PER LIN. FOOT
- -FD. 1" O.D. IRON PIPE (UNLESS OTHERWISE NOTED)
- ( ) -RECORDED AS DIMENSION
- Ⓢ -SANITARY MANHOLE
- SAN -SANITARY LINE

CENTER 1/4 CORNER  
SEC. 34, T48N, R4W  
FD. 1 1/2" IRON PIPE

FIELDWORK COMPLETED:  
4/16/26

**Pine Ridge Land Surveying, LLC.**

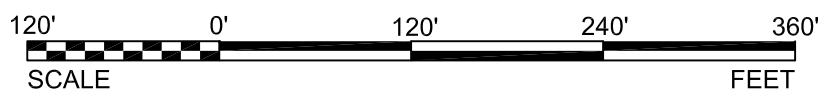
Professional Land Surveying Services  
*Value & Quality in a Timely Manner...*

**PATRICK A. MCKUEN, PLS**  
1424 1/2 Lake Shore Dr. W.  
Ashland, Wisconsin

Phone (715) 682-2969  
WWW.PINERIDGESURVEYING.COM

PROJECT NO. COA26 - 34-48-4

SHEET 1 OF 2 SHEETS



# ASHLAND COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 1 & THE SOUTH 1/2 OF LOT 2 & LOTS 15 - 20 TOGETHER WITH THE VACATED ALLEY ADJACENT, BLOCK 88, TOGETHER WITH PART OF LOT 2 & ALL OF LOT 3, BLOCK 113, TOGETHER WITH PART OF BLOCK 111, TOGETHER WITH VACATED 21ST AVE. E. & 7TH ST. E. ADJACENT, LAKE SHORE ADDITION, SECTION 34, TOWNSHIP 48 NORTH, RANGE 4 WEST, CITY OF ASHLAND, ASHLAND COUNTY, WI.

### Surveyor's Certificate

I, Patrick A. McKuen, Registered Land Surveyor S-2992, hereby certify that I have surveyed, divided and mapped; Lot 1 & the south 1/2 of Lot 2 & Lots 15 - 20 together with the vacated alley adjacent, Block 88, together with part of Lot 2 & all of Lot 3, Block 113, together with part of Block 111, together with vacated 21st Ave. E. & 7th St. E. adjacent, Lake Shore Addition, Section 34, Township 48 North, Range 4 West, City of Ashland, Ashland County, WI more particularly described as follows:

Commencing at the N 1/4 corner of said section; Thence S00°23'35"W along the monumented west line of the NE 1/4 a distance of 1,318.32 feet to the CN 1/6 corner; Thence S89°20'45"E along the monumented south line of the NW 1/4 - NE 1/4 a distance of 29.75 feet to the intersection with the east line of Lot 15, Block 88, Lakeshore Addition which point is the Point of Beginning; Thence S89°20'45"E along the south line of the NW 1/4 - NE 1/4 a distance of 190.73 feet; Thence S32°20'00"E a distance of 15.72 feet; Thence S57°54'47"W along the northwesterly line of Lot 2 of CSM #514 a distance of 165.26 feet; Thence S00°00'39"E along the west line of Lot 2 of CSM #514 a distance of 219.56 feet; Thence N59°41'20"W a distance of 620.60 feet to the south right of way of 6th St. E.; Thence N57°47'15"E along said south line a distance of 207.65 feet to the northeast corner of Lot 1, Block 88, Lakeshore Addition; Thence S32°23'40"E along the east line of said Lot 1 a distance of 69.68 feet; Thence N57°48'20"E a distance of 40.00 feet to the east line of Lot of Block 88, Lakeshore Addition; Thence S32°23'29"E along said east line a distance of 79.69 feet to the centerline of the vacated alley; Thence N57°49'26"E along said centerline a distance of 159.97 feet; Thence S32°22'46"E along the east line of Lot 15, Block 88, Lakeshore Addition a distance of 96.47 feet to the Point of Beginning.

That the above described parcel of land contains 118,221 square feet or 2.71 acres.

That I have made this map at the direction of the City of Ashland, OWNER'S of said lands.

That said parcel is subject to any easements, restrictions and right-of-ways of record.

### 15' WIDE UTILITY EASEMENT:

A 15' foot wide utility easement located 7.50' on either side of the following described centerline as located in the SW 1/4 - NW 1/4 of Section 34, Township 48 North, Range 4 West, City of Ashland, Ashland County, WI more particularly described as follows:

Commencing at the N 1/4 corner of said section; Thence S00°23'35"W along the monumented west line of the NE 1/4 a distance of 1,318.32 feet to the CN 1/6 corner; Thence S89°20'45"E along the north line of the SW 1/4 - NW 1/4 to the intersection with the existing underground sanitary line a distance of 186.69 feet which is the Point of Beginning; Thence S57°07'06"W along the center of said sanitary line a distance of 180.28 feet to the center of an existing sanitary manhole; Thence S00°12'56"W along the center of said sanitary line a distance of 191.37 feet to the southerly boundary line of Lot 1 of this CSM which is the Terminus of said easement.

That I have fully complied with the provisions of Section 236.34 of Wisconsin Statutes and the City of Ashland Subdivision Control Ordinance in surveying, dividing and mapping said parcel.

That this map correctly and accurately depicts the exterior boundaries of said parcel and the division thereof made.

dated this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Pine Ridge Land Surveying  
Patrick A. McKuen  
WI PLS S-2992

### CITY OF ASHLAND PLANNING & ZONING APPROVAL CERTIFICATE

I, STEVEN WILEY, CITY OF ASHLAND ZONING ADMINISTRATOR ,  
DO HEREBY APPROVE THIS CITY OF ASHLAND CERTIFIED SURVEY MAP

SIGNED: \_\_\_\_\_  
STEVEN WILEY

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

### **Pine Ridge Land Surveying, LLC.**

Professional Land Surveying Services  
*Value & Quality in a Timely Manner...*

**PATRICK A. MCKUEN, PLS**  
1424 1/2 Lake Shore Dr. W.  
Ashland, Wisconsin  
Phone (715) 682-2969

WWW.PINERIDGESURVEYING.COM  
PROJECT NO. TORVINEN26 - COA BLK35 ASHPRP  
SHEET 2 OF 2 SHEETS

# Case Violation Detail Report

03/01/2026 - 03/31/2026

| Case #   | Case Date | Assigned To    | Main Status | Description         | Closed Date | Parcel #     | Parcel Address   | Violation Name  | Violation Date | Violation Status |
|----------|-----------|----------------|-------------|---------------------|-------------|--------------|------------------|---|----------------|------------------|
| 20260062 | 3/30/2026 | Raymond Kallio | Closed      | misc storage        | 4/13/2026   | 201003790000 | 1101 6TH ST W    | Section 750, B., 11. Miscellaneous Storage  | 3/30/2026      | Closed           |
| 20260062 | 3/30/2026 | Raymond Kallio | Closed      | misc storage        | 4/13/2026   | 201003790000 | 1101 6TH ST W    | Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property | 3/30/2026      | Closed           |
| 20260063 | 3/30/2026 | Raymond Kallio | Closed      | garbage             | 4/8/2026    | 201013360000 | 213 MAIN ST E    | Section 750, B., 11. Miscellaneous Storage  | 3/30/2026      | Closed           |
| 20260063 | 3/30/2026 | Raymond Kallio | Closed      | garbage             | 4/8/2026    | 201013360000 | 213 MAIN ST E    | Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property | 3/30/2026      | Closed           |
| 20260064 | 3/30/2026 | Raymond Kallio | Open        | misc storage        |             | 201033750000 | 2705 MAIN ST E   | Section 750, B., 11. Miscellaneous Storage  | 3/30/2026      | Open             |
| 20260056 | 3/27/2026 | Raymond Kallio | Open        | Rental registration |             | 201010800000 | 609 ST CLAIRE ST | 845.03 Residential Rental Registration Required   | 3/27/2026      | Open             |
| 20260057 | 3/27/2026 | Raymond Kallio | Open        | Rental registration |             | 201036720000 | 609 14TH AVE E   | 845.03 Residential Rental Registration Required   | 3/27/2026      | Open             |

|          |           |                |        |                             |          |              |                |   |           |        |
|----------|-----------|----------------|--------|-----------------------------|----------|--------------|----------------|---|-----------|--------|
| 20260058 | 3/27/2026 | Raymond Kallio | Open   | junk and debris, rental reg |          | 201002400000 | 314 12TH AVE W | 845.03 Residential Rental Registration Required   | 3/27/2026 | Open   |
| 20260058 | 3/27/2026 | Raymond Kallio | Open   | junk and debris, rental reg |          | 201002400000 | 314 12TH AVE W | Section 750, B., 11. Miscellaneous Storage  | 3/27/2026 | Open   |
| 20260058 | 3/27/2026 | Raymond Kallio | Open   | junk and debris, rental reg |          | 201002400000 | 314 12TH AVE W | Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property | 3/27/2026 | Open   |
| 20260058 | 3/27/2026 | Raymond Kallio | Open   | junk and debris, rental reg |          | 201002400000 | 314 12TH AVE W | Section 750, B., 21., 7) Vehicles or trailers used for storage of goods.                  | 3/27/2026 | Open   |
| 20260059 | 3/27/2026 | Raymond Kallio | Closed | junk and debris             | 4/9/2026 | 201022990000 | 711 3RD AVE W  | Section 750, B., 11. Miscellaneous Storage  | 3/27/2026 | Closed |
| 20260059 | 3/27/2026 | Raymond Kallio | Closed | junk and debris             | 4/9/2026 | 201022990000 | 711 3RD AVE W  | Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property | 3/27/2026 | Closed |
| 20260059 | 3/27/2026 | Raymond Kallio | Closed | junk and debris             | 4/9/2026 | 201022990000 | 711 3RD AVE W  | Section 750, B., 21., 7) Vehicles or trailers used for storage of goods.                  | 3/27/2026 | Closed |
| 20260053 | 3/26/2026 | Raymond Kallio | Open   | No permit                   |          | 201005930000 | 703 17TH AVE W | 748.40 Building Permits   | 3/26/2026 | Open   |

|          |           |                |        |                          |           |              |                 |   |           |        |
|----------|-----------|----------------|--------|--------------------------|-----------|--------------|-----------------|---|-----------|--------|
| 20260054 | 3/26/2026 | Raymond Kallio | Closed | misc storage             | 4/2/2026  | 201030400000 | 901 11TH AVE W  | Section 750, B., 11. Miscellaneous Storage  | 3/26/2026 | Closed |
| 20260055 | 3/26/2026 | Raymond Kallio | Open   | garbage and misc storage |           | 201002690000 | 323 14TH AVE W  | Section 750, B., 11. Miscellaneous Storage  | 3/26/2026 | Open   |
| 20260055 | 3/26/2026 | Raymond Kallio | Open   | garbage and misc storage |           | 201002690000 | 323 14TH AVE W  | Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property | 3/26/2026 | Open   |
| 20260051 | 3/25/2026 | Raymond Kallio | Closed | Drainage                 | 4/2/2026  | 201021340000 | 622 WILLIS AVE  | Section 750, B., 2., b. - Grading and Drainage  | 3/25/2026 | Closed |
| 20260052 | 3/25/2026 | Raymond Kallio | Closed | Tires in yard            | 3/31/2026 | 201047000000 | 1505 10TH AVE W | Section 750, B., 11. Miscellaneous Storage  | 3/25/2026 | Open   |
| 20260048 | 3/24/2026 | Raymond Kallio | Open   | water hook up            |           | 201034080000 | 2123 MAIN ST E  | Sequential Ordinance No. 1797 – Codification Ordinance No. 165 - Building Permits         | 3/24/2026 | Open   |
| 20260049 | 3/24/2026 | Raymond Kallio | Open   | garbage                  |           | 201022230000 | 312 6TH ST W    | Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property | 3/24/2026 | Open   |
| 20260050 | 3/24/2026 | Raymond Kallio | Closed | Tires                    | 4/6/2026  | 201003670000 | 1003 6TH ST W   | Section 750, B., 11. Miscellaneous Storage  | 3/24/2026 | Closed |

|          |           |                |        |                         |           |              |                     |   |           |        |
|----------|-----------|----------------|--------|-------------------------|-----------|--------------|---------------------|---|-----------|--------|
| 20260045 | 3/23/2026 | Raymond Kallio | Open   | Metal storage container |           | 201013440000 | 314 LAKE SHORE DR E | Building Materials UDO Section 6.2, C.,3.,b | 3/23/2026 | Open   |
| 20260046 | 3/23/2026 | Raymond Kallio | Closed | Misc storage            | 4/1/2026  | 201013420000 | 301 MAIN ST E       | Section 750, B., 11. Miscellaneous Storage  | 3/23/2026 | Closed |
| 20260047 | 3/23/2026 | Raymond Kallio | Open   | mattress                |           | 201013410000 | 307 MAIN ST E       | Section 750, B., 11. Miscellaneous Storage  | 3/23/2026 | Open   |
| 20260043 | 3/20/2026 | Raymond Kallio | Closed | snow on sidewalk        | 3/24/2026 | 201036280000 | 1811 6TH ST E       | 530.09 Winter Sidewalk Maintenance          | 3/20/2026 | Closed |
| 20260044 | 3/20/2026 | Raymond Kallio | Open   | misc storage            |           | 201017290000 | 410 3RD ST E        | Section 750, B., 11. Miscellaneous Storage  | 3/20/2026 | Open   |
| 20260041 | 3/19/2026 | Raymond Kallio | Closed | snow on sidewalk        | 3/25/2026 | 201022270000 | 619 3RD AVE W       | 530.09 Winter Sidewalk Maintenance          | 3/19/2026 | Closed |
| 20260042 | 3/18/2026 | Raymond Kallio | Closed | snow covered sidewalk   | 3/23/2026 | 201045060000 | 606 6TH ST W        | 530.09 Winter Sidewalk Maintenance          | 3/19/2026 | Closed |
| 20260033 | 3/18/2026 | Raymond Kallio | Closed | snow on sidewalk        | 3/31/2026 | 201007832000 | 419 CHAPPLE AVE     | 530.09 Winter Sidewalk Maintenance          | 3/18/2026 | Closed |
| 20260034 | 3/18/2026 | Raymond Kallio | Closed | snow covered sidewalk   | 3/16/2026 | 201006760000 | 600 11TH AVE W      | 530.09 Winter Sidewalk Maintenance          | 3/18/2026 | Closed |
| 20260035 | 3/18/2026 | Raymond Kallio | Closed | snow covered sidewalks  | 3/23/2026 | 201005470000 | 601 11TH AVE W      | 530.09 Winter Sidewalk Maintenance          | 3/18/2026 | Closed |
| 20260036 | 3/18/2026 | Raymond Kallio | Closed | snow on sidewalks       | 3/23/2026 | 201005480000 | 1116 6TH ST W       | 530.09 Winter Sidewalk Maintenance          | 3/18/2026 | Closed |

|          |           |                |        |                          |           |              |                |  |           |        |
|----------|-----------|----------------|--------|--------------------------|-----------|--------------|----------------|--|-----------|--------|
| 20260037 | 3/18/2026 | Raymond Kallio | Closed | snow on sidewalks        | 3/23/2026 | 201005490000 | 1122 6TH ST W  | 530.09 Winter Sidewalk Maintenance                                   | 3/18/2026 | Closed |
| 20260038 | 3/18/2026 | Raymond Kallio | Closed | snow on sidewalks        | 3/25/2026 | 201026280000 | 900 3RD AVE W  | 530.09 Winter Sidewalk Maintenance                                   | 3/18/2026 | Closed |
| 20260039 | 3/18/2026 | Raymond Kallio | Closed | snow on sidewalk         | 3/25/2026 | 201023000000 | 707 3RD AVE W  | 530.09 Winter Sidewalk Maintenance                                   | 3/25/2026 | Closed |
| 20260040 | 3/18/2026 | Raymond Kallio | Closed | snow covered sidewalk    | 3/3/2026  | 201045070000 | 612 6TH ST W   | 530.09 Winter Sidewalk Maintenance                                   | 3/18/2026 | Closed |
| 20260040 | 3/18/2026 | Raymond Kallio | Closed | snow covered sidewalk    | 3/3/2026  | 201045070000 | 612 6TH ST W   | Section 750, B., 11. Miscellaneous Storage                           | 3/18/2026 | Closed |
| 20260031 | 3/16/2026 | Raymond Kallio | Closed | snow covered sidewalk    | 3/23/2026 | 201007821000 | 400 9TH AVE W  | 530.09 Winter Sidewalk Maintenance                                   | 3/16/2026 | Closed |
| 20260032 | 3/16/2026 | Raymond Kallio | Closed | Storage container        | 4/7/2026  | 201049300000 | 1814 MAPLE LN  | Unified Development Ordinance 781 Section 4.47(D)(3) Building design | 3/16/2026 | Closed |
| 20260025 | 3/13/2026 | Raymond Kallio | Closed | snow and ice on sidewalk | 3/25/2026 | 201007890000 |                | 530.09 Winter Sidewalk Maintenance                                   | 3/13/2026 | Closed |
| 20260019 | 3/12/2026 | Raymond Kallio | Closed | misc storage             | 4/1/2026  | 201028720000 | 1102 5TH AVE E | Section 750, B., 11. Miscellaneous Storage                           | 3/12/2026 | Closed |
| 20260020 | 3/12/2026 | Raymond Kallio | Closed | misc storage             | 4/1/2026  | 201017780000 | 321 12TH AVE E | Section 750, B., 11. Miscellaneous Storage                           | 3/12/2026 | Closed |

|          |           |                |        |                        |           |              |                   |  |           |        |
|----------|-----------|----------------|--------|------------------------|-----------|--------------|-------------------|--|-----------|--------|
| 20260005 | 3/11/2026 | Raymond Kallio | Closed | ice covered sidewalk   | 3/25/2026 | 201022730000 | 715 VAUGHN AVE    | 530.09 Winter Sidewalk Maintenance         | 3/11/2026 | Closed |
| 20260006 | 3/11/2026 | Raymond Kallio | Closed | ice on sidewalk        | 3/18/2026 | 201044180000 | 713 CHAPPLE AVE   | 530.09 Winter Sidewalk Maintenance         | 3/11/2026 | Closed |
| 20260002 | 3/10/2026 | Raymond Kallio | Open   | Refreidgerator in yard |           | 201019040000 | 419 WILLIS AVE    | Section 750, B., 11. Miscellaneous Storage | 3/10/2026 | Open   |
| 20260003 | 3/10/2026 | Raymond Kallio | Closed | Tire in yard           | 3/11/2026 | 201017350000 | 310 5TH AVE E     | Section 750, B., 11. Miscellaneous Storage | 3/10/2026 | Closed |
| 20260004 | 3/10/2026 | Raymond Kallio | Closed | tire                   | 4/2/2026  | 201005600000 | 704 12TH AVE W    | Section 750, B., 11. Miscellaneous Storage | 3/10/2026 | Closed |
| 20260001 | 3/9/2026  | Raymond Kallio | Closed | misc storage           | 4/13/2026 | 201001290000 | 1623 3RD ST W     | Section 750, B., 11. Miscellaneous Storage | 3/9/2026  | Closed |
| 20260010 | 3/4/2026  | Raymond Kallio | Closed | ice on sidewalk        | 3/18/2026 | 201029820000 | 813 11TH AVE W    | 530.09 Winter Sidewalk Maintenance         | 3/11/2026 | Closed |
| 20260011 | 3/4/2026  | Raymond Kallio | Closed | ice on sidewalk        | 3/23/2026 | 201015850000 | 622 MAIN ST E     | 530.09 Winter Sidewalk Maintenance         | 3/11/2026 | Closed |
| 20260012 | 3/4/2026  | Raymond Kallio | Closed | ice on sidewalk        | 3/18/2026 | 201005390000 | 1208 6TH ST W     | 530.09 Winter Sidewalk Maintenance         | 3/11/2026 | Closed |
| 20260013 | 3/4/2026  | Raymond Kallio | Closed | ice on sidewalk        | 3/23/2026 | 201017540000 | 313 7TH AVE E     | 530.09 Winter Sidewalk Maintenance         | 3/11/2026 | Closed |
| 20260014 | 3/4/2026  | Raymond Kallio | Closed | ice on sidewalk        | 3/18/2026 | 201043670000 | 605 MACARTHUR AVE | 530.09 Winter Sidewalk Maintenance         | 3/11/2026 | Closed |

|          |          |                |        |                          |           |              |                  |  |           |        |
|----------|----------|----------------|--------|--------------------------|-----------|--------------|------------------|--|-----------|--------|
| 20260015 | 3/4/2026 | Raymond Kallio | Closed | ice on sidewalk          | 3/23/2026 | 201001870000 | 200 11TH AVE W   | 530.09 Winter Sidewalk Maintenance                                       | 3/11/2026 | Closed |
| 20260016 | 3/3/2026 | Raymond Kallio | Closed | Ice on sidewalk          | 3/24/2026 | 201022150000 | 609 2ND AVE W    | 530.09 Winter Sidewalk Maintenance                                       | 3/3/2026  | Closed |
| 20260017 | 3/3/2026 | Raymond Kallio | Closed | ice on sidewalk          | 3/24/2026 | 201022130000 | 619 2ND AVE W    | 530.09 Winter Sidewalk Maintenance                                       | 3/3/2026  | Closed |
| 20260018 | 3/3/2026 | Raymond Kallio | Closed | ice on sidewalk          | 3/24/2026 | 201024660000 | 800 5TH AVE E    | 530.09 Winter Sidewalk Maintenance                                       | 3/3/2026  | Closed |
| 20260007 | 3/3/2026 | Raymond Kallio | Closed | ice on sidewalk          | 3/18/2026 | 201001630000 | 1220 MAIN ST W   | 530.09 Winter Sidewalk Maintenance                                       | 3/11/2026 | Closed |
| 20260008 | 3/3/2026 | Raymond Kallio | Closed | ice on sidewalk          | 3/17/2026 | 201001620000 | 1208 MAIN ST W   | 530.09 Winter Sidewalk Maintenance                                       | 3/11/2026 | Closed |
| 20260009 | 3/3/2026 | Raymond Kallio | Closed | ice on sidewalk          | 3/20/2026 | 201005370000 | 1200 6TH ST W    | 530.09 Winter Sidewalk Maintenance                                       | 3/11/2026 | Closed |
| 20260021 | 3/3/2026 | Raymond Kallio | Open   | misc storage             |           | 201003750000 | 518 11TH AVE W   | Section 750, B., 21., 7) Vehicles or trailers used for storage of goods. | 3/12/2026 | Open   |
| 20260021 | 3/3/2026 | Raymond Kallio | Open   | misc storage             |           | 201003750000 | 518 11TH AVE W   | Section 750, B., 11. Miscellaneous Storage                               | 3/12/2026 | Open   |
| 20260022 | 3/3/2026 | Raymond Kallio | Closed | ice and snow on sidewalk | 3/18/2026 | 201038330000 | 1023 CHAPPLE AVE | 530.09 Winter Sidewalk Maintenance                                       | 3/12/2026 | Closed |

|          |          |                |        |                 |           |              |                |                                    |           |        |
|----------|----------|----------------|--------|-----------------|-----------|--------------|----------------|------------------------------------|-----------|--------|
| 20260023 | 3/3/2026 | Raymond Kallio | Closed | ice on sidewalk | 3/18/2026 | 201030710000 | 1001 9TH AVE W | 530.09 Winter Sidewalk Maintenance | 3/12/2026 | Closed |
|----------|----------|----------------|--------|-----------------|-----------|--------------|----------------|------------------------------------|-----------|--------|

Total Records: 66

4/16/2026

## Permit Detail Report

03/01/2026 - 03/31/2026

| Permit # | Permit Date | Building Type                                       | Applicant Name                 | Applicant Address | City, State, Zip     | Description  | Square Feet | Project Cost | Issued Date | Type of Work      | Work Location                 | Total Fees | Parcel #     | Parcel Address    |
|----------|-------------|---|--------------------------------|-------------------|----------------------|--|-------------|--------------|-------------|-------------------|-------------------------------|------------|--------------|-------------------|
| 20260064 | 3/30/2026   | Commercial - Demolition Interior/Exterior           | Shane Hillen                   | 2063 17-1/2 Ave.  | Rice Lake, WI, 54868 | Commercial interior renovation of existing student services center for Northwood Technical College. Level 2 Alteration.  | 7,450       | 894,432      |             |                   | 2100 Beaser Ave., Ashland, WI | \$4,472.16 | 201049510000 | 2100 BEASER AVE   |
| 20260063 | 3/30/2026   | Residential - Roofing (Material cost over 1,000)    | Tyler Marx                     | 905 MacArthur Ave | ASHLAND, WI 54806    | Remove and replace existing asphalt shingles with new asphalt shingles   | 0           | 2,500        | 3/30/2026   | Primary Structure | 905 Mac Arthur Ave            | \$30.00    | 201044670000 | 905 MACARTHUR AVE |
| 20260062 | 3/26/2026   | Residential - Remodel/Repair/Additions (over 5,000) | Shelly Shilts                  | 1508 4th St E     | ASHLAND, WI 54806    | Remove and Replace six (6) existing windows, insulate around frame and trim interior and exterior  | 0           | 19,500       | 3/27/2026   | Primary Structure | 1508 4th St E                 | \$97.50    | 201035420000 | 1508 4TH ST E     |
| 20260061 | 3/25/2026   | Residential - Fence                                 | Berry Boggs (partner to owner) | 1118 Chapple Ave  | Ashland              | Install 260 LF of new 6-foot high wood privacy fence at locations marked with red lines on the attached image. Support posts to be located on the interior side of the property with the finished side facing out. | 260         | 7,000        | 3/27/2026   | Other             | 1118 Chapple Ave              | \$100.00   | 201045220000 | 1118 CHAPPLE AVE  |

|          |           |   |  |                 |                     |  |        |        |           |                     |                     |          |              |                     |
|----------|-----------|---|--|-----------------|---------------------|--|--------|--------|-----------|---------------------|---------------------|----------|--------------|---------------------|
| 20260060 | 3/24/2026 | Commercial - Accessory Structure                            | Scott Wafle                              | S590 Hirst Rd   | Reedsburg, WI 53959 | 1) 30-foot x 100-foot storage shed by Cleary Corp. 12-foot high sidewalls. Color to match as close as possible to existing garage/office buildings. 2) An 8-foot high chain link fence enclosing area between buildings. See CUP granted (10-28-26) for required conditions. | 3,000  | 44,874 | 3/26/2026 | Accessory Structure | 2501 Golf Course Rd | \$250.00 | 201048081000 | 2501 GOLF COURSE RD |
| 20260059 | 3/20/2026 | Commercial - Miscellaneous Repair of a Commercial Structure | Ashland County Health and Human Services | 630 Sanborn Ave | ASHLAND, WI 54806   | Remove one (1) layer of asphalt shingles. Install 6-foot Ice & Water shield at eaves and underlayment remainder of area. Install new concealed fastener metal roofing, flashing and sealant.   | 11,000 | 88,900 | 3/31/2026 | Primary Structure   | 630 Sanborn Ave     | \$75.00  | 201047300000 | 630 SANBORN AVE     |
| 20260058 | 3/19/2026 | Residential - Fence   | Ana Tapsieva                             | 516 5th Ave E   | ASHLAND, WI 54806   | Replace existing 6-foot privacy fence with new 6-foot privacy fence. Fence Supports to be placed to the interior side of the property.   | 85     | 3,800  | 3/23/2026 | Other               | 516 5th Ave E       | \$75.00  | 201020100000 | 516 5TH AVE E       |

|          |           |   |                |                       |                      |   |       |         |           |                   |                            |            |               |                      |
|----------|-----------|---|----------------|-----------------------|----------------------|---|-------|---------|-----------|-------------------|----------------------------|------------|---------------|----------------------|
| 20260057 | 3/19/2026 | Residential - Fence   | Adele Thomason | 223 3rd Ave E         | Ashland, WI 54806    | Replace existing 6-foot privacy fence with new 6-foot wood privacy fence. Fence posts to be located on the interior side of the property. The fence must not be located within the 10-foot vision triangle on the East side of the garage driveway per the submitted drawing.   | 302   | 0       | 3/23/2026 | Other             | 223 3rd Ave E              | \$100.00   | 201016190000  | 223 3RD AVE E        |
| 20260056 | 3/18/2026 | Residential - Permit for new home                           | Abby Miller    | 2804 City Heights Rd  | ASHLAND, WI 54806    | New construction of a 26' X 32' log home. Site will have septic and well. This permit is contingent upon: 1. Provide our office with all the contractor's license numbers. 2) Provide our office with a typical wall section and note the height of the building on an elevation. 3) Provide a copy of the building heat loss and furnace sizing by the | 1,664 | 310,000 | 4/9/2026  | Primary Structure | 2804 City Heights Rd       | \$1,133.20 | 201-048330200 | 2804 City Heights Rd |
| 20260055 | 3/16/2026 | Commercial - Miscellaneous Repair of a Commercial Structure | CRAIG JOHNSON  | 5501 Miller Trunk Hwy | Hermantown, MN 55811 | FIRE SUPPRESSION SYSTEM INSTALLATION  | 4,040 | 15,000  | 3/17/2026 | Primary Structure | 2300 LAKE SHORE DRIVE WEST |            | 201047450000  | 2300 LAKE SHORE DR W |

|          |           |  |   |                 |                   |  |     |     |           |                     |                 |         |             |                 |
|----------|-----------|--|---|-----------------|-------------------|--|-----|-----|-----------|---------------------|-----------------|---------|-------------|-----------------|
| 20260054 | 3/13/2026 | Zoning Approval - Signage                        | Echo Health   | 200 Chapple Ave | Ashland           | Installation of two (2) wall mounted facade signs. 33" high X 96" wide. New signs to replace existing wall signs in same location. Existing directional downlighting to be used to illuminate new  | 22  | 0   | 3/18/2026 | Other               | 200 Chapple Ave | \$50.00 | 20104315000 | 200 CHAPPLE AVE |
| 20260053 | 3/12/2026 | Residential - Roofing (Material cost over 1,000) | Carol Janecek                                       | 812 10th Ave W  | Ashland, WI 54806 | Installing new asphalt roof on existing garage.  | 100 | 100 | 3/12/2026 | Accessory Structure | 812 10th Ave W  | \$30.00 | 20103003000 | 812 10TH AVE W  |
| 20260052 | 3/9/2026  | Zoning Approval - Keeping of Animals             | Anna Wilke  | 1220 6th Ave W  | Ashland, WI 54806 | A five square foot chicken coop. A maximum of six chickens allowed. No roosters. Enclosure shall NOT be located closer than twenty (20) feet to any residential structure other than the owner's nor closer than ten (10) feet from any parcel line. | 5   | 0   | 3/9/2026  | Other               | 1220 6th Ave W  | \$50.00 | 20104538000 | 1220 6TH AVE W  |
| 20260051 | 3/6/2026  | Zoning Approval - Signage                        | Northland Real Estate Services, LLC (Jewel VonFang) | 309 Main St E   | Ashland, WI 54806 | Installation of a two-sided panel sign onto an existing projecting style sign structure on the front of the building   | 18  | 0   |           | Other               | 309 Main St E   |         | 20101340000 | 309 MAIN ST E   |

|          |          |   |  |                    |             |   |   |        |           |                    |                    |          |              |                     |
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| 20260050 | 3/6/2026 | Residential - Remodel/Repair/Additions (over 5,000)         | Leroy, Steven and Elaine                       | 706 18th Ave W     | Ashland     | New front entry addition with new sidewalk to street. New rear yard sidewalk and patio. Permit contingent upon: 1) All new construction must have frost footings that are deep enough for our local weather, which is typically 4 feet. 2) A graspable handrail and guardrail system needs to be properly installed on the new set of | 0 | 43,000 | 3/31/2026 | Primary Structure  | 706 18th Ave W     | \$215.00 | 201005950000 | 706 18TH AVE W      |
| 20260049 | 3/6/2026 | Commercial - Miscellaneous Repair of a Commercial Structure | CESA 12 (Arnie Mackey Jeannine)                | 400 Lakeshore Dr E | Ashland, WI | Tear off existing roofing and replace w/following: New drip edge, 6 foot ice and water shield. Install synthetic tar paper with Landmark shingles. Re-roof flat section with 60 mil EPDM -  | 0 | 61,500 | 3/6/2026  | Primary Structure  | 400 Lakeshore Dr E | \$75.00  | 201013520000 | 400 LAKE SHORE DR E |
| 20260048 | 3/5/2026 | Zoning Approval - Mobile Tower                              | Northern States Power Co. (Xcel) Corissa Seely |                    |             | Breaker change out and foundation replacement. Addition of four curb slabs under existing and updated equipment.  | 0 | 61,500 |           | Telecommunications | 2111 E Main St     |          | 201034100000 | 2111 E Second St    |

|          |          |   |                 |                  |                   |  |   |        |           |                     |                     |          |              |                      |
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| 20260047 | 3/5/2026 | Residential - Accessibility Ramp                    | Paul Farkas     | 522 16th Ave W   | Ashland, WI 54806 | New treated wood ADA ramp in front yard. Construction of ramp to meet UDC code.  | 0 | 0      | 3/12/2026 | Accessory Structure | 522 16th Ave W      |          | 201004370000 | 522 16TH AVE W       |
| 20260045 | 3/4/2026 | Residential - Remodel/Repair/Additions (over 5,000) | Benji Kulp      | 412 26th Ave E   | ASHLAND, WI 54806 | Remodel of 3 bedrooms, 2 baths, drywall, flooring, paint, trim, cabinets, doors, light fixtures and plumbing (two bathtubs, kitchen sink, PEX drainpipe). Replaced existing concrete sidewalk. | 0 | 75,000 | 3/6/2026  | Primary Structure   | 412 26th Ave E      | \$375.00 | 201035870000 | 412 26TH AVE E       |
| 20260044 | 3/3/2026 | Residential - Remodel/Repair/Additions (over 5,000) | Weis, Janelle K | 1308 Chapple Ave | Ashland, WI 54806 | Six new helical piers and ten feet of new foundation wall and footer.  | 0 | 29,420 | 3/4/2026  | Primary Structure   | 1308 Chapple Ave    | \$147.00 | 201045720000 | 1308 CHAPPLE AVE     |
| 20260043 | 3/3/2026 | Residential - Roofing (Material cost over 1,000)    | Emery Mattson   |                  |                   | Remove asphalt roof and replace with new asphalt.  | 0 | 20,000 | 3/3/2026  | Primary Structure   | 1222 Lakeshore Dr W | \$30.00  | 201000560000 | 1222 LAKE SHORE DR W |

|          |          |  |   |                |                   |  |   |         |           |                     |                 |          |              |                 |
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| 20260041 | 3/6/2026 | Zoning Approval - Mobile Tower         | Verizon - TERRA Consulting Group (Michelle Rojas) Jonathon Leeb | 2915 Farm Rd   |                   | Verizon proposes to modify its existing tower mounted equipment and antennas currently located at the 182-foot centerline upon the existing 190-foot tall vertical bridge owned mobile service tower facility. Proposed modification to Verizon's existing class 2 colocation. | 0 | 15,000  | 3/16/2026 | Accessory Structure | 2915 Farm Rd    | \$100.00 | 201049691000 |                 |
| 20260040 | 3/6/2026 | Residential - Remodel/Repair/Additions | Munson, Andrew  | 504 10th Ave W | Ashland, WI 54806 | Remodel/Renovation from fire damage  | 0 | 125,000 | 3/2/2026  | Primary Structure   | 504 10th Ave W  | \$156.25 | 201006850000 | 504 10TH AVE W  |
| 20260039 | 3/6/2026 | Residential - Remodel/Repair/Additions | Mad City Windows Crvsta Foster                                  |                |                   | Replace six (6) Windows  | 0 | 7,951   | 2/26/2026 | Primary Structure   | 701 Maple Ridge | \$50.00  | 201049150800 | 701 MAPLE RIDGE |
| 20260037 | 3/6/2026 | Zoning                                 |   |                |                   |  | 0 | 0       |           |                     |                 |          |              |                 |
| 20260036 | 3/6/2026 | Zoning                                 |   |                |                   |  | 0 | 0       |           |                     |                 |          |              |                 |
| 20260035 | 3/6/2026 | Zoning                                 |   |                |                   |  | 0 | 0       |           |                     |                 |          |              |                 |
| 20260034 | 3/6/2026 | Zoning Approval - Development          | Lucas/Kim Stewart   | 607 18th Ave W | Ashland, WI 54806 | Short Term Rental License  | 0 | 0       |           | Primary Structure   | 607 18th Ave W  |          | 201004800000 | 607 18TH AVE W  |

|          |          |   |               |                 |                   |  |       |         |          |                   |                 |            |             |                 |
|----------|----------|---|---------------|-----------------|-------------------|--|-------|---------|----------|-------------------|-----------------|------------|-------------|-----------------|
| 20260019 | 3/6/2026 | Residential - Permit for new home                   | Marty Reykdal | 1002 Willis Ave | Ashland, WI 54806 | Construction of a new single-family UDC home on the property per the plans and rendering provided. This permit is contingent upon the following: 1) A construction work schedule and timeline are to be provided to our office before additional work commences. 2) An R-19 fiberglass or equal wall insulation shall be used in the exterior walls. | 1,800 | 150,000 |          | Primary Structure | 1002 Willis Ave | \$1,140.00 |             | 1002 WILLIS AVE |
| 20260010 | 3/6/2026 | Right of Way  |               |                 |                   |  | 0     | 0       |          |                   |                 |            |             |                 |
| 20260004 | 3/6/2026 | Residential - Remodel/Repair/Additions (over 5,000) | Anita Haukus  |                 | Ashland, WI       | Remove all exterior/interior walls, exterior windows and exterior screen door. Remove the rotted flooring and joists Remove railing and steps. Remove and replace sidewalk from the house to the public sidewalk (when the ground thaws) a permit request has been submitted to the public works department for the sidewalk. Reconstruct            | 0     | 20,109  | 3/7/2026 | Primary Structure | 911 2nd Ave W   | \$100.550  | 20102632000 | 911 2ND AVE W   |
|          |          |   |               |                 |                   |  |       |         |          |                   |                 | \$8,851.66 |             |                 |

Total Records: 31

4/16/2026