



**Take notice that the City of Ashland Common Council will meet at 6:00 PM in the City Hall Council Chambers, 601 Main Street W. Ashland, WI to consider and act upon the following agenda.**

To attend the meeting from your computer, tablet or smartphone:  
<https://global.gotomeeting.com/join/500263957> Access Code: 500-263-957  
Or dial in using your phone. United States (Toll Free): 1-877-309-2073  
Please contact the Clerk's office if you require accommodations to attend the meeting.

**Tuesday, June 9, 2026 Ashland City Council Meeting Agenda**

**1. CALL TO ORDER**

- A. **Roll Call, Moment of Silence and Pledge of Allegiance**

**2. APPROVAL OF AGENDA**

**3. APPROVAL OF MINUTES**

- A. **May 26, 2026 City Council and Committee of the Whole Meeting Minutes**

**4. CITIZEN PARTICIPATION PERIOD**

**5. MAYOR'S REPORT**

- A. **Firefighter/EMT Kruzan Oath of Office**
- B. **Firefighter/Paramedic Coda EMS Provider of the Year**
- C. **Announcements**

**6. ADMINISTRATOR'S REPORT**

**7. CONSENT AGENDA**

- A. **Miscellaneous Minutes**
- B. **May 2026 Permitting and Property Maintenance Reports**

**8. PUBLIC HEARING**

- A. **Public Hearing Regarding Sidewalk Special Assessments for the 2026 Prentice Avenue Phase 2 Project (*Public Works*) Roll**

- B. **Public Hearing Regarding Sidewalk Special Assessments for the 2026 13th Avenue East Reconstruction Project** *(Public Works)* Roll

## **9. OLD BUSINESS**

- A. **Final Resolution Authorizing Public Improvement and Levying Sidewalk Special Assessments against Benefited Property in the City of Ashland, Ashland County, Wisconsin for the 2026 Prentice Avenue Phase 2 Project** *(Public Works)* Roll
- B. **Final Resolution Authorizing Public Improvement and Levying Sidewalk Special Assessments against Benefited Property in the City of Ashland, Ashland County, Wisconsin for the 2026 13th Avenue East Reconstruction Project** *(Public Works)* Roll
- C. **Resolution Declaring Official Intent to Reimburse Expenditures from Proceeds of Borrowing through the State of Wisconsin Safe Drinking Water Loan Program for SFY2027 13th Avenue East Water Main Replacement Project** *(Public Works)* Roll
- D. **Leak Credit Policy for Water/Wastewater Utilities** *(Public Works)*
- E. **Applications for City Issued Licenses and Permits for Alcohol Beverages, Tobacco, Arcade and Coin-Operated Games, Mobile Home, Recycling and Salvage Operations, and Taxi Cabs** *(Clerk)* Voice
- F. **Ordinance to Amend Chapter 544 (1026) Vehicular Stopping And Parking, Ashland City Ordinances to Include Overnight Parking Restrictions in the Downtown** *(Clerk)*
- G. **Ordinance to Amend Chapter 922 (1488) Alcoholic Beverages Regulation, Ashland City Ordinances to Include a Penalty for Late Submissions** *(Clerk)* Roll

## **10. NEW BUSINESS**

- A. **Accept Bid from JGJ Dirt, LLC and Award a Contract for the 2026 Willis Ave Watermain Replacement Project** *(Public Works)* Roll
- B. **Accept a Bid from Nasi Roofing, LLC and Award a Contract for the 2026 Vaughn Library Roof Replacement Project** *(Public Works)* Roll

## **11. ADJOURNMENT**

*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.*

*Upon reasonable notice, the City of Ashland will accommodate the needs of disabled individuals or individuals with limited English proficiency. For additional information or to request this service, contact the City Clerk's Office at 715-682-7071 (not a TDD telephone number).*



## ASHLAND CITY COUNCIL MEETING MINUTES

### 1. CALL TO ORDER

The Tuesday, May 26, 2026 Ashland City Council meeting was called to order by Mayor Matt MacKenzie at 6:00 p.m.

A. **Roll Call, Moment of Silence and Pledge of Allegiance**

**PRESENT:** Kevin Seefeldt, Shawn Brede, Peter Levi, Andrew Goyke, Paul Vig, Charlie Ortman, Nancy Sztynдор (7:03)

**ALSO PRESENT:** Mayor Matthew MacKenzie, City Administrator Brant Kucera, City Clerk Denise Oliphant, City Attorney Tyler Wickman, Public Works Director John Butler, Planning Director Steven Wiley, Treasurer Jacey Dean, Police Chief Brandon Marten, Public Works Administrative Manager David Garrington, and other interested citizens.

### 2. APPROVAL OF AGENDA

A motion by Goyke, seconded by Vig to approve the agenda as presented, passed 6-0 by voice vote.

### 3. APPROVAL OF MINUTES

A. **May 12, 2026 City Council and Committee of the Whole Meeting Minutes**

A motion by Ortman, seconded by Seefeldt to approve, passed 6-0 by voice vote.

### 4. CITIZEN PARTICIPATION PERIOD

The Clerk read the Rules for Citizen Participation, and the following offered their comments to the Council:

*Zygmund Jablonski, 916 6th Avenue West, spoke to the proposed contract with Hydro Corp.*

### 5. MAYOR'S REPORT

A. **Announcements**

Mac Kenzie asked all to remember the reason for the past Memorial Day holiday. He mentioned that summer has begun along with construction projects in the area. He asked everyone to be aware of the increased traffic and activity, and be wary of woodticks and heat exposure while enjoying the outdoors.

## 6. ADMINISTRATOR'S REPORT

Kucera offered a thank you to the public works crew who quickly hung the flower baskets throughout Main Street before the Memorial Day weekend.

## 7. PUBLIC HEARING

### A. **Public Hearing on Facilities Plan for Wastewater Treatment Plant Upgrades (Public Works)**

A motion by Ortman and seconded by Seefeldt to enter into Public Hearing was approved 6-0 by roll call vote. Council heard from Jeremiah Wendt of Short Elliott Hendrickson regarding the proposed plan. Zygmund Jablonski requested to speak during the public hearing. There were no comments received prior to the meeting. Hearing no further comments, Ortman moved, seconded by Seefeldt to close the public hearing. This motion was approved 6-0 by voice vote.

## 8. OLD BUSINESS

### A. **Approve Facility Plan for Wastewater Treatment Plant Upgrades (Public Works) Roll**

A motion by Levi, seconded by Seefeldt to approve the proposed plan, passed 6-0 by roll call vote.

### B. **Award Bid for 2026 Crushed Aggregate Contract to Jake's Excavating & Landscaping LLC (Public Works) Roll**

A motion by Ortman, seconded by Seefeldt to approve the bid for \$27,300, passed 6-0 by roll call vote.

### C. **Agreement for Professional Services from Long Island Engineering, LLC for the 2026 13th Avenue East CDBG Street & Utility Improvements Project Construction Services (Public Works) Roll**

A motion by Ortman, seconded by Brede to approve the agreement for \$40,500, passed 6-0 by roll call vote.

### D. **Contract with Hydro Corp for Cross Connection Services (Public Works/Utility) Roll**

Goyke moved, seconded by Seefeldt to approve the contract for \$43,036.12. During discussion, Brede moved, seconded by Ortman to allow Jablonski to address Council, which passed 5-1 by voice vote; Goyke opposed. The motion on the table passed 6-0 by roll call vote.

### E. **Accept 2026 Wisconsin Department of Natural Resources Fire Fighter Protection Grant Award Payment (Fire Department) Voice**

A motion by Seefeldt, seconded by Goyke to approve, passed 6-0 by voice vote.

F. **Ordinance to Repeal Chapter 35 (1467) Economic Development - Revolving Loan Fund Advisory Board, Ashland City Ordinances** *(Clerk)* Roll

A motion by Ortman, seconded by Vig to approve the ordinance, passed 6-0 by roll call vote.

**File #2026-2039**

## 9. NEW BUSINESS

A. **Resolution to Issue a Conditional Use Permit (CUP) to Allow a Wireless Telecommunication Facility at 2704 County Hwy A, Parcel No. 201-04595-0100, Zoned Future Development District (FD). Applicant: Karl Gerber of Buell Consulting on behalf of City Switch** *(Planning and Development)* Roll

Ortman motioned, seconded by Brede to approve the resolution. Szyndor joined virtually during discussion. A motion by Ortman, seconded by Brede to allow Scott Buel, legal representative of ATC, to speak, which passed unanimously by voice vote. The motion on the table passed 3-2-2 by roll call vote; Seefeldt and Goyke opposed; Levi and Szyndor abstained.

**File #17877**

B. **Resolution to Combine Wards and Establish the Polling Places for the August 11, 2026 Partisan Primary Election, and the November 3, 2026 General Election** *(Clerk)* Roll

A motion by Ortman, seconded by Goyke to approve the resolution, passed unanimously by roll call vote.

**File #17876**

## 10. ADJOURNMENT

A motion by Ortman and seconded by Goyke to adjourn was passed unanimously by voice vote.

Respectfully Submitted,

Denise Oliphant,  
City Clerk

## COMMITTEE OF THE WHOLE MEETING MINUTES

The Tuesday, May 26, 2026 City of Ashland Committee of the Whole Meeting was called to order by Council President Charlie Ortman at 7:30 PM.

### 1. **Roll Call**

**PRESENT:** Kevin Seefeldt, Shawn Brede, Peter Levi, Andrew Goyke, Paul Vig, Charlie Ortman, Nancy Sztynodor

**ALSO PRESENT:** Mayor Matthew Mac Kenzie, City Administrator Brant Kucera, City Clerk Denise Oliphant, Public Works Director John Butler, Police Chief Brandon Marten, Public Works Administrative Manager David Garrington, and other interested citizens.

### 2. **Approval of Agenda**

A motion by Vig, seconded by Seefeldt to approve the agenda as presented, carried unanimously by voice vote.

### 3. **Council President's Report**

Ortman noted he would like to see the railroad right-of-ways that the City owns, planted with milkweed.

### 4. **Items for Discussion and Possible Action**

#### A. **Leak Credit Policy for Water/Wastewater Utilities (*Public Works*)**

Butler introduced the item and answered questions from Council. A motion by Seefeldt, seconded by Goyke to forward the item to Council for formal approval, passed unanimously by voice vote.

#### B. **Introduction of Assessing Late Fee for Submitting License Applications to the City Clerk after May 1 of Each Year (*Clerk*)**

The item was introduced by Oliphant. A motion by Goyke, seconded by Seefeldt to forward the item to Council for formal approval, passed unanimously by voice vote.

#### C. **Amend Chapter 544 Vehicular Stopping and Parking to Include Overnight Parking Restrictions in the Downtown (*Clerk*)**

Oliphant introduced the item and answered questions from Council. A motion by Sztynodor, seconded by Seefeldt to forward the item to Council for formal approval, passed unanimously by voice vote.

### 5. **Adjournment**

A motion by Andrew Goyke and seconded by Paul Vig to adjourn was passed unanimously by voice vote.

COMMITTEE OF THE WHOLE  
Tuesday, May 26, 2026  
Ashland City Hall Council Chambers



## **PLAN COMMISSION MEETING MINUTES**

**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**

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

**Absent:** Nancy Szyndor, Laurie Gregor (Excused)

### **AGENDA**

1. Call to Order and Roll Call  
Mayor Mackenzie called the meeting to order at 6:30 pm and a quorum was declared present. He introduced the newly appointed member of the Plan Commission, Ms. Erin Cutler, who is replacing the vacancy created by JoAnn Erickson, who asked not to be reappointed. The commission and staff went around the table and introduced themselves.
2. Approval of the Agenda  
Mr. Beirl made a motion to approve the agenda and Mr. Eades seconded. Motion Carried 4-0.
3. Consent Agenda  
Mayor Mackenzie asked for approval of the minutes from the March 17<sup>th</sup>, 2026 Plan Commission meeting. Mr. Eades made a motion and Mr. Beirl seconded. Motion Carried 3-0. (Ms. Cutler abstained from this motion.)
4. Identify potential conflicts of interest  
None
5. Citizen Participation (non-agenda items)  
None. Ms. Tochterman arrived (6:37pm).
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

Mayor Mackenzie noted that he would like to proceed by first having staff review project information and for the commission to follow up with clarifying questions. Then we would enter into the public hearing.

Mr. Wiley reviewed the proposed request for the new facility. He gave an overview of the subject site and the area zoning. He explained the project scope and noted the property is privately owned and mostly undeveloped aside from a garage. AT&T is the carrier proposing the new tower. There would be enough space for two additional providers. There are no parking minimums, no employees on site and the parcel is already highly vegetative. No wetlands would be disturbed. They have proposed a 6-foot tall fence with another 1-foot of barb wire on top. Informational signage only would be included. The applicant noted that the rent has become economically burdensome on the existing ATC tower and there has been no satisfactory resolution. The applicant claims this is the only existing tower in the area that would meet their needs. Building a new tower would be more cost effective over the long term. There were two statements received in opposition to the project. The first was from the attorney representing ATC. The second was from Byron Mackey of 2208 County Highway A who is a neighbor to the property and concerned about the impacts to property values. Mr. Wiley noted he asked the city assessor about effects on property values who replied he is not aware that these towers have any negative impact. He went on to review legal standards and explain what is required by state statutes and federal law. He then reviewed required criteria for compatibility with the Comprehensive Plan. He noted the proposed tower will be set back 600 feet from the nearest residence and 700 feet from County Highway A. Staff recommends approval of the CUP contingent upon the following:

- o 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.
- o Approval for the six (6) foot security fencing as proposed with up to one (1) additional foot of barbed wire.
- o 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.
- o Applicant shall submit structural plans and calculations and electrical plans to City staff for Inspector review and approval prior to building permit issuance.
- o 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.
- o 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.
- o Prior to the construction of any future improvements on the parcel, the applicants(s) shall apply for and obtain any required approvals and permits.
- o Applicant shall maintain the tower and associated equipment and ensure all site improvements remain code compliant and in structurally-sound condition.
- o Applicant shall ensure that the tower is compliant and remains compliant with all applicable Federal, State, and Local regulations.
- o 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.
- o Applicant shall remove the telecommunications facility from the property and restore the property if the applicant ceases use of the facility in the future.

Mr. Wiley noted that the Class 2 public hearing notice was issued on April 9th and April 16th and discretionary letters were sent to all surrounding property owners within 200 feet of the subject property.

Mayor Mackenzie asked if there were any clarifying questions by the commission.

Ms. Tochterman made a motion to go into public hearing. Second by Mr. Beirl. Motion carried 5-0.

Public Hearing:

Stephen Adamski (2703 County Hwy A) asked how long they plan to keep the tower there?

Eric Shaw, with Buell Consulting, responded that these are typically long-term leases with a fifty to ninety-year lease standard. Mr. Adamski asked who the three providers were. Mr. Wiley noted that AT&T is the provider that this project is for. There would be space for an additional two or more providers who are unknown at this time. Mr. Wiley noted that a vacant tower would need to be removed by state law.

Mr. Adamski asked how far the tower would be from the nearest house, how tall it is and how far out the collapse zone extends. Mr. Wiley stated it is over 600 feet away and that the tower is designed to collapse in an accordion-like fashion within a 190-foot fall radius. Adamski went on to express concern about the risk of being exposed to infrared signals; he noted since 5G service has been powered up, he has experienced more headaches. During the twenty-five years prior to this, he's had no problems. There are both elderly folks and infants living nearby.

Mr. Adamski asked if the company is renting the piece of property, mentioned the agricultural zoning of the area and asked if there was a CUP for the existing pole barn. He asked if this could be turned into an industrial park zone in the future.

Mr. Wiley noted that the Future Development Zone, where this is located, is a holding zone that consists of larger parcels in less developed area of the city. It could be rezoned to something else in the future that is compatible at the time and with the current Comprehensive Plan intentions. He noted the owner is currently the James C and Carol M Lawton Trust.

Mayor Mackenzie restated that this permit is only for the telecommunications tower and no other development.

Mr. Adamski asked if this project be reassessed if further health problems occur down the road by neighbors?

Mayor Mackenzie not that there are no conclusive answers to this subject.

Mr. Adamski stated that there have been issues in the past with non-English speaking workers on site doing work on the towers and not having the ability to communicate. It was noted that the lights from the tower are not bothersome and there are no noise issues.

Mr. Eades made a motion to go out of public hearing. Second by Ms. Cutler. Motion carried 5-0.

Mr. Eades moved to approve the motion with the recommended conditions. Second by Mayor Mackenzie.

Mr. Eades asked for clarification that the burden of the current tower is that the rent is too high and asked how many providers are on the current tower. Shaw was not sure about this but thought there were two or three. Ms. Cutler asked a couple clarifying questions about ownership and buildings on the property and the consultants who had joined online. Mr. Wiley answered that City Switch is the contractor and Buell Consulting assists with the approval process. The two online representatives were both with Buell Consulting.

Ms. Tochterman asked if we can anticipate what or who will utilize the open spots on the new tower and what would happen with an abandoned tower.

Mr. Wiley responded that it likely depends on the functionality that the new tower may provide over the existing one and how competitive the rent structure is. Shaw agreed that this is accurate and not an unusual circumstance with more than one tower in an area. Having more than one tower option helps keep the rent competitive in a given coverage area.

Ms. Tochterman asked, in the event that all tenants leave an existing tower, what happens?

Mr. Wiley responded that if the tower ceases to operate, it cannot just be left abandoned. The State requires that it be dismantled and removed. The city should have a letter of credit to ensure this process would take place. Ms. Tochterman asked if we have this agreement in place with this applicant and Mr. Wiley did not know. She felt this is something she would want to know more about. Shaw added that this is pretty standard in the leases with the land owners that there is removal language that is built in.

Ms. Tochterman was curious about the residents' concerns and feels she has limited understanding of potential negative health effects. Do additional tenants create added impact? Mr. Wiley responded that the federal 1996 telecommunications act preempts the city's ability to deny this on a radio frequency effect.

Shaw added that it is a common concern but that it is highly regulated by the FCC with documentation that can be provided with references but did not feel qualified to add more.

Mr. Beirl was concerned about all tenants leaving the ATC tower and leaving it empty. Do we have the letter of credit for that tower to have it removed? Also, the proposed tower is only three blocks from the existing one. What features does this tower have that the other one does not? Or is it just about the high rent?

Shaw responded saying this is a fair question. He noted these projects are very expensive to do. Coverage and technology are always improving as well as the desire to fill gaps and provide better service to customers. The objective is to maintain or improve service while also being financially feasible.

Ms. Cutler asked who maintains the authority to decide what goes on the tower?

Mr. Wiley responded that new providers on the tower would come through the city for a permit as well as working it out with the tower owner for co-location.

Ms. Cutler asked what the technology difference is between the equipment installed on the existing versus new tower to address the concern of the resident.

Shaw responded that, for the most part, it will be the same level of broadcasting that they run now.

Mr. Eades asked if City Switch was building the tower free of charge to AT&T with an exclusive contract so they can build-up their nation-wide network?

Shaw responded that they work for more carriers than just AT&T. They are an independent contractor and lease space to all the carriers. They have license agreements to help establish long-term relationships but are not exclusive to AT&T. In this particular case, AT&T is the client.

Mr. Eades asked for clarification if, essentially, this proposed project is solely about rent.

Shaw responded that yes, effectively this is the case, with companies looking for a more favorable long-term output operation that may otherwise become unfeasible. In some cases, the rent can be so burdensome that a company may vacate a tower if they cannot build another one.

Mr. Eades commented there will really be no improvement in coverage and its been implied that AT&T could just end their lease on the current tower and eliminate service?

Shaw stated not necessarily, but it has happened in other areas. It is a primary financial goal to improve coverage with a tower that improves service. The proposed tower has been approved to meet the objectives of the client, AT&T.

Mr. Beirl asked Mr. Wiley for his staff discussions on why we recommend approval of this?

Mr. Wiley responded that he does not see a reason to recommend denial at this point unless there was a reason provided. For example, if the city assessor had come back with data that this would reduce surrounding property values, then that might be grounds to recommend denial. He does not believe we have the ability to deny this in regards to radio frequency effects based on the 1996 Telecommunications Act. There would need to be substantial evidence of this with data. It appears they can meet the conditions of the ordinance. State statute 62.23 mandates that if ordinance conditions can be met then the CUP should be approved.

Mr. Beirl questioned what, if any, benefits does this have to the city when there is another cell tower located three blocks away.

Mr. Eades commented, you said we “can’t deny” but what if both we (Plan Commission) and the City Council do deny it? Who will intervene? Mr. Wiley responded that they could appeal to circuit court, he believes, and the judge would consider and determine the outcome. Mr. Eades continued, so they don’t need a valid reason to put up a new tower as long as they meet the requirements? Mr. Wiley responded yes, that is his understanding, according to the state statute.

Mr. Beirl made a motion to recognize Mr. Damske to speak. There was no second. Mayor Mackenzie suggested he attend the next council meeting to have another opportunity to speak publicly on this topic.

Ms. Tochterman stated, based on the ordinance, this would typically get approved and that it appears, by statute, the commission could not disapprove based on health concerns. Mr. Wiley agreed, that this is his understanding. She went on to say it could possibly be disapproved upon evidence property values would be reduced but that has been researched and there is no evidence of this? Mr. Wiley responded, that yes, he did look into that. She asked if legal council is recommending approval because there is no reason to disapprove it? Mr. Wiley responded no, they gave him points to consider but he did not look to them for guidance on whether or not to approve. He reiterated we cannot deny approval based on aesthetics alone. He said if there were circumstances where the provider did not exhaust all of their options, that could be a factor. He had asked the applicant if they had considered other sites and this was the only one where the property owner was on board with allowing it on their property. Ms. Tochterman noted she understands they are limited in opportunities to deny this. The benefits to AT&T are clear and she is trying to understand

what the benefit is the community. The only benefit of approving it may be that if it is denied, then AT&T might leave. Mr. Wiley agreed this could be a possibility but not a given.

Mr. Eades stated he would argue that these do reduce property values. He noted, in a quick online search, that even HUD (Housing and Urban Development) classified a cell tower as a hazard and nuisance and required a re-appraisal of property values around them so it is hard to say it doesn't affect property values. Mr. Wiley noted he only checked with the assessor and does not know if this varies throughout the country. Ms. Tochterman asked for clarification on what the city assessor said. Mr. Wiley responded that he said, in his experience, unlike wind farms or solar arrays or gravel pits, he has not seen an adverse impact on property values. They do not make a lot of noise or attract other nuisances.

Mr. Eades added that (in another online search) the National Association of Realtors claimed they have peer review studies that show cell towers reduce property values up to 20 percent.

Ms. Tochterman asked for clarification that if the existing tower became empty, that the city would not be responsible for taking it down. Both the Mayor and Mr. Wiley stated that the city would not be responsible and if the owner did not take it down, the city would likely pursue enforcement action against them with some type of court order that goes through the legal system and follows state statutes.

A roll call vote was taken to approve a recommendation to council for this Conditional Use Permit to allow a Wireless Telecommunication Tower. Jeff Beirl - Yes, Erin Cutler - Yes, Jeff Beirl, David Eades – No, Ana Tochterman – Yes, Mayor Mackenzie – Yes. Motion Carried 4-1.

Mayor Mackenzie noted this item will go to City Council on the May 12th agenda. He suggested checking online to verify that it is on the agenda. These are posted the Thursday or Friday before the meeting.

- 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

Ms. Erickson reviewed the request for the proposed land transfer. She gave an overview of the subject site including the applicant's property in relation to the railroad property to be acquired. She reviewed the site and area zoning and a map showing the railroad running through the block as well as the certified survey map that was completed for this item. She went over the review criteria requirements for a land transfer including consistencies with the Comprehensive Plan and UDO as well as highest and best use.

Ms. Erickson summarized that the staff recommends approval of the land transfer and reviewed the conditions attached to the permit. These include:

- 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.

Ms. Erickson noted that the Class 2 public hearing notice was issued on April 9th and April 16th and discretionary letters were sent to all surrounding property owners within 200 feet of the subject property. She noted that staff had received three calls asking for further clarification regarding the transfer with a couple of them expressing interest in acquiring Railroad ROW to supplement their own properties.

Mayor Mackenzie asked if there were any clarifying questions by the commission.

Ms. Cutler asked if this was currently a single-family occupancy? Mayor Mackenzie responded that it is not right now but is zoned for this. It is currently a non-conforming lot in this regard and granting the additional land would make the lot conforming for a single-family residence. Mr. Wiley clarified that it could only be rebuilt in the current location if there was a fire or other similar occurrence that the owner did not have control over. It is currently non-conforming as both a structure and use as an apartment building.

Mr. Eades made a motion to go into public hearing, seconded by Mrs. Tochterman. Roll call vote: Motion carried 5-0.

#### Public Comment:

Don Jaskowiak (121 North Willis Ave) approached the Commission and clarified that this is a four to five-unit apartment complex. He noted he has lived in this area for forty years of which the first thirty-three have been quiet and the last seven have not. He mentioned the problems at 609 St. Clair Street. He stated he has no problem with Mr. Poppe purchasing the city-owned property but feels there should be contingencies made before an approval. Painting needs to be finished which was started six years ago. Broken windows and rotted sills/frames are an issue as well as trash around the building and unlicensed vehicles in the yard - such as motor homes, camper and utility trailers. He also felt that anyone wanting to purchase these railroad properties should have to pay the full property value. He noted he also speaks for other neighbors in the area.

Property photos Mr. Jaskowiak emailed were passed around. It was further clarified by staff that the phone calls received were mainly to get additional clarification on the transfer in regards to location and also to express interest in acquiring former adjacent railroad right-of-way to add to their own properties.

Mayor Mackenzie noted this is something we've been dealing with for the last four years and clarified the purpose for these transfers (to help new Commission member, Erin Cutler, to better understand the background). He noted this gets the property back onto the tax roll and also re-establishes a conforming lot without being at the city's expense.

Mr. Beirl made a motion to go out of public hearing. Second by Mrs. Tochterman. Motion carried 5-0.

Mr. Eades moved to approve the motion with the recommended conditions. Second by Mrs. Tochterman.

#### Discussion:

Mr. Eades stated he appreciates the comments from the neighbor. He questioned if these issues aren't already covered in the ordinance as an enforcement matter. Mr. Wiley responded that they are covered in the property maintenance ordinance. These matters and future violations would continue to be enforced through that process. Mr. Eades asked if it is fair to say, by making it a conforming lot, that this would allow

the property owner, or a future owner, the ability to make improvements more readily. Mr. Wiley agreed, and said this gives the owner more ability to place a garage and/or storage shed to help contain items that may be a visual hindrance currently. Mayor Mackenzie added that there has been a recent change in ownership of this property through inheritance.

Ms. Tochterman asked if all the issues noted in public comment are regulated by code and if it would make any sense to add a condition for reference to the land transfer. Mayor Mackenzie responded we could try to do something like this. She feels it would be a good idea to include something, if it is allowed, with a time-frame attached to it. Mayor Mackenzie noted that this would be a type of development agreement for property issues to be brought into compliance. Mr. Wiley noted that he would have to talk to the applicant and see how soon it could be done within a reasonable time frame. The property looks better now than it has in the past. Mayor Mackenzie asked if she was making a recommendation for this to be added. Subsequently, a motion was made by Ms. Tochterman, to amend the CUP to add a condition to the transfer requiring the property to be brought into compliance with current city ordinance over the next six months. Mr. Beirl seconded. Mr. Eades asked, so then if the improvements aren't made in that time frame, then does the land stay with the City? Mayor Mackenzie does not believe we could transfer it and then turn around and take it back easily. We would have to allow them the time to make corrections and once they are completed, then we can follow through with the transfer. Mr. Wiley agreed with this protocol.

Mayor Mackenzie called a roll call vote to amend the original motion. The motion carried 5-0. Mayor Mackenzie asked if there was any further discussion. Mr. Beirl asked if there was no purchase price. Mayor Mackenzie confirmed there is none and this is consistent with how the city has been doing it with other property owners. Mr. Beirl asked about the tax roll value for this once it is added - when it is transferred for zero value. Mayor Mackenzie said this is up to the assessor. Mr. Beirl asked if there are tax implications that would require a 1099 form as the city is essentially gifting this land which is something of value. He then asked what a city lot is going for. Mayor Mackenzie replied that staff will have to explore that and look into a revised value but the main goal is to get it back on the tax roll as it is really of no value to any others.

Mayor Mackenzie took a roll call vote to recommend approval of this item, with the approved condition amendment, to move onto council. Motion carried 5-0.

- 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

Mr. Wiley presented the proposed item for a zone change request. He explained that the city would be swapping land with Mr. William Gast who currently owns property that the community uses for public ski trails to the west of the medical center. He reviewing the property location and uses, the reason for the zone change and the background behind the request. He reviewed the CSM prepared by Pine Ridge Surveying requested by the city to combine the area into one parcel. This item was introduced to the Committee of the Whole at a previous meeting. For city-initiated right-of-way vacations, the state statute requires a resolution introduced by council that then gets referred to staff and Plan Commission for a recommendation. He reiterated this item is only for the zone change to keep things moving as there are a few moving parts to the entire process. He reviewed the existing zoning of the area. He then spoke about the required standards for review regarding compatibility with the Comprehensive Plan. He explained that Mr. Gast has the intention, after a successful land swap, to transfer the exchanged land to the adjacent land owner of Chicago Iron and

Supply so he can further develop and improve his business and property. This zone change does not approve any future development which would likely require a Site Plan Review and/or a CUP Review through Plan Commission. He noted there are buffering and screening requirements between the different use zones for any future use, intensity or development modifications. Chicago Iron is working to make both site and business improvements to their work flow and continue to incorporate environmentally conscious methods into their operation. He summarized that staff recommends Approval of the request to rezone this City-owned land area 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.

Mr. Wiley noted that the required Class 2 public hearing notice was issued on April 9th and April 16th and discretionary letters were sent to all surrounding property owners within 200 feet of the proposed zone change. No comments were received.

Mayor Mackenzie asked for any clarifying questions and then a motion was made to go into public hearing by Mr. Beirl. Second by Mr. Eades. Roll Call vote carried 5-0.

Public hearing had no comments.

A motion to go out of public hearing by Mr. Eades. Second by Mr. Beirl. Carried 5-0.

A motion to recommend to approve the zone change to City Council made by Mr. Beirl. Second by Ms. Cutler.

Discussion: Mr. Eades asked for clarification on the purpose of the zone change and proposed land exchanges. He asked where the money is coming from to maintain the ski trails. Mr. Wiley responded this has been a concern. They are currently maintained by a volunteer group. He maintained that Mr. Gast would like to see the trail land go to the city instead of a private property owner who could shut down the trails. If the volunteer group is unable to maintain these down the road, the city may have to let it go back to a natural state. Mr. Eades asked what might Chicago Iron want to do on the property that is not allowed by current zoning. Mr. Wiley responded that he does not think they could add their retail component under the current PI (Public Institutional) zone or be able to combine their lot in order to operate as one site. Mr. Eades asked what rights do they have under the HI (Heavy Industrial) zone? Mr. Wiley said there are more intensive uses that would be allowed compared to the PI zone.

Mayor Mackenzie noted that Mr. Gast approached the city with the intention to transfer the ski trails to the city with altruistic intentions, with the hopes that they will stay there for public use. He is not out to make money on this and was looking to trade properties with the city. He was asked to look at property the city had to see what he might be interested in. He has a relationship with the Chicago Iron owner who is interested in putting in a new driveway and felt this could be a win-win for all involved. The hope for Chicago Iron is to add a public driveway that would access the front of the proposed future storefront.

Mr. Eades commented that there is nothing assuring us that Chicago Iron will buy this property. What if it ends up in someone else's hands as a HI zoned use? Does it open a door to something we don't want to have there?

Ms. Cutler asked if the ski trail has a non-profit status managing the volunteers for the trails. Mr. Wiley noted he thinks it is volunteer only.

Ms. Tocherman asked what the assessed value of the property is. Mr. Wiley answered he is not sure and would have to ask the assessor. Mayor Mackenzie noted we would be ending up with more property than what we'd be transferring.

Mr. Eades asked why the urgency to rezone. Mr. Wiley responded that Mr. Gast intends to transfer it to Chicago Iron. Mr. Eades asked if we can put that as a condition. Mr. Wiley felt that we could, either as a condition of the rezone or of the transfer. Mr. Eades understands this is a multi-layer process including vacating rights-of-way and creating an easement for sewer. Even if we have a condition for the transfer to Chicago Iron, rezoning it now seems premature.

Mayor Mackenzie responded that part of the urgency is Mr. Gast wanting to get this done. The discussions have been happening for quite some time and the slowest piece of this is the vacation of the right-of-way's along with a council resolution and a longer notice process. He does not see Mr. Gast wanting to do anything else with this property. Mr. Eades added that it seems problematic to put a condition on the rezone to be transferred. How would that work? Mr. Wiley responded it would probably have to be on the land transfer. Because we would still own the land at that point, we could hang on to it, if it comes to that.

Ms. Tochterman added that if you consider the full zoning map of the city you can see what a tiny portion of area this is. Mr. Wiley noted that the HI zone would never expand any further beyond this as it wouldn't make sense. Ms. Tochterman added that in the past it has come up that we shouldn't spot zone and that this is not doing that.

Mr. Beirl agrees that it is a small area and that for now the city still owns it and is in control. Mayor Mackenzie reiterated this is for a specific purpose and we are truly trying to capture the ski-trail property and it seems like more than a fair transfer offer.

Mayor Mackenzie took a roll call vote to recommend approval of this item to move onto council. Motion carried 5-0.

## 7. Discussion Items:

Mr. Wiley gave a short update on the Bay View apartment project. He mentioned that the city was awarded a Vibrant Spaces grant that was received from the WEDC (Wisconsin Economic Development Corporation) for an alley beautification project between 110 and 112 Main Street West (between Kravin's and the building to the west). There were some legalities to work through with that. The city has joined the "America in Bloom" group and will help with beautification efforts around town. A task force has been created by the Parks & Rec Director.

### a. Update on Property Maintenance Enforcement

There are a few properties the city is working on abating with warrants. Mayor Mackenzie added the city was in the process of condemning and tearing down a house that has been sitting for a couple years in an unsafe condition. They were given notice and they filed an appeal to the court. The city entered into an agreement to give additional time to make the corrections. If it isn't satisfied by then, the city will proceed with the tear-down.

### 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.

## 2. Announcement/Reports/Comments/Questions

The Mayor reported that the city is placing a cement restroom on the Baron Radiator Property which is supposedly vandal proof, self-cleaning and heated for winter use. The contracts are in place, the boat launch work and the funding issues with that project have been resolved. The farmers market has been moved to the parking lot across from City Hall. A study was done evaluating the existing parking downtown and it confirmed that we have an abundance of spaces - up to 2,000 spots. This study will help with upcoming streetscape efforts in the target area including Vaughn Avenue including the portion from US-2 up to 6<sup>th</sup> Street. A couple different strategies were explained with relation to the beautification efforts. Mr. Wiley mentioned that the city is planning on doing an update to the Comprehensive Plan starting this year. The city is in the process of selecting a consultant. He is looking at forming a steering committee who would come before the plan commission. Mr. Eades expressed interest in being on this committee. Mayor Mackenzie reiterated that staff is available to answer questions when they come up and to please call and give them a heads up if possible so they have time to look into it.

## 3. Adjournment

Motion to adjourn by Ms. Tochterman, Second by Ms. Cutler. Motion carried 5-0.  
Meeting closed at 8:39 pm.

Recorded by:  
Terri Erickson  
Assistant Planner

# Case Violation Detail Report

05/01/2026 - 05/31/2026

Case #	Case Date	Assigned To	Main Status	Description	Closed Date	Parcel #	Parcel Address	Violation Name	Violation Date	Violation Status
20260162	5/29/2026	Raymond Kallio	Open	feces, clean safe attractive		201018040000	302 14TH AVE E	Section 750, B. Clean Safe, Sanitary, and Attractive Maintenance of Exterior of Property, 7. Animals, animal enclosures, and feces.	5/29/2026	Open
20260161	5/29/2026	Raymond Kallio	Open	keeping of animals, (chickens) has no permit		201020250000	500 WILLIS AVE	3.46 Keeping Of Animals Permit	5/29/2026	Open
20260160	5/29/2026	Raymond Kallio	Open	misc storage		201002510000	300 BEASER AVE	Section 750, B., 11. Miscellaneous Storage	5/29/2026	Open
20260162	5/29/2026	Raymond Kallio	Open	feces, clean safe attractive		201018040000	302 14TH AVE E	Section 750, B., 11. Miscellaneous Storage	5/29/2026	Open
20260160	5/29/2026	Raymond Kallio	Open	misc storage		201002510000	300 BEASER AVE	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	5/29/2026	Open

20260162	5/29/2026	Raymond Kallio	Open	feces, clean safe attractive		201018040000	302 14TH AVE E	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	5/29/2026	Open
20260158	5/28/2026	Raymond Kallio	Open	no siding on garage		201045200000	515 7TH ST W	Section 750, C., 1.,&3.a.&b. C. Exterior Structure - Exterior walls and exterior surfaces	5/28/2026	Open
20260159	5/28/2026	Raymond Kallio	Open	no house numbers		201038290000	1016 MACARTHUR AVE	Section 750, C., 7. Street Numbers	5/28/2026	Open
20260157	5/28/2026	Raymond Kallio	Open	no house numbers		201038450000	1108 CHAPPLE AVE	Section 750, C., 7. Street Numbers	5/28/2026	Open
20260154	5/27/2026	Raymond Kallio	Open	couch in yard		201027220000	1016 7TH AVE E	Section 750, B., 11. Miscellaneous Storage	5/27/2026	Open
20260155	5/27/2026	Raymond Kallio	Open	misc storage		201028660000	402 11TH ST E	Section 750, B., 11. Miscellaneous Storage	5/27/2026	Open
20260152	5/27/2026	Raymond Kallio	Open	Post in right of way		201003790000	1101 6TH ST W	501.07 Public right-of-way regulation. Temporary Obstructions.	5/27/2026	Open

20260153	5/27/2026	Raymond Kallio	Open	front steps and landing in disrepair		201028700000	1105 5TH AVE E	Section 750, C., 5., a. thru d. C. Exterior Structure 5. Exterior stairs, porches, front porch skirts, and railings.	5/27/2026	Open
20260148	5/26/2026	Raymond Kallio	Open	boxes of clothing on terrace for free		201023760000	705 PRENTICE AVE	Section 750, B., 11. Miscellaneous Storage	5/26/2026	Open
20260149	5/26/2026	Raymond Kallio	Open	Tires on terrace		201023450000	701 2ND AVE E	Section 750, B., 11. Miscellaneous Storage	5/26/2026	Open
20260150	5/26/2026	Raymond Kallio	Open	hot tub by garage, backyard		201006060000	804 15TH AVE W	Section 750, B., 11. Miscellaneous Storage	5/26/2026	Open
20260151	5/26/2026	Raymond Kallio	Open	misc stoarge and brush		201039380000	1022 BEASER AVE	Section 750, B., 11. Miscellaneous Storage	5/26/2026	Open
20260151	5/26/2026	Raymond Kallio	Open	misc stoarge and brush		201039380000	1022 BEASER AVE	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	5/26/2026	Open
20260151	5/26/2026	Raymond Kallio	Open	misc stoarge and brush		201039380000	1022 BEASER AVE	871.04 Temporary Occupancy - Recreational Vehicles or Camping Units	5/26/2026	Open
20260147	5/21/2026	Raymond Kallio	Open	Zoning violation		201031650000	1118 13TH ST W	Parking Lots and Parking Spaces	5/21/2026	Open

20260147	5/21/2026	Raymond Kallio	Open	Zoning violation		201031650000	1118 13TH ST W	748.40 Building Permits	5/21/2026	Open
20260147	5/21/2026	Raymond Kallio	Open	Zoning violation		201031650000	1118 13TH ST W	Unified Development Ordinance Section 6,F,5 Surfacing and drainage.	5/21/2026	Open
20260145	5/20/2026	Raymond Kallio	Open	install exterior stairs and establish lawn		201018770000	405 STUNTZ AVE	Section 750, B., 3., a. and b. Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Vegetation and Landscaping	5/20/2026	Open
20260145	5/20/2026	Raymond Kallio	Open	install exterior stairs and establish lawn		201018770000	405 STUNTZ AVE	Section 750, C., 5., a. thru d. C. Exterior Structure 5. Exterior stairs, porches, front porch skirts, and railings.	5/20/2026	Open
20260144	5/20/2026	Raymond Kallio	Closed	misc storage and brush		201030940000	1022 11TH ST W	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	5/20/2026	Closed
20260144	5/20/2026	Raymond Kallio	Closed	misc storage and brush		201030940000	1022 11TH ST W	Section 750, B., 11. Miscellaneous Storage	5/20/2026	Closed

20260146	5/20/2026	Raymond Kallio	Open	miscellaneous storage		201044310000	712 CHAPPLE AVE	Section 750, B., 11. Miscellaneous Storage	5/20/2026	Open
20260142	5/19/2026	Raymond Kallio	Open	exterior siding missing, not weather proof		201004290000	1413 6TH ST W	Section 750, C., 1.&3.a.&b. C. Exterior Structure - Exterior walls and exterior surfaces	5/19/2026	Open
20260138	5/19/2026	Raymond Kallio	Open	fence		201006790000	610 11TH AVE W	Section 3.43, A., A. Applicability - Fence, gate or wall permit	5/19/2026	Open
20260139	5/19/2026	Raymond Kallio	Open	doors windows by garage near alley		201003380000	408 14TH AVE W	Section 750, B., 11. Miscellaneous Storage	5/19/2026	Open
20260140	5/19/2026	Raymond Kallio	Open	keeping of animals, clean safe and attractive		201005930000	703 17TH AVE W	Section 750, B., 11. Miscellaneous Storage	5/19/2026	Open
20260141	5/19/2026	Raymond Kallio	Closed	misc storage, lawn parking	5/26/2026	201002510000	300 BEASER AVE	Section 750, B., 11. Miscellaneous Storage	5/19/2026	Closed
20260141	5/19/2026	Raymond Kallio	Closed	misc storage, lawn parking	5/26/2026	201002510000	300 BEASER AVE	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	5/19/2026	Closed
20260141	5/19/2026	Raymond Kallio	Closed	misc storage, lawn parking	5/26/2026	201002510000	300 BEASER AVE	Section 750, B., 21., c., 1), a) and b) Parking or storage (lawn)	5/19/2026	Closed

20260140	5/19/2026	Raymond Kallio	Open	keeping of animals, clean safe and attractive		201005930000	703 17TH AVE W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	6/3/2026	Open
20260137	5/19/2026	Raymond Kallio	Open	fence installed no permit issued		201006090000	822 15TH AVE W	Unified Development Ordinance 781 - 6.5 Fences	5/19/2026	Open
20260143	5/19/2026	Raymond Kallio	Open	4 tires stacked by handicap ramp		201004800000	607 18TH AVE W	Section 750, B., 11. Miscellaneous Storage	5/19/2026	Open
20260140	5/19/2026	Raymond Kallio	Open	keeping of animals, clean safe and attractive		201005930000	703 17TH AVE W	3.46 Keeping Of Animals Permit	5/19/2026	Open
20260140	5/19/2026	Raymond Kallio	Open	keeping of animals, clean safe and attractive		201005930000	703 17TH AVE W	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	5/19/2026	Open
20260136	5/18/2026	Raymond Kallio	Open	no street numbers		201049300000	1814 MAPLE LN	Section 750, C., 7. Street Numbers	5/18/2026	Open
20260135	5/18/2026	Raymond Kallio	Open	snowmobile repair business		201048550000	3400 CITY HEIGHTS RD	Section 750, B., 11. Miscellaneous Storage	5/18/2026	Open

20260129	5/13/2026	Raymond Kallio	Open	exterior siding missing		201018770000	405 STUNTZ AVE	Section 750, C., 1.,&3.a.&b. C. Exterior Structure - Exterior walls and exterior surfaces	5/13/2026	Open
20260127	5/13/2026	Raymond Kallio	Open	tires and debris		201050563000	2909 TOLL RD	Section 750, B., 11. Miscellaneous Storage	5/13/2026	Open
20260127	5/13/2026	Raymond Kallio	Open	tires and debris		201050563000	2909 TOLL RD	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	5/13/2026	Open
20260128	5/13/2026	Raymond Kallio	Open	deck needs repair debris		201000400000	1017 MAIN ST W	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	5/13/2026	Open
20260128	5/13/2026	Raymond Kallio	Open	deck needs repair debris		201000400000	1017 MAIN ST W	Section 750, C., 7. Street Numbers	5/13/2026	Open
20260129	5/13/2026	Raymond Kallio	Open	exterior siding missing		201018770000	405 STUNTZ AVE	Section 750, C., 7. Street Numbers	5/13/2026	Open
20260128	5/13/2026	Raymond Kallio	Open	deck needs repair debris		201000400000	1017 MAIN ST W	Section 750, C., 5., a. thru d. C. Exterior Structure 5. Exterior stairs, porches, front porch skirts, and railings.	5/13/2026	Open

20260123	5/12/2026	Raymond Kallio	Closed	sofa between building and dumpster	5/20/2026	201015720000	712 MAIN ST E	Section 750, B., 11. Miscellaneous Storage	5/12/2026	Closed
20260124	5/12/2026	Raymond Kallio	Closed	Appliance by road	5/15/2026	201050660000	1200 SUM RD	Section 750, B., 11. Miscellaneous Storage	5/15/2026	Closed
20260125	5/12/2026	Raymond Kallio	Open	rubbish		201014350000	112 12TH AVE E	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	5/12/2026	Open
20260126	5/12/2026	Raymond Kallio	Open	auto parts behind building		201042710000	321 3RD ST W	Section 750, B., 11. Miscellaneous Storage	5/12/2026	Open
20260121	5/11/2026	Raymond Kallio	Open	box spring rear yard		201002100000	309 9TH AVE W	Section 750, B., 11. Miscellaneous Storage	5/11/2026	Open
20260119	5/11/2026	Raymond Kallio	Open	missing siding shed, brush pile, worn shingles, and hole in soffet		201002440000	319 12th Ave West	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	5/11/2026	Open
20260119	5/11/2026	Raymond Kallio	Open	missing siding shed, brush pile, worn shingles, and hole in soffet		201002440000	319 12th Ave West	Section 750, C., 1. Exterior Structure - General maintenance of exterior structure	5/11/2026	Open
20260120	5/11/2026	Raymond Kallio	Closed	tires	5/26/2026	201004240000	502 15TH AVE W	Section 750, B., 11. Miscellaneous Storage	5/11/2026	Closed

20260119	5/11/2026	Raymond Kallio	Open	missing siding shed, brush pile, worn shingles, and hole in soffet		201002440000	319 12th Ave West	Section 750, B., 8. Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Accessory structures	5/11/2026	Open
20240192	5/8/2026	Raymond Kallio	Closed	tires debris	7/25/2024	201018340000	405 13TH AVE E	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	7/11/2024	Closed
20240192	5/8/2026	Raymond Kallio	Closed	tires debris	7/25/2024	201018340000	405 13TH AVE E	Section 750, B., 11. Miscellaneous Storage	7/11/2024	Closed
20260116	5/7/2026	Raymond Kallio	Closed	misc storage	5/13/2026	201036380000	1713 6TH ST E	Section 750, B., 11. Miscellaneous Storage	5/7/2026	Closed
20260117	5/7/2026	Raymond Kallio	Closed	misc storage	5/8/2026	201017720000	322 11TH AVE E	Section 750, B., 11. Miscellaneous Storage	5/7/2026	Closed
20260118	5/7/2026	Raymond Kallio	Closed	misc storage	5/20/2026	201017420000	317 WILLIS AVE	Section 750, B., 11. Miscellaneous Storage	5/7/2026	Closed
20260114	5/6/2026	Raymond Kallio	Closed	mattress by garage near alley	5/19/2026	201027780000	1006 4TH AVE W	Section 750, B., 11. Miscellaneous Storage	5/6/2026	Closed
20260111	5/6/2026	Raymond Kallio	Closed	tires stored outside not on rims, 4 by garage	5/26/2026	201023890000	707 5TH AVE E	Section 750, B., 11. Miscellaneous Storage	5/6/2026	Closed

20260113	5/6/2026	Raymond Kallio	Open	rubbish, car parts ,furniture, television and 2 non operational vehicles in back yard		201028210000	1112 VAUGHN AVE	Section 750, B., 21., a., 3), a) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Parking or storage of unregistered, unlicensed, or inoperable vehicles	5/6/2026	Open
20260112	5/6/2026	Raymond Kallio	Open	appliances in back yard		201022800000	712 VAUGHN AVE	Section 750, B., 11. Miscellaneous Storage	5/6/2026	Open
20260113	5/6/2026	Raymond Kallio	Open	rubbish, car parts ,furniture, television and 2 non operational vehicles in back yard		201028210000	1112 VAUGHN AVE	Section 750, B., 11. Miscellaneous Storage	5/6/2026	Open
20260115	5/6/2026	Raymond Kallio	Open	washer and dryer and tires in backyard		201027210000	1022 7TH AVE E	Section 750, B., 11. Miscellaneous Storage	5/6/2026	Open

20260106	5/5/2026	Raymond Kallio	Closed	Fire damage	5/29/2026	201011000000	820 WATER ST	Section 750, A., 12. - Procedures for repairing or removing structures damaged by fire or structures being razed or removed with an approved demolition permit.	5/5/2026	Closed
20260108	5/5/2026	Raymond Kallio	Closed	broken glass by garage	5/19/2026	201000450000	103 11TH AVE W	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	5/5/2026	Closed
20260107	5/5/2026	Raymond Kallio	Closed	tires by alley	5/20/2026	201027870000	1006 VAUGHN AVE	Section 750, B., 11. Miscellaneous Storage	5/5/2026	Open
20260100	5/4/2026	Raymond Kallio	Closed	tires	5/15/2026	201045160000	527 7TH ST W	Section 750, B., 11. Miscellaneous Storage	5/4/2026	Closed
20260101	5/4/2026	Raymond Kallio	Closed	Tires by alley	5/19/2026	201038560000	1101 CHAPPLE AVE	Section 750, B., 11. Miscellaneous Storage	5/4/2026	Closed
20260102	5/4/2026	Raymond Kallio	Closed	misc storage	5/15/2026	201006740000	607 10TH AVE W	Section 750, B., 11. Miscellaneous Storage	5/4/2026	Closed
20260104	5/4/2026	Raymond Kallio	Closed	garbage and windows	5/15/2026	201005390000	1208 6TH ST W	Section 750, B., 11. Miscellaneous Storage	5/4/2026	Closed

20260104	5/4/2026	Raymond Kallio	Closed	garbage and windows	5/15/2026	201005390000	1208 6TH ST W	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	5/4/2026	Closed
20260102	5/4/2026	Raymond Kallio	Closed	misc storage	5/15/2026	201006740000	607 10TH AVE W	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	5/4/2026	Closed
20260103	5/4/2026	Raymond Kallio	Open	disabled vehicle	5/19/2026	201005610000	710 12TH AVE W	Section 750, B., 21., 7) Vehicles or trailers used for storage of goods.	5/4/2026	Open
20260105	5/4/2026	Raymond Kallio	Open	trailer and fence garage windows		201006330000	1318 9TH ST W	Section 750, B., 21., c., 1), a) and b) Parking or storage (lawn)	5/4/2026	Open
20260103	5/4/2026	Raymond Kallio	Open	disabled vehicle	5/19/2026	201005610000	710 12TH AVE W	Section 750, B., 21., a., 3), a) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Parking or storage of unregistered, unlicensed, or inoperable vehicles	5/4/2026	Open

20260105	5/4/2026	Raymond Kallio	Open	trailer and fence garage windows		201006330000	1318 9TH ST W	Section 750, C., 6., a. thru d. C. Exterior Structure 6. Windows, doors, and hatchways.	5/4/2026	Open
20260105	5/4/2026	Raymond Kallio	Open	trailer and fence garage windows		201006330000	1318 9TH ST W	Unified Development Ordinance 781 - 6.5 Fences	5/4/2026	Open
20260097	5/1/2026	Raymond Kallio	Open	no permit and strewn garbage		201012450000	606 ST CLAIRE ST	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	5/1/2026	Open
20260099	5/1/2026	Raymond Kallio	Open	misc storage		201044310000	712 CHAPPLE AVE	UDO Part 5.6(B)(4)	5/1/2026	Open
20260097	5/1/2026	Raymond Kallio	Open	no permit and strewn garbage		201012450000	606 ST CLAIRE ST	748.40 Building Permits	5/1/2026	Open
20260099	5/1/2026	Raymond Kallio	Open	misc storage		201044310000	712 CHAPPLE AVE	Section 750, B., 11. Miscellaneous Storage	5/1/2026	Open
20260095	5/1/2026	Raymond Kallio	Open	misc storage		201041990000	2201 ELLIS AVE	Section 750, B., 11. Miscellaneous Storage	5/1/2026	Open
20260095	5/1/2026	Raymond Kallio	Open	misc storage		201041990000	2201 ELLIS AVE	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	5/1/2026	Open

20260096	5/1/2026	Raymond Kallio	Closed	misc storage	5/11/2026	201022150000	609 2ND AVE W	Section 750, B., 11. Miscellaneous Storage	5/1/2026	Closed
20260098	5/1/2026	Raymond Kallio	Closed	misc storage	5/26/2026	201025320000	800 802 3RD AVE W	Section 750, B., 11. Miscellaneous Storage	5/1/2026	Closed

Total Records: 90

6/4/2026

# Permit Detail Report

05/01/2026 - 05/31/2026

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
20260157	5/30/2026	Residential - Remodel/Repair/Additions	Matthew Johnson	317 Prentice Ave.	Ashland	Replace overhead garage door.	0	8,400	6/4/2026	Accessory Structure	317 Prentice Ave	\$50.00	201017130000	317 PRENTICE AVE
20260156	5/29/2026	Zoning Approval - Signage	Scott Jansen	8101 International dr	wausau	Sign installation	65	17,500			1615 Maple Lane		201048930400	1615 MAPLE LN
20260155	5/29/2026	Zoning Approval - Keeping of Animals	Patrick Nelson	1101 Maple Ridge	Ashland, WI 54806	3-Year Keeping of Animals permit to keep up to six (6) hens on the property.	0	0	5/29/2026	Other	1101 Maple Ridge	\$50.00	201049151300	1101 MAPLE RIDGE
20260154	5/29/2026	Residential - Siding (material cost over 1,000)	Dean Reilly	909 Chapple Ave	Ashland	Replace siding and windows. As per the HPC review, the siding will be Smart-siding and have a 4" reveal. Upper-level windows will have grids to match the existing. Combine permit 2023005 for interior plaster removal and new sheet rock remodel.	2,700	12,000	6/3/2026	Primary Structure	909 Chapple Ave	\$15.00	201025910000	909 CHAPPLE AVE
20260153	5/29/2026	Residential - Remodel/Repair/Additions (over 5,000)	Northern States Basement Systems	4746 Rice Lake Road	Duluth	Crawl Space Encapsulation	620	7,894			69050 Ottman Road, Ashland, WI 54806			

20260152	5/28/2026	Residential - Remodel/Repair/Additions (over 5,000)	Marie Carnahan	1504 3rd St E	Ashland, WI, 54806	Installation of WaterGuard in basement around foundation.	0	4,140	6/2/2026	Primary Structure	1504 3rd St E	\$50.00	201035250000	1504 3RD ST E
20260151	5/28/2026	Residential - Deck	Zachary Zakovec, Jr	1223 Chapple Ave	Ashland wi 54806	Replacing existing wood entry landing and steps with new.	40	2,500	5/29/2026	Other	1223 Chapple Ave	\$50.00	201045530000	1223 CHAPPLE AVE
20260150	5/27/2026	Residential - Roofing (Material cost over 1,000)	Terri Provost	1114 5th Ave E	Ashland Wi 54806	Tear off asphalt shingles on house and garage and replace with asphalt shingles	2,800	17,600	5/29/2026	Primary Structure	1114 5th Ave E	\$30.00	201028710000	1114 5TH AVE E
20260149	5/27/2026	Residential - Remodel/Repair/Additions (over 5,000)	Susan Anich	1401 Macarthur	ASHLAND, WI 54806	Replace existing sunken patio slab with new slab. Expand further to south and west up to 2 feet. Build new roof from existing garage over new patio. This permit is contingent upon the owner/contractor providing our office with a construction work schedule.	0	0	5/27/2026	Other	1401 Macarthur	\$50.00	201032460000	1401 MACARTHUR AVE
20260148	5/27/2026	Residential - Fence	Nick Frost	915 Prentice Ave	ASHLAND, WI 54806	6-foot high fully enclosed cedar fence in backyard with structural posts on interior side.	70	0	5/27/2026	Other	915 Prentice Ave	\$75.00	201026700000	915 PRENTICE AVE

20260147	5/27/2026	Zoning Approval - Signage	Tricor Insurance, LLC	124 Main St W	Ashland, WI 54806	Two (2) new wall facade signs installed above existing doors on top of protruding canopy using existing mount framing. These will replace the existing signage and be slightly smaller to comply with ordinance area allowances of 1 sq. ft. per facade length.	0	0	6/1/2026	Other	124 Main St W	\$50.00	201016400000	124 MAIN ST W
20260146	5/27/2026	Zoning Approval - Signage	Northwoods Community Credit Union	121 Main St W	Ashland, WI 54806	Two (2) wall mounted facade signs to replace the existing worn-out signs on the building. Same size and location.	0	0	6/1/2026	Primary Structure	121 Main St W	\$50.00	201013000000	121 MAIN ST W
20260145	5/26/2026	Residential - Remodel/Repair/Additions	Vicki Hartman	2014 Ellis Ave	Ashland, WI, 54806	Installation of 4 PowerBraces	0	17,050			2014 Ellis Ave		201041580000	2014 ELLIS AVE
20260144	5/22/2026	Residential - Remodel/Repair/Additions (over 5,000)	M&S Barrett LLC, DBA Window World Twin Ports Region	2314 W. Michigan St, Suite 2	Duluth, MN 55806	Removing and replacing 1 bay window, 2 double hung windows and 3 slider windows all in existing locations.	0	19,355	5/26/2026	Primary Structure	1002 12th St W	\$96.78	201031040000	1002 12TH ST W

20260143	5/22/2026	Residential - Roofing (Material cost over 1,000)	Monarch Home Improvement LLC dba Dabella	1530 Greenview Dr SW, Ste 111	Rochester, MN 55902	Tear off and install 19.66sq of GAF asphalt roof.	1,966	23,518	5/26/2026	Primary Structure	1021 2nd Ave W	\$30.00	201027720000	1021 2ND AVE W
20260142	5/20/2026	Residential - Remodel/Repair/Additions (over 5,000)	Shawn tutor	1600 8th St W trailer #33	Ashland	Replace old deck in rear yard with enclosed porch.	150	2,700	6/1/2026	Primary Structure	1600 8th St W lot #33	\$50.00	201047320000	WHISPERING PINES COMMUNITY 8th St W and 17th Ave W
20260141	5/20/2026	Residential - Detached Accessory Building	William Umlor	505 5th Ave E	Ashland, WI 54806	30 x 34 x 10-foot high garage kit from Menards.	0	27,000	5/25/2026	Accessory Structure	505 5th Ave E	\$50.00	201020060000	505 5TH AVE E
20260140	5/20/2026	Residential - Deck	Margaret Gustafson	1017 Main St W	Ashland, WI 54806	Front entry deck replacement.	0	1,200		Primary Structure	1017 Main St W		201000400000	1017 MAIN ST W
20260139	5/20/2026	Residential - Remodel/Repair/Additions (over 5,000)	Joseph A Yachinich	3015 Golf Course Rd	Ashland	Replace approximately twelve (12) windows. Removing vinyl siding and replacing with Smart-siding; both house and garage.	0	30,000	5/22/2026	Primary Structure	3015 Golf Course Rd	\$150.00	201047770400	3015 GOLF COURSE RD
20260138	5/19/2026	Residential - Fence	Steve Whiting	2727 Lake Shore Dr E	Ashland, WI	40 feet of 6-ft high wood fence. Approx. 18-feet of additional chain link fence to extend existing. Posts are to be located towards the inside of the property.	58	1,500	5/19/2026	Other	2727 Lake Shore Dr. E	\$75.00	201033291000	2727 LAKE SHORE DR E

20260137	5/19/2026	Residential - Remodel/Repair/Additions (over 5,000)	Kate Bendzick	1626 Elmira Ave	Superior	Remove and replace 2 existing entry doors and 1 patio door, insulate around frame and trim interior and exterior.	1,000	17,500	5/22/2026	Primary Structure	2418 Campbell Dr	\$87.50	201053080000	2418 CAMPBELL DR
20260136	5/19/2026	Residential - Remodel/Repair/Additions (over 5,000)	Kate Bendzick	1626 Elmira Ave	Superior	Remove and replace 9 existing windows and 1 entry/storm door, insulate around frame and trim interior and exterior.	1,000	39,000	5/22/2026	Primary Structure	3209 City Heights Rd	\$195.00	201048320500	3209 CITY HEIGHTS RD
20260135	5/19/2026	Residential - Remodel/Repair/Additions (over 5,000)	Kate Bendzick	1626 Elmira Ave	Superior	Remove and replace 1 existing window and 1 patio door, insulate around frame and trim interior and exterior.	1,000	13,000	5/22/2026	Primary Structure	1422 10th Ave W	\$65.00	201047020400	1422 10TH AVE W

20260134	5/18/2026	Commercial - Structural Addition/Alteration	Mark Gutteter/Jim Day		Ashland, WI	Interior Remodel. Bathrooms: new floor & wall tile. New vinyl flooring and ceiling tile throughout seating area. Remove half walls and build bar area with new lighting. (Reduced occupancy here.) Plumbing by Blakeman/Electrical by Father & Son. This permit is contingent upon the Owner/Contractor forwarding to our office a construction work schedule	0	28,000	5/19/2026	Primary Structure	1808 Lake Shore Dr E	\$140.00	201034224000	1808 LAKE SHORE DR E
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20260133	5/18/2026	Residential - Detached Accessory Building	Christine M Fabiani	1001 7th Ave E	ASHLAND, WI 54806	6-foot x 8-foot sauna form Superior Sauna. Installation by Trevor Hansen, Father and Son Electric. Project start date is June 30. This permit has the following contingency: 1) The fence must be a minimum of 2 inches away from the sauna wall, it cannot be attached to the new	48	13,000	5/19/2026	Accessory Structure	1001 7th Ave E	\$50.00	201027330000	1001 7TH AVE E
20260132	5/16/2026	Residential - Detached Accessory	Brittany Anderson	1317 Chapple Ave	54806	Outdoor cat enclosure	64	250	5/20/2026	Accessory Structure	1317 Chapple Ave	\$50.00	201045660000	1317 CHAPPLE AVE

20260131	5/15/2026	Residential - Detached Accessory Building	Aaron Schwiesow	522 8th St E	Ashland, WI, 54806	Replacing existing shed (that collapsed from snow load on roof) with new shed in same location and dimensions. Note: If the plywood is not of exterior grade (APA 303, APA AC) it must be covered with an acceptable product to provide weather protection.	40	400	5/20/2026	Accessory Structure	522 8th St E	\$50.00	201024700000	522 8TH ST E
20260130	5/15/2026	Commercial - Demolition Interior/Exterior	Taylor Walker	323 N. Washington Avenue, Suite 200	Minneapolis, MN 55401	Demolition ONLY of existing interiors in preparation for interior remodel work. The primary building permit is on-hold until E-plan Exam has finished their review and approval.	7,450	30,835	5/15/2026	Primary Structure	2100 Beaser Ave, Ashland, WI 54806	\$154.18	201049510000	2100 BEASER AVE
20260129	5/14/2026	Residential - Roofing (Material cost over 1,000)	Peak Roofing	4120 Richard Ave, Ste 400	Hermantown, MN55811	Remove and replace shingles on house and garage.	3,500	20,000	5/19/2026	Primary Structure	501 3rd St E	\$30.00	201015870000	501 3RD ST E

20260128	5/14/2026	Residential - Remodel/Repair/Additions (over 5,000)	Karen Eaton	1118 14th St W	Ashland Wi 54806	Replace existing rear deck with new smaller deck. Changing from a 28-foot long x 12 and 16-foot wide deck to a 20-foot long x 12-foot wide deck. Replace existing entry deck and steps at main entry/north side of house. New steps & landing to be same dimensions as existing. These cannot be any larger due to required front yard setbacks.	192	32,000	5/20/2026	Primary Structure	1118 14th St W	\$50.00	201031830000	1118 14TH ST W
20260127	5/13/2026	Residential - Roofing (Material cost over 1,000)	Rebuilders North LLC	522 26TH AVE E ASHLAND WI 54806	Ashland, WI 54806	Removing asphalt and replacing with new - partial replacement.	10	7,300	5/13/2026	Primary Structure	514 Beaser Ave	\$30.00	201004020000	514 BEASER AVE
20260126	5/12/2026	Residential - Roofing (Material cost over 1,000)	Alex Vickroy	PO Box 824 Ashland, WI 54806	Ashland, WI 54806	Remove and Replace Asphalt Shingles.	1,800	10,000	5/13/2026	Primary Structure	723 2nd Ave W	\$30.00	201023110000	723 2ND AVE W

20260125	5/12/2026	Residential - Detached Accessory Building	Ronald Leino	912 Water St	ASHLAND, WI 54806	Demo existing garage down to concrete slab. Replace with new wood sided 12-foot X 20-foot shed on existing concrete pad. Pre-fab unit to be assembled on site.	240	4,500	5/14/2026	Accessory Structure	912 Water St	\$50.00	201011050000	912 WATER ST
20260124	5/12/2026	Residential - Roofing (Material cost over 1,000)	Wendy Hauk	1506 Beaser Ave	ASHLAND, WI 54806	Remove three (3) layers of existing shingles and install new asphalt shingles. Open permit for fence needs to be inspected as part of this work.	0	16,253	5/12/2026	Primary Structure	1506 Beaser Ave	\$30.00	201032080000	1506 BEASER AVE

20260123	5/12/2026	Zoning Approval - Erosion Control	Xcel Energy (Bay Front)	122 N 14th Ave. W.	Ashland, WI	Relocate a portion of existing fenceline further away from shoreline. Regrade and widen existing foot trail leading to fishing platform (per submitted site plan) to be 6-feet wide. Place 6-inches of 3/4" dense graded base gravel over geotextile fabric with slight slope towards lake. Install border containment as required to stabilize and hold gravel in	600	5,000		Landscaping/Tree Planting	Bay Front Power Plant	\$150.00	201007260000	122 N 14TH AVE W
20260122	5/11/2026	Residential - Roofing (Material cost over 1,000)	Kim Brown	4613 Island Lake Dr	Duluth, MN 55803	Tear off and replace house and shed roof w/asphalt shingles.	43	29,980	5/13/2026	Primary Structure	1310 Vaughn Ave	\$30.00	201046740000	1310 VAUGHN AVE

20260121	5/11/2026		Debbie Hoglund	500 9th Ave W	Ashland, WI 54806	Tear down existing damaged shed and replace with new vinyl sided shed. 16-foot X 12-foot with shingle roof. This permit is contingent upon the shed being located a minimum of 3-feet away from the rear and interior yard property lines and a minimum of 6-feet away from the primary structure including all eaves, attached steps or decks.	192	0	5/12/2026	Accessory Structure	500 9th Ave W	\$50.00	201043400000	500 9TH AVE W
20260120	5/11/2026	Residential - Roofing (Material cost over 1,000)	Dan Misuraco	1202 Beaser Ave	Ashland, WI 54806	Tear off existing asphalt shingles and replace with new asphalt shingles	0	0	5/11/2026	Primary Structure	1202 Beaser Ave	\$30.00	201031450000	1202 BEASER AVE

20260119	5/11/2026	Residential - Deck	Peter S Olson	2411 Junction Rd	Ashland, Wi	Remove and replace existing 20-foot X 12-foot wood deck with a same size composite deck, guard and railings with additional 15-foot X 6-foot walk extending to the back door of attached garage.	330	18,850	5/12/2026	Primary Structure	2411 Junction Rd	\$50.00	201047620000	2411 JUNCTION RD
20260118	5/10/2026	Residential - Remodel/Repair/Additions (over 5,000)	Nate and Rose Lawyer	701 Chapple Avenue	Ashland	Remove cedar shake, weatherize and replace cedar shake of kitchen area. Investigative remove and replace in order to find a leak. Work is also being assessed by the State Historic Society.	700	10,000		Primary Structure	701 Chapple Avenue		201044200000	701 CHAPPLE AVE

20260117	5/10/2026	Residential - Fence	Mary Gierczic	812 Beaser Ave	Ashland	Replace existing fence that runs from the alley to the house on the South side. Install new 6' solid wood fence. It is the owner's responsibility to confirm official location of property lines. If this is unknown a survey may need to be completed to verify. The fence edge shall extend no closer than 3-feet to the edge of the alley, regardless of the property	120	4,200	5/18/2026	Other	812 Beaser Ave	\$75.00	201006240000	812 BEASER AVE
20260116	5/10/2026	Residential - Fence	John Sopiwnik	3110 Lake Shore Drive E	Ashland	Replace the fence between the house and the hotel, damaged in the recent storm. Install new 6-foot high wood privacy fence. The fence posts/structure must be installed on the interior side of the property.	60	2,500	5/18/2026	Other	3110 Lake Shore Drive E	\$75.00	201008280000	3110 LAKE SHORE DR E

20260115	5/10/2026	Residential - Fence	Tara King	1624 9th Ave W	Ashland	Install 250-feet of 5-foot high solid wood fence around the back yard. The fence posts/structure must be installed on the interior side of the property.	250	7,800	5/18/2026	Other	1624 9th Ave W	\$100.00	201047090100	1624 9TH AVE W
20260114	5/8/2026	Zoning Approval - Keeping of Animals	Molly & James Malmquist	1011 Willis Ave	Ashland, WI 54806	4 x 10 shelter/Coop for 4 chickens. This is contingent upon: 1) No Roosters allowed. 2) Chicken Coop shall be a minimum of 10-feet away from the property line.	0	0	5/8/2026	Accessory Structure	1011 Willis Ave	\$50.00	201027390000	1011 WILLIS AVE

20260113	5/8/2026	Residential - Roofing (Material cost over 1,000)	Brian Nabozny	522 26TH AVE E ASHLAND WI 54806	Ashland, WI 54806	Install new asphalt shingles over existing asphalt shingles on entire house. Applicant started work before acquiring permit noting he didn't think he needed one with the small scope of work. It was clarified that all roofing projects over \$1,000 in value, including the cost of materials and labor (as if hired out) shall require a permit. In	0	1,600	5/8/2026	Primary Structure	315 14th Ave E	\$30.00	201017950000	315 14TH AVE E
20260112	5/7/2026	Commercial - Accessory Structure	Ashland Snowmobile Club	po Box 1023	Ashland, Wisconsin 54806	14x52 lean-to off the East side of the existing building	728	8,000			2020 6th Street East Ashland Snowmobile Club Garage		201037680000	2020 6TH ST E
20260111	5/6/2026	Zoning Approval - Signage	Jen Stoll/Incarnation, LLC	29725 Engoe Rd	ASHLAND, WI 54806	Permanent facade sign above main entry within arched section. 36" diameter metal cut	7	0	5/6/2026	Other	522 Main St W	\$50.00	201043060000	522 MAIN ST W

20260110	5/6/2026	Commercial - Accessory Structure	Susan Sherman	609 3rd Ave W	Ashland, WI 54806	Placement of new metal sided 8' x 10' shed in rear yard. The metal siding has been approved in this case since it is not in view from the road and is further screened by a fence. This is contingent upon the structure being placed a min. of 3-feet from both the side yard and rear yard property lines.	0	500	5/7/2026	Accessory Structure	609 3rd Ave W	\$50.00	201022290000	609 3RD AVE W
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20260109	5/6/2026	Residential - Remodel/Repair/Additions (over 5,000)	Emily Brooks	112 5th Ave E	Ashland, WI 54806	Install 600 Sq Ft of new LVP flooring in living room, dining room and kitchen. Install 600 Sq Ft of new drywall in living room. Demo bathroom and install 400 Sq Ft of new dry wall and 60 Sq Ft of LVP flooring. Install new tub, surround and vanity. This permit is contingent upon: The name of a WI-licensed Plumber doing to related tasks must be	0	12,000	5/22/2026	Primary Structure	112 5th Ave E	\$60.00	201013650000	112 5TH AVE E
20260108	5/5/2026	Residential - Detached Accessory Building	Christopher O'Connell	2805 Holmes Rd	Ashland, WI 54806	addition to existing garage structure 30x32	960	10,000		Accessory Structure	2805 Holmes Rd Ashland WI 54806		201045970000	2805 HOLMES RD
20260107	5/5/2026	Residential - Roofing (Material cost over 1,000)	G Lausted	215 15th St SE	Menomonie, wi 54751	Re-roofing 3/4 of the house and adding a dormer with window on the north side. This is contingent upon all work on the new dormer complying with industry standards for construction.	860	5,889	5/8/2026	Primary Structure	222 11th Ave E	\$50.00	201011250000	222 N 11TH AVE E

20260106	5/5/2026	Commercial - Miscellaneous Repair of a Commercial Structure	Flatwater, LLC	113 1/2 Main St W	Ashland, WI 54806	Replacement of existing single pane storefront windows with insulated units.	1	20,000	5/6/2026	Primary Structure	112 Main St W	\$100.00	201016370000	112 MAIN ST W
20260105	5/4/2026	Residential - Detached Accessory Building	Zachary Zakovec SR	621 11th Ave W	Ashland, WI 54806	6-foot x 12-foot vinyl sided shed with attached garden fence in rear yard. 42" high welded wire fence with wood post structure. Top and bottom to be framed out with wood. Structural posts to be located in the interior side of the property.	72	800	5/18/2026	Accessory Structure	621 11th Ave W	\$50.00	201005410000	621 11TH AVE W
20260104	5/4/2026	Residential - Remodel/Repair/Additions (over 5,000)	Bresette, Lora	1721 Spruce St, Lot 86	Ashland, WI 54806	Replace front door and storm door. Replace front deck, two feet longer than original. Deck to comply with UDC state code for steps, guards and handrails.	0	4,000	5/4/2026	Primary Structure	1721 Spruce St, Lot 86	\$50.00	201034240000	KENWOOD TERRACE COMMUNITY 18th Ave E and Main St E

20260103	5/4/2026	Residential - Siding (material cost over 1,000)	Grant Ehlers	1019 4th Ave W	Ashland, WI	Re-side of detached garage - 12 Squares of siding, 10 feet of soffit, 2 windows and one service door. Remove exist vinyl and install new vinyl.	0	10,000	5/4/2026	Accessory Structure	1019 4th Ave W	\$50.00	201027890000	1019 4TH AVE W
20260102	5/1/2026	Residential - Detached Accessory Building	Duane Berg			Accessory Structure (placed next to existing accessory structure). Unit needs to be moved away from existing buildings at a min. distance of 6-feet away, including	0	0	5/1/2026	Driveway	204 12th Ave E	\$100.00	201015140000	204 12TH AVE E
20260101	5/1/2026	Commercial - New Parking Lot	Duane Berg			Parking area for multiple cars in rear yard off of alley and sidewalk extending from parking area, around house to front entry.	0	0	5/1/2026	Driveway	204 12th Ave E	\$150.00	201015140000	204 12TH AVE E
												\$3,283.46		

Total Records: 57

6/4/2026

**SUBJECT: Public Hearing Regarding Sidewalk Special Assessments for the 2026  
Prentice Avenue Phase 2 Project (*Public Works*) Roll**

**RECOMMENDATION:** Approval

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**DEPARTMENT OF ORIGIN:** Public Works

**CLEARANCES:** Council approved the preliminary resolution on February 24, 2026  
City Administrator  
Public Works Director

**EXHIBITS:** 1. Special Assessment Preliminary Report-2026 Prentice Ave.

**EXPENDITURES REQUIRED:** \$115,686.60 Total Est. Cost of Sidewalk Replacement  
\$106,845.92 City and WI DOT Portion  
**\$ 8,840.28 Special Assessments\***

\*Assessable Costs are \$44,612.88, of which 20% is to be paid by special assessment.

**AMOUNT BUDGETED:** \$106,845.92 Fund 470 Street Improvements (City and WI DOT Portion of Sidewalk Construction)

**APPROPRIATION REQUIRED:** N/A

**TREASURER'S CERTIFICATE:** NA

**COMPLIANCE WITH CHAPTER 51:** NA

**STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN:** The proposed construction conforms to the goals and community values identified in the City of Ashland's Comprehensive Plan.

## **SUMMARY STATEMENT:**

WI State Statute requires that the Governing Body conduct a Public Hearing whenever proposing special assessments for public improvements.

Preliminary assessment letters and a copy of the Public Hearing Notice have been sent to all affected property owners. The letter included the maximum anticipated special assessment amount to be charged to the property. The City's current policy for sidewalk special assessments was approved by Council in January 2022 and states that special assessments shall be calculated at the rate of 50% of the anticipated construction cost.

However, the Wisconsin Department of Transportation (WI DOT) is providing funding for this project through the Surface Transportation Program due to Prentice Ave's status as a collector. The WI DOT is providing funding at an 80% share while the City is providing the remaining 20%. Therefore, the special assessments are proposed at a rate of 20% of the anticipated construction costs.

This is in accordance with the City's policy, which states that "Projects constructed by Federal or State monies/agencies that include full payment of sidewalk construction costs as part of the respective projects are not subject to Property Assessments. Those that provide partial or no payment of sidewalk construction costs will be special-assessed, subject to the specific requirements of pertinent federal and state funding sources."

A Preliminary Report on Special Assessments associated with the 2026 Prentice Avenue Phase 2 Reconstruction Project has been completed by the Public Works Department, which includes details on the anticipated construction costs. A copy of this report has been made available for public review at City Hall.

The Preliminary Report will be revised to reflect any changes resulting from modifications approved by the City Council at the June 9, 2026 Public Hearing.

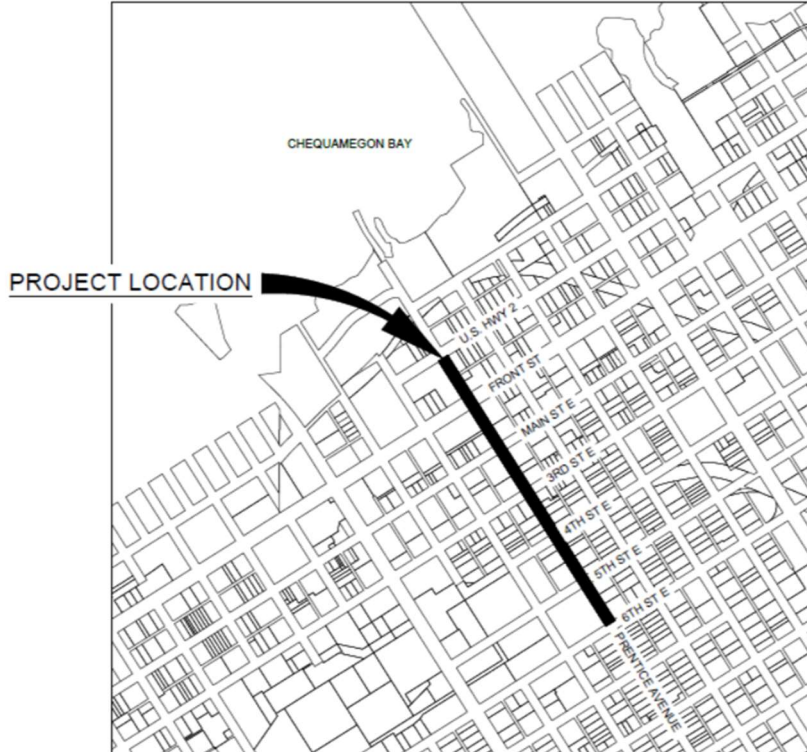
The Clerk's office has confirmed that proper notice has been made according to WI Statutes. The public hearing notice was published as a Class I notice in the May 28, 2026 edition of the Ashland Daily Press.



City of Ashland, Wisconsin ~Department of Public Works

**SPECIAL ASSESSMENT PRELIMINARY REPORT**  
for  
**2026 PRENTICE AVE. (LAKESHORE Dr. – 6<sup>TH</sup> ST. E) RECONSTRUCTION**  
**PROJECT**

**MAY 20, 2026**



Prepared by the City of Ashland Public Works Department

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City of Ashland, Wisconsin ~ Department of Public Works  
2020 6<sup>th</sup> Street East Ashland ~ WI 54806 ~ www.coawi.org

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**PRELIMINARY REPORT  
FOR  
SIDEWALK SPECIAL ASSESSMENTS  
2026 PRENTICE AVE. (LAKESHORE DRIVE TO 6<sup>TH</sup> ST. E.) RECONSTRUCTION  
PROJECT**

**MAY 20, 2026**

This report is submitted in accordance with the requirements of §66.0705 Stat., and the preliminary resolution of the City Council of Ashland, Wisconsin, dated February 24, 2026 determining to levy special assessments on benefited properties for public improvements related to construction of sidewalk in accordance with and at locations as further described in the following schedules:

**SCHEDULE A:** Project Plans and Specifications

**SCHEDULE B:** Opinion of Probable Cost for the Public Improvement;

**SCHEDULE C:** Schedule of Proposed Assessments Against Each Benefitted Parcel

The project includes reconstruction of Prentice Avenue from Lakeshore Dr. to 6<sup>th</sup> St E; replacing water main and services, replacement of a portion of the storm sewer; and replacement of existing sidewalks as needed for water lateral replacement throughout the project area, determined by the Public Works Department and as shown on the plans.

A Public Hearing meeting is scheduled to be held during the City Council meeting on **Tuesday, June 9, 2026 at 6:00 p.m.** At the Public Hearing the Ashland Common Council will hear all interested persons, or their agents or attorneys, concerning the matter contained in the preliminary resolution authorizing the assessments and as contained in this report. All objections will be considered at this hearing and thereafter the amount of the assessments will be fully determined.

After the Public Hearing a Final Report will be produced that reflects any changes or modifications to the proposed special assessments as approved and authorized by the Ashland Common Council.

I hereby certify that the property against which assessments are proposed has been viewed in the field and found to be benefitted by said improvements under the City's police power.

John Butler, P.E.  
Director of Public Works

## **RESOLUTION    No. 17867**

### **PRELIMINARY RESOLUTION DECLARING INTENT TO LEVY SPECIAL ASSESSMENTS UNDER MUNICIPAL POLICE POWER PURSUANT TO SEC. 66.0703, WI STATE STATUTE FOR THE 2026 PRENTICE AVENUE PHASE 2 RECONSTRUCTION PROJECT**

**RESOLVED**, by the Ashland Common Council, City of Ashland, Wisconsin, Ashland County, Wisconsin:

1. The Ashland Common Council hereby declares its intention to exercise its police power under §66.0703, Stats., to levy special assessments upon property in the assessment district hereafter described for benefits conferred upon such property by reason of the following public work and improvements:
  - Concrete Sidewalk Installation and Replacement
  - Concrete or Asphaltic Driveway Installation and Replacement
  - Concrete Carriage Walk Installation and Replacement
2. The property to be assessed lies within the following described assessment district:

All properties adjacent to Prentice Avenue from US Highway 2 to 6<sup>th</sup> Street East,  
City of Ashland, Ashland County, Wisconsin.
3. The total amount assessed against the properties in the described assessment district shall not exceed 20% of the cost of the improvements.
4. The Ashland Common Council determines that the improvements constitute an exercise of the police power for the health, safety and general welfare of the municipality and its inhabitants.
5. The City Public Works Department shall prepare a report which shall consist of:
  - a. Preliminary plans and specifications for the improvements.
  - b. An estimate of the entire cost of the proposed improvements.
  - c. A statement that the property against which the assessment are proposed will be benefitted.
  - d. Schedule of proposed assessments
6. When the report is completed, the City Public Works Department shall file a copy of the report with the City Clerk for public inspection and, if state property is to be assessed, shall mail a copy of the report to the responsible state agency and, for assessments of \$50,000 or more, to the Wisconsin State Building Commission.
7. Upon receiving the report of the Public Works Department, the City Clerk shall cause notice to be given stating the nature of the proposed improvements, the general boundary lines of the proposed Assessment District (including a small map thereof), the time and place at which the report may be inspected, and the time and place of the public hearing on the matters contained in the preliminary resolution and the report. This notice shall be published as a class 1 notice under Ch. 985, Stats, and copy shall be mailed, at least ten days before the hearing, to every interested party whose address is known or can be ascertained with reasonable diligence.

8. The hearing will be held at the Ashland City Hall, 601 West Main Street, Ashland, Wisconsin, at a time set by the City Clerk in accordance with §66.0703, Stats., which shall be not less than ten nor more than forty days after publication. People will be able to attend virtually or in person.

9. The number of installments in which the assessment against any parcel may be paid shall be determined at the hearing provided for in paragraph 7, above.

PASSED: February 24, 2026



Charles Ortman, Council President

ATTEST:



Denise Oliphant, City Clerk



Matthew MacKenzie, Mayor

APPROVED AS TO FORM:



Tyler W. Wickman, City Attorney

# **CITY OF ASHLAND, WISCONSIN SIDEWALK SPECIAL ASSESSMENT POLICY**

(Dated: July 25, 2023)

(Referenced by Ordinance No. 530; Adopted May 9, 2006; March 24, 2006)

## **1.0 PURPOSE**

The purpose of this Policy is to assure fair and equitable cost recovery for pedestrian infrastructure improvements and to set forth a methodology determining the amount of the assessment for the improvements and circumstances on a reasonable basis. It is the policy of the City of Ashland that all properties specially benefiting from sidewalk improvements pay a portion of their fair share of the cost of such improvements.

The policies contained herein are designed to serve as a general guide for the City Council in allocating benefit to properties. The City Council reserves the right to vary from these policies if the assessments derived by imposition of the policies create obvious inequities, where the assignment of benefit to a particular property is difficult to determine, or because of extreme or unusual circumstances, or for other good reason.

## **2.0 SPECIAL ASSESSMENT PROCEDURES**

The Wisconsin Statutes prescribe the general procedures which cities must follow to specially assess property for local improvements. Typical public improvement projects for which Property Assessments are levied include sidewalks and related pedestrian infrastructure elements. Pertinent statute sections include §66.0703 and §66.0907. In accordance with §66.0907, municipalities may impose assessments for the costs of laying, removing, replacing, repairing, and maintaining sidewalks. Charges for sidewalk work are levied under police powers and do not require a showing of benefit to properties charged (*Lisbon Ave. v. Town of Lake*, 134 Wis. 470, 475, 113 N.W. 1099 (1908)).

The City of Ashland adopts, makes a part of this policy by reference, and incorporates the procedures for levying Property Assessments as contained in Wisconsin Statutes §66.0907. Whenever the provisions of this policy are contrary to those contained in §66.0703, §66.0907, or other applicable provisions of the Wisconsin Statutes or administrative regulations, the Wisconsin Statutes or administrative regulations shall control.

All Property Assessments levied in the City of Ashland shall be grounded in the exercise of police powers for the health, safety and welfare of the public.

It is hereby determined that all properties lying within the incorporated boundaries of the City of Ashland receive similar benefit for similar categories of improvements and therefore the rates established for the levy of special assessment shall be applied on a uniform basis throughout the City, for the benefits received, regardless of the location of the improvements and the method of financing. In no case shall the total Property Assessments exceed the total cost of all improvements constructed as part of the annual Capital Improvement Program (CIP).

### 3.0 ASSESSMENT BASIS

Property Assessments are to be computed and based on a per linear foot of frontage basis (i.e., *front footage* basis), except in the case of residential corner lots.

The front footage of corner lots shall be determined by the side of the lot bearing the street address and front entrance of the home. All corner lots shall receive a 140 ft. *flankage credit* for sideyard sidewalk. The assessment for corner lots shall be limited to the front footage plus any remaining side footage after deducting flankage credit. All residential corner lots receive this 140 ft. flankage credit.

The following examples help to illustrate how corner lots are assessed:

- a) If a large 140' (front) by 150' (deep) corner lot is to receive all new sidewalks on both sides, then the assessment would be for 150 ft. total (140' of frontage plus 150' side yard minus the flankage credit of 140') = 150 ft. total).
- b) If a smaller 100' (front) by 140' (deep) corner lot is to receive all new sidewalks on both sides, then the assessment would be for 100 ft. total (100' of frontage plus 140' side yard minus the flankage credit of 140') = 100 ft. total). Likewise for a 50' or 75' wide lot.

If a corner lot did not have sidewalk on its frontage OR its frontage sidewalk is all in excellent shape, and the project calls for new sidewalk installation on its flanking side only; then the property would be assessed for only that portion of the flanking side that exceeds the 140 ft. flanking credit. For example,

- c) If a large 100' (front) by 150' (deep) corner lot is to receive a new side yard sidewalk (flanking side) only; then the special assessment would be for 10 feet (150' deep flanking side minus 140' flankage credit).

The flankage credit is determined to be 140 feet based on the fact that the typical Ashland lot is 140 ft. deep. The flanking side of a lot is not intended to be special assessed until the amount of sidewalk installed or replaced on the flank within any 20 year period exceeds 140 lineal feet.

### 4.0 ASSESSABLE PROJECT ELEMENTS AND COSTS

Recognizing that it is the policy of the City of Ashland to levy Property Assessments to recover approximately 50% of the cost of constructing sidewalk improvements. The City Council establishes the locations and priorities for sidewalk improvement projects as described in Ordinance 530, *Ordinance to Adopt a Sidewalk Construction, Maintenance, and Use Policy for the City of Ashland.*

The City Council establishes the assessment rates for sidewalk improvements. Annually the Director of Public Works/City Engineer will recommend adjustments in the special assessment rates based on construction costs experienced the previous construction season. This rate will be published in the Comprehensive Fee Schedule, adopted annually by City Council.

All construction shall be in accordance with standards as published in the most recent version of the *City of Ashland Standard Specifications for Sidewalk Construction*, unless otherwise approved in writing from the Director of Public Works/City Engineer.

Assessable project elements and costs to be included in the special assessment computations are described herein:

- a) Sidewalk Removal, Saw Cutting, and other associated demolition costs: Costs for removal, saw cutting, and other associated demolition costs of existing sidewalks is to be included with construction costs.
- b) Grading and Gravel Base: The grading and construction of a gravel base for sidewalk construction will be included with construction costs.
- c) Curb, Gutter, and Pedestrian Handicap Ramps: The construction or replacement of concrete curb and gutter associated with installation of pedestrian ramps and/or adjacent sidewalks will be included in cost computations, and shall be allocated evenly as part of general sidewalk improvement construction costs. This shall include the installation of color-contrasted truncated dome devices for visually impaired pedestrians.
- d) Sidewalk Construction Costs: New sidewalk construction, or complete replacement of existing sidewalk, is to be included in the costs for construction.
- e) Replacement Sidewalk and Repairs to Existing Sidewalk: Spot repairs of existing sidewalk, including grinding, milling, mud-jacking, or individual panel replacement is to be included in the costs for construction.
- f) Tie-in Sidewalks and Driveway Aprons: Sidewalks and driveway aprons that tie-in and connect to the public walkways (carriage and entrance walks) shall be included with construction costs and allocated to the property served by sidewalk and/or driveway apron. General improvements elected by the property owner are not included in the general project costs; and while encouraged by the City, all such improvements and related expenditures shall be independently borne by the property owner.
- g) Boulevard (Terrace) Restoration: For the purpose of this paragraph the word boulevard (terrace) means that area between the back of the curb and the sidewalk, or, in the absence of a sidewalk, the property line.

Boulevard (terrace) restoration, seeding or sodding will be included in the cost calculations. No assessments will be made for replacement of turf located outside the street right-of-way that is required to be replaced to facilitate the matching of the existing yard to the new street construction.

- h) Retaining Walls: When it is determined that the construction of retaining walls, as part of street improvements, has a shared benefit between the property owner and the City, in that the property owner usually has larger useable lot area than would be available in the absence of the wall. The cost of constructing a retaining wall will therefore be split, with 50% of the cost of constructing the first five feet (5') of height of the retaining wall special assessed to the abutting lot. The City will pay for 50% of the cost of the first five feet (5') of height and 100% of the cost above five feet (5') of height of a retaining wall. A retaining wall shall be assessed on a square foot basis for the amount of retaining wall constructed adjacent to the benefited property.

## **5.0 ASSESSMENT AMOUNTS AND REPAYMENT**

This section of the policy to sets forth the amounts and repayment terms of Property Assessments.

- a) Property Assessments shall be for approximately 50% of the construction costs as determined by the criteria noted above. The actual assessment rate shall be set annually and adopted by Council as part of the Comprehensive Fee Schedule.
- b) Property Assessments may be paid in full following completion of the work (with no interest), or through 10 equal annual installments.
- c) The interest rate shall be 1% above the City's borrowing rate (as determined by loan or bond issuance) to cover overhead expenditures associated with administration of the program.
- d) Assessments shall be due in full upon sale or transfer of the property.
- e) The payment of special assessments may be deferred in case of hardship in accordance with the City's Hardship Policy for the Levy of Assessments.

## **6.0 MISCELLANEOUS PROVISIONS**

It is the intention of this section of the policy to clarify special circumstances, which may arise in establishing the benefit to lots as a result of public improvements completed by the City of Ashland.

- a) The policies set forth in this document do not alter the requirements of the City's subdivision and zoning codes with regard to a developer's responsibility to provide and pay for required improvements at the time that any given property is to be improved.
- b) The City of Ashland shall special assess improvements to railroad property as permitted by the Wisconsin Statutes, except as may otherwise be determined by the City Council.
- c) The City of Ashland shall bear 100% of the costs associated with constructing sidewalks on city-owned properties.
- d) The City of Ashland's utilities shall bear 100% of the costs associated with constructing sidewalks on utility properties (allocated to the appropriate utility).
- e) Projects constructed by Federal or State monies/agencies that include full payment of sidewalk construction costs as part of the respective projects are not subject to Property Assessments. Those that provide partial or no payment of sidewalk construction costs will be special assessed, subject to the specific requirements of pertinent federal and state funding sources.

- f) Property owners undertaking their own work, or arranging for pre-approved contractors to do so, shall not be special assessed. However, they are responsible for completing all work as described herein and in accordance with Ordinance 530.

## 602 Concrete Sidewalks, Driveways, Loading Zones, Safety Islands, Surface Drains, Rumble Strips and Steps

### 602.1 Description

- (1) This section describes constructing sidewalks, driveways, loading zones, safety islands, surface drains, rumble strips and steps including landings, of concrete, with or without reinforcement.
- (2) Unless specifically specified in the contract, sidewalks or steps built integral with and as a part of bridges or culverts are not included.

### 602.2 Materials

- (1) Furnish materials conforming to the following:

Expansion joint filler.....	<a href="#">415.2.3</a>
Concrete.....	<a href="#">501</a>
Reinforcement.....	<a href="#">505</a>
Electrical conduit.....	<a href="#">652</a>
- (2) Provide grade A concrete as modified in [716](#). Provide QMP for class II ancillary concrete as specified in [716](#).
- (3) Furnish high early strength concrete under the HES bid items. The contractor may use HES concrete for driveways even where the contract does not require it, with engineer approval.
- (4) Furnish cast iron detectable warning fields for curb ramps from the [APL](#) for the color defined in the Curb Ramp Detectable Warning Field bid items.

### 602.3 Construction

#### 602.3.1 General

- (1) The engineer will inspect ancillary concrete built under 602 for transverse cracking as specified in [415.3.17](#) for ancillary concrete. Repair cracked concrete as the engineer directs.

#### 602.3.2 Sidewalks and Driveways

##### 602.3.2.1 Preparing the Foundation

- (1) Form the foundation by excavating or filling to the required elevation of the concrete bottom, or subbase bottom if specified. Tamp or compact the foundation to ensure stability.
- (2) In cuts, make the foundation wide enough to allow placing forms and performing concrete placement and finishing. In embankments, construct the foundation at least 2 feet wider than the proposed sidewalk or driveway width. For sidewalk, extend foundation at least one foot beyond each end.
- (3) Unless specified otherwise, fill holes, ruts, and other depressions in the foundation with materials similar to those in the existing foundation. The contractor may use granular subbase or aggregate base.
- (4) If the plans show, place granular subbase or aggregate base to the thickness and section the plans show.

##### 602.3.2.2 Forms

- (1) Furnish and use wood or metal forms straight and of sufficient strength to resist springing, tipping, or other displacement during depositing and consolidating the concrete. If using wood forms, provide surfaced planks, at least 2-inch nominal thickness stock except for sharply curved sections. If using metal forms, ensure they are the engineer-approved section with a flat surface on top. Use forms as deep as the depth of the sidewalk. Securely stake, brace, and hold the forms firmly to the required line. Make the forms tight to prevent mortar leakage. Clean and oil before placing concrete against them.

##### 602.3.2.3 Placing and Finishing Concrete

- (1) The engineer will check and approve the foundation, forms, stringline, and reinforcement if required, before placing the concrete. The engineer will check thickness according to [CMM 870: WTP C-003](#) Preplacement Measurement. If slip-forming concrete, the engineer will check the stringline to assure suetup is in conformance to plan alignment and grade. Place the concrete on a moist foundation, deposit it to the required depth, and consolidate sufficiently to bring the mortar to the surface, then strike-off and finish to a true and even surface. Before the mortar sets, brush or lightly broom the surface. Before performing the final surface finish, check the sidewalk surface with a 10-foot straightedge and spotcheck driveways, correct areas that vary 1/4 inch from the testing edge by adding or removing concrete while the concrete is still plastic.

- (2) If the engineer allows, the contractor may construct concrete sidewalks with suitable, engineer-approved, slip-form equipment. The contractor may omit wood floating if the slip-form equipment produces a suitable finish.
- (3) Construct curb ramps at the locations and conforming to the details and dimensions the plans show. Embed detectable warning field arrays in plastic concrete conforming to manufacturer-recommended procedures. Do not install on hardened concrete. Do not field cut plates except where the ends of radial arrays abut ramp edges. Smooth the edges of field cuts.

#### **602.3.2.4 Reinforcement**

- (1) If required, use reinforcement conforming to, and place it as specified on, the plans.

#### **602.3.2.5 Joints**

##### **602.3.2.5.1 General**

- (1) Use contraction joints to divide the work into sections.
- (2) No joint may deviate more than 5 degrees from perpendicular to the surface of the finished. Ensure that joint axes do not deviate more than 1/2 inch from a straight line, or from the designated alignment at any point. If constructing the joints in sections, do not use offsets or concrete struts between adjacent units.
- (3) Contraction joints may be formed using one of the following methods:
  1. Create a slot or groove at least 1/4 of the depth and 1/4 inch wide. Form them by inserting a metal parting strip in the concrete after striking off and consolidating, and while the concrete is still plastic. As soon as the concrete retains its shape, remove the parting strip and edge-finish the joint.
  2. Cut the concrete not less than 1/4 of the depth through a pointed trowel or other suitable tool. Edge-finish the joint.
  3. Saw contraction joints no less than 1/4 of the depth and approximately 1/8 inch wide. Perform the sawing as soon as possible after the concrete sets sufficiently to prevent raveling during sawing and before shrinkage cracking occurs.
- (4) If constructing the work in partial width slabs, place transverse joints so they match the like joints in adjacent slabs. Place joints to match adjacent concrete joints regardless of expansion joint filler between new and existing concrete.
- (5) If possible, do not divide sidewalks into sections less than 3 feet, or greater than 12 feet in any dimension.
- (6) Extend the expansion joint filler to one inch below the concrete's full depth and make the top slightly below the finished surface.
- (7) Consolidate the concrete thoroughly at expansion joint faces to fill the voids, and finish the surface smooth and true to grade. Also, round edges along forms, un-sawed joints, and metal slab division forms with a 1/2-inch radius edger. For other work under this section, use mechanical vibration at expansion joint faces to fill the voids, and finish the surface smooth and true to grade.
- (8) Do not seal joints.

##### **602.3.2.5.2 Sidewalk Joints**

- (1) For sidewalks of uniform width, construct transverse joints at right angles to the sidewalk centerline, and construct longitudinal joints parallel to the centerline, unless specified otherwise. For sidewalks of variable or tapering widths, make the transverse and longitudinal joints at right angles to each other, if possible, and construct the joints as the engineer laid them out the field.
- (2) Place 1/2-inch-wide transverse expansion joint filler through the sidewalk at uniform intervals not greater than 100 feet apart.
- (3) Place 1/2-inch-wide expansion joint filler between the sidewalk and back of abutting parallel curb or gutter; driveway; or edge of pavement.
- (4) Place 1-inch-wide expansion joint filler between sidewalk and buildings or other rigid structures.
- (5) If widening existing sidewalks, place transverse joints in line with like joints in the existing sidewalk.

##### **602.3.2.5.3 Driveway Joints**

- (1) For driveways of uniform width, construct transverse joints at right angles to the driveway centerline, and construct longitudinal joints parallel to the centerline, unless specified otherwise. For driveways of variable or tapering widths, make the transverse and longitudinal joints at right angles to each other, if possible, and construct the joints as the engineer laid them out the field.
- (2) Place 1/2-inch-wide expansion joint filler between the driveway and back of abutting parallel curb or gutter; and between the driveway and parallel sidewalk.

- (3) Place 1-inch-wide expansion joint filler between driveway and buildings or other rigid structures.

#### **602.3.2.6 Protecting and Curing**

- (1) Cure the concrete as specified in [415.3.12](#).
- (2) Protect sidewalks and driveways as specified for concrete pavement in [415.3.14](#).

#### **602.3.2.7 Opening to Service**

##### **602.3.2.7.1 Sidewalks**

- (1) The engineer may allow the contractor to open sidewalks to pedestrian traffic after the concrete has developed sufficient strength to prevent damage to the surface.

##### **602.3.2.7.2 Driveways**

- (1) Open to service as specified in [415.3.15](#), except follow the opening strength for construction and public traffic as listed below:
  - Residential Driveways: 2000 psi
  - Commercial or Industrial Driveways: 3000 psi

#### **602.3.2.8 Backfilling and Restoring the Site of the Work**

- (1) If the sidewalk does not touch curb, curb & gutter, pavement, or other structures and if the concrete is cured and the forms removed, then backfill the spaces along the sides with satisfactory soil and thoroughly compact. For the backfill conform to the section the plans show. Dispose of surplus excavation and restore the work site to a neat and orderly condition.

#### **602.3.3 Loading Zones**

- (1) Construct raised loading zones in streets, if included in the contract, of concrete conforming to the requirements above, and at the locations, and as specified in the details and dimensions the plans show. Use construction methods conforming to [602.3.2](#).
- (2) If constructing loading zones on bases covered with a wearing surface, place the loading zone directly on base.
- (3) If constructing loading zones on concrete pavements, place the loading zones on the finished surface.
- (4) Tie loading zones to the pavement with at least four 3/4-inch diameter dowel or tie bars, 10 inches long. Use construction methods conforming to [602.3.2](#).
- (5) Provide openings for traffic signals, if any, as directed.

#### **602.3.4 Safety Islands**

- (1) Under the Concrete Safety Islands bid item, construct concrete safety islands conforming to the requirements above and the details and dimensions the plans show. This work includes furnishing, by the contractor, or by others, and installing fixtures, conduits, and other materials, the detailed plans show.
- (2) Place concrete between suitable forms accurately set to conform to the design of the island, and anchor securely to preclude movement during placement and finishing operations. Unless directed otherwise, use construction methods conforming to [602.3.1](#).
- (3) Provide or construct openings in the island and in the base as the plans show for installing fixtures, posts, or cables. Install fixtures and materials at the time and in the manner designated on the plans or as the engineer directs.

#### **602.3.5 Surface Drains**

- (1) Install and maintain temporary surface drains at locations designated for permanent drains until permanent drains are completed.
- (2) Place and secure steel reinforcement and tie bars in their plan position before placing concrete. Place and cure the concrete conforming to [415.3](#).
- (3) Excavate, prepare the subgrade and aggregate base, and backfill as required to place the drains and restore the grade after placement.

#### **602.3.6 Concrete Rumble Strips**

- (1) Mill shoulder rumble strips and diamond grind center line and edge line rumble strips into new or existing concrete pavements. For center line and edge line rumble strips stay a minimum of two inches away from longitudinal joint. Do not apply rumble strips across bridges.
- (2) If milling, use a rotary head mill with a cutting tip pattern that will produce a relatively smooth cut of the size, shape, spacing, and alignment the plans show. Ensure that cutting heads are on a suspension

independent from the power unit to allow the heads to self-align with slopes and irregularities. Ensure that the machine has a guidance system that consistently provides the rumble strip plan alignment.

If diamond grinding, use a wet process rotary head diamond grinding machine with a cutting tip pattern that will produce a relatively smooth cut of the size, shape, spacing, and alignment the plans show.

Ensure that cutting heads are on a suspension independent from the power unit to allow the heads to self-align with slopes and irregularities. Ensure that the machine has a guidance system that consistently provides the rumble strip plan alignment.

- (3) For center line and edge line rumbles apply concrete protective surface treatment to clean, dry surface after pavement markings are placed.
- (4) Mill or form transverse rumble strips into new concrete pavement or, if inlaid into existing HMA or concrete pavements, into work built under the Concrete Pavement Replacement bid item except use concrete conforming to [416.2.2](#).
- (5) If forming rumble strips into freshly placed concrete, form or finish the concrete to consistently produce the size, shape, spacing, alignment, and smoothness the plans show.
- (4) Before beginning the work, demonstrate to the engineer that the proposed operation achieves the desired surface inside each depression without damaging the pavement. Place rumble strips in the pattern and shape the plans show. For shoulders carrying temporary traffic during construction, do not install rumble strips until after routing traffic back to the mainline.
- (5) At the end of each workday, move equipment and material out of the clear zone and sweep or vacuum the traveled way pavement and shoulder areas. Sweep away or vacuum up milling debris before opening adjacent lanes to traffic. Dispose of waste material as specified in [203.3.4](#); do not place on the finished shoulder surface.

#### **602.3.7 Steps**

- (1) If constructing steps, and landings is included in the contract, build them at the locations and as specified in the design, dimensions, and details the plans show. This work includes reinforcement and necessary excavating, backfilling, and disposing of excess excavation material.
- (2) Provide a rubbed surface finish on formed surfaces of landings, risers, and sides of steps as specified for concrete bridges in [502.3.7.3](#).
- (3) Furnish and use materials and construction methods conforming to [602.3.1](#), except as specified otherwise.

#### **602.4 Measurement**

- (1) The department will measure the Concrete Sidewalk bid items by the square foot acceptably completed. Measurement includes the area of the curb ramp and warning field. The department will not measure the area of sidewalk intersecting a driveway if measured as driveway under [602.4\(2\)](#).
- (2) The department will measure the Concrete Driveway bid items by the square yard acceptably completed, measured as specified in [415.4](#) for Concrete Pavement including the driveway apron and any sidewalk within the limits of the driveway. The department will only measure area outside the specified limits for the pavement, curbs, gutters, combination curb & gutter or other structures.
- (3) The department will measure Concrete Loading Zones; Concrete Safety Islands; and the Curb Ramp Detectable Warning Field bid items by the square foot acceptably completed.
- (4) The department will measure Concrete Steps by the square foot acceptably completed. The measured area of steps, including landings equals the sum of the areas of the treads and landings, computed by multiplying the tread and landing width by the tread and landing length, out to out of integrally placed wall.
- (5) The department will measure the Concrete Surface Drains bid items by the cubic yard acceptably completed, based on the dimensions the plans show or the engineer directs.
- (6) The department will measure Concrete Shoulder and Edge Line Rumble Strips by the linear foot acceptably completed, measured as the length along each side of the traveled way from the first groove in a segment to the last groove in that segment. The department will measure Concrete Center Line Rumble Strips by the linear foot acceptably completed, measured as the length along the center line from the first groove in a segment to the last groove in that segment. A segment is a series of grooves including 50-foot and shorter gaps as well as skips at transverse joints the plans show. Gaps greater than 50 feet define a new segment. The department will deduct for skips at transverse joints greater than the plans show.
- (7) The department will measure Concrete Transverse Rumble Strips by the square yard acceptably completed, measured to include the area between the milled or cast-in-place grooves, or if inlaid into

existing HMA or concrete pavement, the area of the inlay. The department will not deduct for embedded fixtures with an area less than one square yard as measured in the plane of the pavement.

**602.5 Payment**

**602.5.1 General**

- (1) The department will pay for measured quantities at the contract unit price under the following bid items:

<u>ITEM NUMBER</u>	<u>DESCRIPTION</u>	<u>UNIT</u>
602.0400 - 0499	Concrete Sidewalk (inch)	SF
602.0500 - 0549	Curb Ramp Detectable Warning Field (color)	SF
602.0600 - 0649	Curb Ramp Detectable Warning Field Radial (color)	SF
602.0800 - 0849	Concrete Driveway (inch)	SY
602.0850 - 0899	Concrete Driveway HES (inch)	SY
602.1000	Concrete Loading Zone	SF
602.1500	Concrete Steps	SF
602.2400	Concrete Safety Islands	SF
602.3010	Concrete Surface Drains	CY
602.3015	Concrete Surface Drains HES	CY
602.3210 - 3279	Concrete Rumble Strips, (location, type)	LF
602.3280	Concrete Rumble Strips, Transverse	SY

- (2) The department will adjust pay for ancillary concrete crack repairs on items constructed under 602 as specified in [601.5.2](#).

**602.5.2 Concrete Sidewalk, Driveways, Loading Zone, and Steps**

- (1) Payment for the Concrete Sidewalk, Driveways, Loading Zone, and Steps bid items is full compensation for foundation excavation, preparation, and backfill if there is no adjacent roadway excavation taking place; for granular subbase or aggregate base if there is no adjacent roadway subbase or aggregate base being placed; providing concrete and reinforcement, and for restoring the site. Payment also includes providing tie bars and dowel bars in unhardened concrete. The department will pay separately for tie bars and dowel bars used to connect the work to concrete not placed under the contract under the Drilled Tie Bars and Drilled Dowel Bars bid items as specified in [416.5](#). The department will pay separately for coloring concrete as required.

**602.5.3 Curb Ramp Detectable Warning Fields**

- (1) Payment for the Curb Ramp Detectable Warning Field bid items is full compensation for providing the warning field arrays of the specified configuration and color.

**602.5.4 Concrete Safety Islands**

- (1) Payment for Concrete Safety Islands is full compensation for providing, placing, finishing and curing concrete; for providing and placing materials, except those that the plans show as furnished by others; for handling and installing fixtures and materials that the plans show as furnished by others; and for required excavating or openings in the base.

**602.5.5 Concrete Surface Drains**

- (1) Payment for Concrete Surface Drains bid items is full compensation for providing surface drains; for steel reinforcement and dowel and tie bars; and for excavating, preparing the subgrade and aggregate base, and backfilling.

**602.5.6 Concrete Rumble Strips**

- (1) Payment for Concrete Shoulder Rumble Strips is full compensation for milling or diamond grinding; for sweeping or vacuuming; for disposing of waste and for placement of protective surface sealant.
- (2) Payment for Concrete Rumble Strips Transverse is full compensation for milling or forming grooves; for sweeping or vacuuming; and for disposing of waste. The department will pay separately for new concrete pavement under the Concrete Pavement bid items; and for concrete inlaid in existing HMA or concrete pavement under the Concrete Pavement Replacement bid item.

## 501 Concrete

### 501.1 Description

- (1) This section describes concrete requirements including component materials, proportioning, mixing, placing, and protecting concrete mixtures.

### 501.2 Materials

#### 501.2.1 (Vacant)

#### 501.2.2 Definitions

- (1) Use the definitions in [301.2](#), and interpret these terms used in 501 as follows:
  - Ancillary concrete** A general term used throughout the standard specs in reference to all concrete items that are not class I concrete.
  - Coarse aggregates** Aggregate predominantly retained on the No. 4 sieve
  - Concrete class** The department categorizes concrete as class I, II, or III defined by the sampling, testing, and reporting requirements specified in [715](#) and [716](#).
  - Concrete grade** The department categorizes concrete as grade A, B, C, or E defined by cementitious material content.
  - Fine aggregates** Aggregate that entirely passes the 3/8-inch sieve, almost entirely passes the No. 4 sieve, and is predominantly retained on the No. 200 sieve.

#### 501.2.3 Sampling and Testing

- (1) Sample and test aggregates for concrete according to the following:
  - Aggregate Sampling ..... [WTM R90](#)
  - Lightweight pieces ..... [WTM T113](#)
  - Material finer than No. 200 sieve ..... [WTM T11](#)
  - Aggregate unit weight ..... [AASHTO T19](#)
  - Organic impurities for Concrete ..... [AASHTO T21](#)
  - Aggregate Gradation ..... [WTM T27](#)
  - Effect of organic impurities in fine aggregate ..... [AASHTO T71](#)
  - LA Wear ..... [WTM T96](#)
  - Alkali silica reactivity (ASR) - aggregates ..... [ASTM C1260](#)
  - ASR - combinations of cementitious materials and aggregates ..... [ASTM C1567](#)
  - Freeze-thaw ..... [WTM T103](#)
  - Sodium soundness ..... [WTM T104](#)
  - Fine aggregate specific gravity ..... [WTM T84](#)
  - Coarse aggregate specific gravity ..... [WTM T85](#)
  - Flat and elongated ..... [WTM D4791](#)
- (2) Test cementitious materials and admixtures in a department-recognized laboratory, defined as any state department of transportation or other cement and concrete laboratory regularly inspected by the Cement and Concrete Reference Laboratory.
- (3) Test for soft or non-durable particles conforming to department laboratory methods. The department will field evaluate or laboratory test to determine aggregate acceptability relative to excessive clay lump quantities.

### 501.2.4 Cementitious Material

#### 501.2.4.1 Portland Cement

- (1) Use cement conforming to ASTM specifications as follows:
  - Type I portland cement; [ASTM C150](#).
  - Type II portland cement; [ASTM C150](#).
  - Type III portland cement; [ASTM C150](#), for high early strength.
  - Type IP portland-pozzolan cement; [ASTM C595](#), except maximum loss on ignition of pozzolan component is 2.0 percent and maximum pozzolan content is 30 percent.
  - Type IS portland blast-furnace slag cement; [ASTM C595](#), except maximum slag content is 30 percent.
  - Type IL portland-limestone cement; [ASTM C595](#).
  - Type IT ternary blended cement; [ASTM C595](#), except maximum supplementary cementitious material content is 30 percent.

- (2) Obtain portland cement from manufacturers on the [APL](#). The engineer may accept cement not on the [APL](#) under the department's cement acceptance program in [CMM 870](#).
- (3) For blended cements, provide a manufacturer's written certification stating the source, quantity, and composition of essential constituents and the composition of the final cement provided under the contract. Ensure constituents conform to requirements specified in [501.2.4.2](#) and [501.2.4.3](#).
- (4) Store cement of different types, brands, and sources separately. Keep batches of concrete made from different types, brands, and sources from becoming intermixed in the work, unless the engineer approves otherwise.
- (5) The engineer will reject cement that is partially set or that contains lumps.
- (6) The engineer may reject cement if, the temperature at the time of delivery to the mixer exceeds 165 F. To avoid this, store it until it cools to at least 165 F before incorporating into the batch.

#### **501.2.4.2 Supplementary Cementitious Material (SCM)**

##### **501.2.4.2.1 General**

- (1) When the contract requires or allows, use fly ash, slag, silica fume, or alternate SCMs as a direct replacement by weight for cement in concrete mixes. The department will sample and test SCMs during concrete production to verify material conformance.

##### **501.2.4.2.2 Fly Ash**

###### **501.2.4.2.2.1 General**

- (1) Test the fly ash using the test methods prescribed in [ASTM C311](#), starting at least 30 calendar days before its proposed use and continuing at ASTM-required frequencies as the work progresses.
- (2) Obtain, from the fly ash manufacturer, a copy of the certified report of test or analysis made by a qualified independent laboratory, showing compliance with [ASTM C618](#) for the appropriate fly ash class, except limit the loss on ignition to 2 percent. Submit the report to the engineer with the mix design, at least 7 business days before use.
- (3) Retain test records for at least 5 years after completing the work and provide these records upon request.
- (4) For contracts with 100 tons or more of fly ash, obtain under the engineer's observation, one 4-pound sample for every 2000 tons of fly ash used, or fraction thereof. The engineer will take possession of the sample and submit to the BTS laboratory for department verification testing.

###### **501.2.4.2.2.2 Class C Ash**

- (1) Conform to [ASTM C618](#) class C.

###### **501.2.4.2.2.3 Class F Ash**

- (1) Furnish a class F fly ash from a source listed on the [APL](#) and conforming to [ASTM C618](#) class F.
- (2) For class F sources not on the [APL](#), limit the content to a maximum 15 percent.

###### **501.2.4.2.3 Slag**

- (1) At least 7 business days before use, submit a certified report of test or analysis showing the ground granulated blast furnace slag conforms to [ASTM C989](#), grade 100 or 120.
- (2) For contracts with 100 tons or more of slag, obtain, under the engineer's observation, one 4-pound sample for every 2000 tons of slag used, or fraction thereof. The engineer will take possession of the sample and submit to the BTS laboratory for department verification testing.

###### **501.2.4.2.4 Silica Fume**

- (1) Furnish silica fume conforming to [ASTM C1240](#).
- (2) Use a high range water reducer, superplasticizer, conforming to [501.2.5.3.3](#) in mixtures containing 3 percent or more silica fume.
- (3) Submit a mix design, including material sources and quantities, to the department at least 14 calendar days before use. The engineer will coordinate with the BTS laboratory for review and approval analysis.

###### **501.2.4.2.5 Blended SCMs**

- (1) Furnish blended SCMs conforming to [ASTM C1697](#).
- (2) Submit a mix design, including material sources and quantities, to the department at least 14 calendar days before use. The engineer will coordinate with the BTS laboratory for review and approval analysis.
- (3) Conform to sampling/testing requirements specified by the engineer.

### **501.2.4.3 Alternative Supplementary Cementitious Material (ASCM)**

- (1) Test ASCMs according to [ASTM C1709](#). Submit a mix design, including material sources and quantities, to the department at least 14 calendar days before use. Include a certified report of test or analysis showing the chemical composition, physical properties, and performance test results of the ASCM. The engineer will coordinate with the BTS laboratory for review and approval analysis.
- (2) Conform to sampling/testing requirements specified by the engineer.

### **501.2.5 Chemical Admixtures**

#### **501.2.5.1 General**

- (1) Conform to the manufacturer's recommendations for use of admixtures. The contractor is responsible for ensuring that admixtures used in the same batches of concrete are compatible and produce the required properties in concrete.

#### **501.2.5.2 Air-Entraining Admixtures**

- (1) Furnish an air-entraining admixture on the [APL](#), or provide a certified report of test or analysis showing the air-entrainer conforms to AASHTO M154 for 7-day and 28-day compressive and flexural strengths and resistance to freezing and thawing. The engineer will not require tests for bleeding and setting time.
- (2) If the contractor offers to use an admixture that is essentially the same as one on the [APL](#), with only minor differences in concentration, the department will require certification stating it is essentially the same as the department-approved admixture, and that it contains no other admixture or chemical agent.

#### **501.2.5.3 Retarding, Water-Reducing, and Non-Chloride Accelerating Admixtures**

##### **501.2.5.3.1 Water-Reducing Admixtures**

- (1) Furnish a water-reducer on the [APL](#) or submit a certified report of test or analysis showing conformance to [AASHTO M194](#), type A, except if it is also a set retarder, then conform to type D.

##### **501.2.5.3.2 Retarding Admixtures**

- (1) If furnishing an admixture to retard concrete setting, submit a certified report of test or analysis showing conformance to AASHTO M194 type B, except if it is also a water-reducer, furnish one from the [APL](#), conforming to type D.

##### **501.2.5.3.3 High Range Water-Reducing Admixtures**

- (1) If furnishing a high-range water-reducing admixture, superplasticizer submit a certified report of test or analysis showing conformance to AASHTO M194, type F, except if it is also a set retarder, then conform to type G.
- (2) Submit a mix design, including material source and quantity, to the engineer 14 calendar days before use. BTS approval is required before use.

##### **501.2.5.3.4 Non-Chloride Accelerating Admixture**

- (1) If furnishing a non-chloride accelerating admixture, provide a certified report of test or analysis showing conformance to AASHTO M194, type C, except if it is also a water-reducer, then conform to or type E.

##### **501.2.5.3.5 Hydration Controlling Admixtures**

- (1) When furnishing hydration stabilizers conform to AASHTO M194, type B or type D.
- (2) Submit a mix design, including material source and quantity, to the engineer 14 calendar days before use. BTS approval is required before use.
- (3) Conduct preliminary trials on-site to determine the required dosage rate.

### **501.2.6 Mixing Water**

#### **501.2.6.1 General**

- (1) Furnish water for use with cement in concrete, mortar, neat cement paste, and in other cement mixing operations.

#### **501.2.6.2 Requirements**

- (1) The contractor may furnish drinking water from municipal water supplies for concrete; the engineer may test this water for compliance with the requirements specified below.
- (2) Water from other sources must comply with the following:  
Acidity, maximum of 0.1N NaOH to neutralize 200 mL of water; [WTP C-001](#) ..... 2 mL

Alkalinity, maximum of 0.1N HCL to neutralize 200 mL of water; WTP C-001.....	15 mL
Maximum sulphate (S04); WTP C-001 .....	0.05 percent
Maximum chloride; WTP C-001 .....	0.10 percent
Maximum total solids; WTP C-001	
Organic .....	0.04 percent
Inorganic .....	0.15 percent

- (3) Furnish water that is not brackish and is clean and free of injurious quantities of sugar, oil, or other deleterious substances.
- (4) Furnish water that causes no indication of unsoundness, no significant change in the set time, and does not affect the compressive strength of standard 1:3 mortar briquettes by more than 10 percent compared to strengths from mixtures containing distilled water and the same cement and sand.
- (5) Do not use water from shallow, muddy, or marshy sources. The contractor shall not use water from suspected sources until the engineer tests and approves it. If supply sources are relatively shallow, enclose the suction pipe intake to keep out silt, mud, grass, and other foreign materials. Position the suction pipe to provide at least 2 feet of water beneath the pipe intake.

**501.2.6.3 Sampling and Testing**

- (1) Under the engineer’s observation, obtain at least 2 quarts of water in clean plastic or glass containers, from each source to be tested. Carefully pack and label the samples. The engineer will take possession of the samples for department testing conforming to [CMM 870](#).

**501.2.7 Aggregates**

**501.2.7.1 General**

- (1) Furnish material conforming to the individual component requirements of [501.2.7.2](#) for fine aggregates, [501.2.7.3](#) for coarse aggregates, and [501.2.7.4](#) for size requirements.
- (2) The engineer may prohibit using, or may require additional testing of, aggregates from any source, plant, pit, quarry, or deposit if the character of the material is questionable or the method of operation makes it unlikely that the aggregates produced will conform to specified requirements; or from deposits or formations known to produce unsound materials.
- (3) Furnish samples of materials from previously untested sources and from previously tested sources if the engineer requires; obtain department approval before use.
- (4) If procuring aggregates from pits or quarries, conform to [104.9](#) for final cleanup.

**501.2.7.2 Fine Aggregates**

**501.2.7.2.1 General**

- (1) Fine aggregate consists of a combination of sand with fine gravel, crushed gravel, or crushed stone.
- (2) Furnish hard, strong, and durable fine aggregate from an approved source. Use an approved source listed on the [APL](#) or follow the source approval process specified in [106.3.4.2](#).

**501.2.7.2.2 Deleterious Substances**

- (1) Provide fine aggregate free of frozen material and foreign matter. Do not exceed the following deleterious substance limits:

**TABLE 501-1 DELETERIOUS SUBSTANCE LIMITS**

SUBSTANCE	PERCENT BY WEIGHT <sup>[1]</sup>
Material passing No. 200 sieve	3.5 <sup>[2]</sup>
Coal	1.0
Clay lumps	1.0
Shale	1.0
Other local deleterious substances	1.0

<sup>[1]</sup> The total amount of coal, clay lumps, shale, and other deleterious substances must not exceed 3.0 percent by weight.

<sup>[2]</sup> Reduce to 2.3 percent if used in grade E concrete.

**501.2.7.2.3 Organic Impurities**

- (1) Fine aggregate must not contain harmful quantities of organic impurities. The engineer will reject aggregates that produce a color darker than the standard color, organic plate no. 3, when subjected to the [AASHTO T21](#) colorimetric test for organic impurities, unless they pass the [AASHTO T71](#) mortar strength test by producing a relative strength at 7 days of not less than 95 percent.

### 501.2.7.3 Coarse Aggregates

#### 501.2.7.3.1 General

- (1) Provide coarse aggregates from a department-approved source. Use an approved source listed on the [APL](#) or follow the source approval process specified in [106.3.4.2](#).
- (2) Use clean, hard, durable gravel, crushed gravel, crushed stone, or crushed concrete; do not use crushed concrete as coarse aggregates in concrete for bridges, culverts, or retaining walls.

#### 501.2.7.3.2 Physical Properties

- (1) Furnish coarse aggregates approved for use in concrete and conforming to table 501-2.

**TABLE 501-2 PHYSICAL PROPERTIES**

AGGREGATE QUALITY TEST	MAXIMUM PERCENT (by weight)
LA wear	50
Sodium soundness	12
Freeze-thaw	18

- (2) The department may prohibit using crushed stone from limestone/dolomite deposits having thinly bedded strata, or strata of a shale nature.
- (3) If all coarse aggregates used are produced from the same deposit or source, ensure that testing for wear, sodium sulfate soundness, and soundness by freezing and thawing uses a composite sample. This sample will contain equal percentages of each component coarse aggregate used. If the component coarse aggregates are produced from more than one deposit or source, ensure that testing for wear, sodium sulfate soundness, and soundness by freezing and thawing uses one sample from each deposit or source.

#### 501.2.7.3.3 Deleterious Substances

- (1) Ensure aggregates are free of excess flat & elongated particles, lightweight pieces, frozen lumps, vegetation, deleterious substances, or adherent coatings considered injurious. Do not exceed the maximum limits of deleterious substances specified in table 501-3.

**TABLE 501-3 DELETERIOUS SUBSTANCES**

SUBSTANCE	PERCENT (by weight)
Flat and elongated	15
Lightweight pieces <sup>[2]</sup> in concrete not for prestressed concrete members	5.0 <sup>[3]</sup>
Lightweight pieces <sup>[2]</sup> in concrete for prestressed concrete members	2.0
Shale	1.0
Coal	1.0
Clay lumps	0.3
Soft fragments	5.0
Any combination of shale, coal, clay lumps, and soft fragments	5.0
Material passing No. 200 sieve	1.5

<sup>[1]</sup> As modified in [CMM 860](#).

<sup>[2]</sup> Material having a saturated surface-dry bulk specific gravity of less than 2.45, tested according to [WTM T113](#). Determine the percentage of lightweight pieces by dividing the weight of lightweight pieces in the sample retained on a 3/8-inch sieve by the weight of the total sample.

<sup>[3]</sup> The engineer may accept aggregates exceeding this value if aggregates from the same deposit or from one of similar geological origin demonstrated a satisfactory service record, or tests the engineer select indicate no inferior behavior.

- (2) If using 2 sizes of coarse aggregates, the engineer will determine the percentages of harmful substances based on a sample consisting of 50 percent of sizes No. 1 and No. 2 for source approval; or, based on a sample consisting of the actual mix design percentages of sizes No. 1 and No. 2 used in the work.
- (3) The engineer will field evaluate or laboratory test to determine aggregate acceptability relative to excessive clay lump quantities.

#### 501.2.7.3.4 Alkali Silica Reactivity Testing and Mitigation Requirements

- (1) If using coarse aggregate from sources containing significant amounts of fine-grained granitic rocks including felsic-volcanics, felsic-metavolcanics, rhyolite, diorite, gneiss, or quartzite; test coarse aggregate according to [ASTM C1260](#) for alkali silica reactivity. Gravel aggregates are exempt from this requirement.
- (2) If [ASTM C1260](#) tests indicate a 14-day expansion of 0.15 percent or greater, perform additional testing according to [ASTM C1567](#). Test mortar bars made with coarse aggregate and the blend of cementitious materials proposed for concrete placed under the contract. The department will reject the aggregate if [ASTM C1567](#) tests confirm mortar bar expansion of 0.15 percent or greater at 14 days.

#### 501.2.7.4 Size Requirements

##### 501.2.7.4.1 General

- (1) Except as provided below, furnish aggregates in separate sizes and store each size separately to prevent mixture until proportioned into each batch. The engineer will allow the contractor to combine aggregate fractions to produce a gradation within the limits specified in table 501-4, provided they are proportioned separately by weight into the batch in proportions provided in the contractor's mix design.
- (2) The contractor may provide coarse aggregate with 100 percent passing the 1-inch sieve in concrete mixes used for the following:
  - Curb and gutter, sidewalk, and steps.
  - Prestressed concrete members.
  - Foundations for soldier pile walls and noise walls.
  - Structure repairs or deck overlays.
  - Ancillary structure foundations.
  - Concrete masonry seals.
  - Other engineer-approved applications.

##### 501.2.7.4.2 Aggregate Gradations

- (1) Use well graded fine and coarse aggregate conforming to the blended aggregate gradation limits specified in table 501-4.
- (2) The department will accept aggregates based on the blended aggregate gradations as batched. Calculate blended values using the actual batch percentages for the component aggregates.

**TABLE 501-4 AGGREGATE MASTER GRADATION LIMITS**

SIEVE	COMBINED AGGREGATE GRADATION		OPTIMIZED AGGREGATE GRADATION (OAG)
	STANDARD	100 % PASSING 1-inch sieve	TARANTULA CURVE GRADATION BAND
	(% passing by weight)		(volumetric % retained)
2-inch	100	100	0
1 1/2-inch	96 - 100	100	<= 5
1-inch	70 - 99	100	<= 16
3/4-inch	55 - 96	95 - 100	<= 20
1/2-inch	48 - 86	75 - 91	4-20
3/8-inch	38 - 77	56 - 80	4-20
No. 4	30 - 60	42 - 60	4-20
No. 8	25 - 53	36 - 55	<= 12
No. 16	20 - 44	27 - 45	<= 12
No. 30	10 - 32	15 - 32	4-20
No. 50	2 - 14	3 - 14	4-20
No. 100	0 - 6	0 - 6	<= 10
No. 200	0 - 2.3	0 - 2.3	<= 5
<b>ADDITIONAL REQUIREMENTS - OPTIMIZED AGGREGATE GRADATION</b>			
Percent by weight passing the 200 sieve <= 2.3			

OAG sum of volumetric percentages retained on No. 8, No. 16, and No. 30	>= 15
OAG sum of volumetric percentages retained on No. 30, No. 50, No. 100, and No. 200	24-34 <sup>[1]</sup>

[1] Increase to 40 percent if the concrete will be placed by a pump or by hand.

#### 501.2.7.4.2.1 Optimized Aggregate Gradation

- (1) Ensure the blended aggregate gradations conform to the volumetric percent retained limits of the tarantula curve for the individual sieves specified in table 501-4. Also conform to the required OAG sums of percentages retained for the sieves specified in table 501-4.
- (2) For concrete pavements with a combined contract quantity over 50,000 square yards, the contractor must use optimized aggregate gradations. The contractor has the option to use optimized aggregate gradations for all other concrete items.
- (3) When using optimized aggregate gradations, the contractor may use an optimized mix design as allowed in [501.3.2.3](#).

#### 501.2.7.4.2.2 Combined Aggregate Gradation

- (1) For standard mixes and mixes with 100 percent passing the 1-inch sieve, as allowed under [501.2.7.4.1\(2\)](#), conform to the combined aggregate gradation limits specified in table 501-4.

#### 501.2.8 Concrete Curing Materials

- (1) Furnish liquid curing compound conforming to [ASTM C309](#), type 2, class A from the [APL](#). Curing compound not on the [APL](#), including carry-over material from a previous year that is removed from the [APL](#), must be tested by the BTS laboratory if the quantity exceeds 220 gallons.
  - Submit a 1-quart sample for each 2000 gallons used, or fraction thereof. Obtain samples under the engineer's observation.
  - Submit a certified report of test or analysis that includes the lot/batch number of the sampled material.
  - Carry-over curing compound from the previous year must be re-tested and placed on the current year [APL](#) before use.
- (2) Furnish sheeting conforming to [ASTM C171](#) for white opaque polyethylene film, except that the contractor may use clear or black polyethylene for cold weather protection.
- (3) Furnish burlap conforming to [AASHTO M182](#), class 3 or 4. The contractor may use 2 layers of class 1 or class 2 instead of one layer of class 3 or class 4.
- (4) Furnish polyethylene-coated burlap conforming to [ASTM C171](#) for white burlap-polyethylene sheets.

### 501.3 Construction

#### 501.3.1 Concrete Grades

- (1) The department's standard concrete grades are defined in table 501-5.

#### 501.3.2 Concrete Composition

##### 501.3.2.1 General

- (1) Unless the contract specifies otherwise, for all concrete grades:
  - Provide air-entrainment.
  - Use a water-reducing admixture.

##### 501.3.2.2 Concrete Proportions

###### 501.3.2.2.1 General

- (1) Unless the contract specifies otherwise or if using an engineer-approved optimized mix design, conform to the cementitious material and the water-to-cement ratio master limits for grades of concrete as specified in table 501-5.

**TABLE 501-5 CONCRETE GRADES**

GRADE	MINIMUM CEMENTITIOUS CONTENT FOR A NOMINAL CUBIC YARD (lb/cy)	MAXIMUM W/CM
A	565	0.45
B	400	0.65
C	660	0.45
E	823	0.36

#### **501.3.2.2.2 Supplementary Cementitious Materials**

- (1) Replace 15 to 30 percent by weight of the total cementitious material content with approved SCMs for class I concrete as specified in [715](#).
- (2) Replace a maximum of 30 percent by weight of the total cementitious material content with approved SCMs for class II and class III concrete as specified in 716.
- (3) Limit Class F fly ash sources not on the APL to maximum 15 percent.
- (4) Minimum SCM content may be waived by the engineer.

#### **501.3.2.2.3 Water**

- (1) Water-to-cementitious material ratio (w/cm) is the weight of total free water divided by the weight of total cementitious materials.

#### **501.3.2.2.4 Aggregates**

- (1) Proportion fine aggregates and coarse aggregates to meet the blended aggregate gradation limits established in [501.2.7.4.2.1](#) or [501.2.7.4.2.2](#).

#### **501.3.2.3 Optimized Concrete Mixtures**

- (1) The contractor may use an optimized concrete mixture with reduced cementitious material content for concrete items with optimized aggregate gradations as defined in [501.2.7.4.2.1](#).
- (2) Develop an optimized mix design as specified in [710](#).
  - Provide a minimum cementitious material content of 500 pounds per cubic yard of concrete, except for grades C and E conform to table 501-5.
  - Provide a minimum  $V_{\text{paste}}/V_{\text{voids}}$  of 1.25. The paste/void ratio equals the volume of paste divided by the volume of voids.

#### **501.3.2.4 Concrete Admixtures**

##### **501.3.2.4.1 General**

- (1) Dispense admixtures in liquid form only. Incorporate non-liquid admixtures in an aqueous solution according to the manufacturer's instructions before dispensing. Maintain admixtures at uniform concentration. The contractor is responsible for the uniform operation of the admixture and for its compatibility with other mix components and any other admixture used.

##### **501.3.2.4.2 Air Entrainment**

- (1) Use an admixture conforming to [501.2.5.2](#) with non-air-entrained cement to produce air-entrained concrete. Ensure that concrete air content conforms to the following:
  - Grade E concrete contains 6.0 percent air, +/- 1.0 percent.
  - Slip-formed concrete contains 7.0 percent air, +/- 1.5 percent.
  - Other concrete contains 6.0 percent air, +/- 1.5 percent.
- (2) Test fresh concrete air content according to [WTM T152](#) or [WTM T395](#) at the contract-required frequency and as the engineer directs. Test concrete placed by pumping or belting at the point of discharge from the pump line or belt.
- (3) The engineer may verify air content using a method that measures air volume directly. The contractor may request a check test performed according to [WTM T152](#) to validate the engineer's method.

##### **501.3.2.4.3 Set Retarder**

###### **501.3.2.4.3.1 General**

- (1) Use admixtures to retard concrete setting conforming to [501.2.5.3](#).

###### **501.3.2.4.3.2 Bridge Superstructures**

- (1) If required, add a retarding admixture conforming to [501.2.5.3](#) to the concrete mix used for the superstructures of cast in place reinforced concrete slab, concrete floor slabs, sidewalks, and parapets of other types of structures, including the top slab of concrete for box girder bridges according to the following:
- (2) Add the department-approved retarding admixture, to the concrete mix, as the engineer directs, if the air temperature when placing the concrete is 70 F or above; or if it is 50 F or above and it is expected to take 4 or more hours to place the concrete in any one span or pour. Add the retarding admixture in the proportions the manufacturer recommends for the anticipated temperature.

#### **501.3.2.4.3.3 Extended Delivery Time**

- (1) If the contractor elects to use a retarder to extend delivery time for ready-mixed concrete, as specified for delivery in [501.3.5.2](#), add it to the concrete mix if the concrete temperature when placing the concrete is 60 F or above.
- (2) Add the retarding admixture according to the manufacturer's instructions to obtain at least a one-hour delay in the initial set, as defined in [AASHTO T197](#), at the temperature during placement.

#### **501.3.2.4.4 Water Reducer**

- (1) Use a water-reducing admixture conforming to [501.2.5.3](#). Determine the specific type and dosage based on the atmospheric conditions, the desired properties of the finished concrete, and the manufacturer's recommended dosage. The actual dosage must at least equal the manufacturer's recommended dosage. Both the type and dosage used require engineer approval before use.

### **501.3.3 Handling Materials**

#### **501.3.3.1 Aggregates**

- (1) Keep materials required to manufacture concrete clean and free from contamination. The department will not accept aggregates mixed with foreign matter. Keep the fine aggregate and the coarse aggregates separate until measuring and placing in the batch. If mixing or storing aggregates from different supply sources in the same pile, the engineer will reject the entire pile. The engineer may approve use of aggregates from different sources alternately in the same class of construction or mix; this permission is contingent on amending the job mix and batch weights as necessary to protect the concrete quality produced.
- (2) If using a composite material from 2 or more sources for any aggregate for a job mix, proportion material from the respective sources separately into the batch by weight in the proportions the engineer approves.
- (3) Store aggregates in stockpiles. The aggregates must not go directly from the washing plant to the proportioning bins. After washing, drain fine aggregate in stockpiles for at least 12 hours before weighing for the batch, unless the engineer reduces this waiting period. After washing and before placing in the proportioning plant, allow coarse aggregates to drain for periods that ensure uniformity in the moisture content.
- (4) Choose reasonably smooth, firm, and well-drained sites for aggregate stockpiles cleared of vegetable matter and foreign material that might contaminate the aggregates. If necessary, build adequate bulkheads or partitions for keeping the fine and the several sizes of coarse aggregates separated. If the aggregates become intermixed, then do not use them.
- (5) Construct coarse aggregate stockpiles in a way that minimizes segregation of the coarse and fine fractions.
- (6) Exercise care in removing aggregates near the bottom of stockpiles, to avoid incorporating foreign materials, and use of material removed from near the bottom of drainage stockpiles at production plants and batching plants is prohibited unless tests indicate the material is satisfactory.

#### **501.3.3.2 Cement**

- (1) Handle bulk cement in a way that precludes contamination and avoids loss.
- (2) If using packaged cement, deposit it directly from the containers, as shipped, into the mixer when placing the aggregates into the mixer, or dump it directly on the batch aggregates just before placing the batch aggregates into the mixer, except as required otherwise to conform to [415.3.13](#) and [502.3.9.2](#) for mixing concrete under cold weather conditions. Take care to place the container's full contents into the batch.

#### **501.3.3.3 Fly Ash or Slag**

- (1) Use separate facilities equal to those used for cement for handling, storing, transporting, and conveying the fly ash or slag.

### **501.3.4 Proportioning**

#### **501.3.4.1 Aggregates**

- (1) Measure the specified quantities of each size of fine and coarse aggregates by weight into each batch, except as specified for volumetric plant and mixer in [501.3.6.4](#).

#### **501.3.4.2 Cement**

- (1) Measure the specified quantity of cement accurately into each batch.
- (2) The contractor may proportion cement in sacks by volume if the operations allow the engineer to accurately determine the quantity of cement proportioned into each batch. Do not use batches

requiring a fractional part of a sack of cement, unless the contractor elects to weigh the fractional part required for each batch.

- (3) Proportion cement in bulk by weight, except as specified for volumetric plant and mixer in [501.3.6.4](#).

#### **501.3.4.3 Water**

- (1) Measure water by volume or by weight. Use water-measuring equipment capable of accurately measuring to within one percent of the quantity required for each batch. Ensure that the measurement accuracy is uniform under all construction conditions and that variations in pressure in the water supply line do not affect it.
- (2) Use water-measuring equipment with preset controls that enable the operator to automatically cut off the flow after discharging the required quantity of water. Use equipment that has an accurately calibrated and easily read indicator showing the quantity of water used in each batch. Arrange this measuring equipment to facilitate checking the calibration accuracy.

#### **501.3.4.4 Admixtures**

##### **501.3.4.4.1 General**

- (1) The contractor may proportion admixtures by volume or by weight. Follow a department-approved procedure for adding the specified quantity of each admixture. Add admixtures during initial batching of the concrete except as specified in [501.3.4.4.2](#).
- (2) If using more than one admixture, add each admixture in a way that prevents intermixing the admixtures before incorporating into the mixture. The contractor may introduce the admixture into the water line, directly into the mixer when adding the water, or uniformly dispense it into the fine aggregate just before incorporating into the mix.

##### **501.3.4.4.2 Adding Air-Entraining Admixtures in the Field**

- (1) The department will allow re-tempering with air-entraining admixtures at the work site for concrete delivered in truck mixers.
- (2) If additional air-entraining admixture is needed at the work site to raise the air content of the concrete above the lower spec limit, measure it in a calibrated container and then add to the mixer in a dilute solution with water. Mix the concrete at mixing speed for at least 30 revolutions before discharge.

#### **501.3.4.5 Weighing Equipment for Aggregates**

##### **501.3.4.5.1 General**

- (1) The contractor may use manual, automatic, or semi-automatic batching plants for weighing fine and coarse aggregates.
- (2) Ensure each plant has bins for holding each aggregate weighed, and batchers, and scales for weighing the aggregates, and conforms to the requirements specified below.
- (3) The contractor may use batching plants that are a complete unit with bins, batchers, and scales mounted on a rigid framework for direct discharge of the aggregate from the bin to the batcher; or plants with the bins mounted separately from the batchers and provided with appropriate means for conveying the aggregate from the bin to the batcher. Ensure the framework supporting bins and batchers is rigidly constructed and mounted on firm foundations.
- (4) After erection, test each batching plant before use. Fully load aggregate bins, batchers, and scales with aggregate for not less than 5 hours before testing, in order to allow for settlement and adjustment under working conditions.
- (5) Provide each batching plant with at least 10 standard 50-pound weights accurate to within 0.1 percent.
- (6) When the engineer is observing the testing, furnish any accessories and assistance required to test the weighing and metering equipment. If difficulties occur in calibrating and testing the weighing or metering equipment, or if discrepancies occur during use, the engineer may require an authorized testing firm or agency test the scales or meters. If testing weighing equipment, ensure the material bins are fully loaded at the time.
- (7) The contractor may batch aggregates, both fine and coarse, in separate or accumulative weigh batchers.

##### **501.3.4.5.2 Scales**

- (1) Use either the beam, digital, or springless dial-type scales suitable for supporting the batcher and of a simple rugged design with a minimum number of adjustments, consistent with the accuracy required. Use scales designed and constructed to prevent displacement of scale parts and that provide a means for readily checking the proper position and alignment of scale levers. Ensure pivots are constructed of

material that satisfactorily resists wear under repeated weighing and are set accurately in substantial mountings to ensure a permanent spacing of the knife edges under all loading and use conditions.

- (2) If provided beam scales, they must have a separate beam, or separate beam and fractional beam for each aggregate weighed. Provide each beam with a sliding poise and locking device to firmly hold it in position. Provide a means to display to the scale operator that the required load weight is approaching, for example, a springless dial indicator or tare beam. If using a graduated dial, provide it with a separate movable pointer or marker for each aggregate weighed. Set these pointers or markers to indicate the load of each aggregate as required. Provide a moisture resistant dial face.
- (3) If using digital scales, conform to NIST handbook 44.
- (4) Design, build, and maintain the scales to an accuracy within 0.4 percent of the net load in the hopper. Arrange the scales or indicating devices so the operator can maintain full view of them.
- (5) Use graduated dials, beams, or other indicators to allow readings or settings made to within 0.1 percent of the capacity of the scale.
- (6) Ensure accessibility to the scale working parts for inspection and cleaning, and protect working parts against contamination. Provide full and complete instructions for setting up and adjusting the scale.

#### **501.3.4.5.3 Manually Operated Batching Plants**

- (1) Bins must have: suitable size and shape, no leakage, compartments or separate bins for each size of aggregate, rigid framework that, if mounted on a suitable foundation, holds them in the correct position.
- (2) Multiple compartment bins must have partitions that extend above the top of the bins to prevent intermixing of the separate sizes of aggregates if heaped above the top of the bins.
- (3) Weigh batchers must: have suitable size and shape, not leak, rest entirely upon the scales, and hang free. Provide clearance between the batcher top and bin discharge gates, or charging facilities, to house a full batch without hand raking, and sufficient clearance to remove any overload of aggregate. Provide a means to tightly close the batcher discharge gate during the batching interval. Ensure the design, construction, and operation of the batcher and its appurtenances does not retain varying tare materials on any of its parts, and completely and quickly discharges without shaking or jarring the scales.

#### **501.3.4.5.4 Automatic and Semi-Automatic Batching Plants**

- (1) Use automatic and semi-automatic plants with bins, batchers, and scales conforming to the requirements specified above for manually operated batchers.
- (2) Provide a means to protect the device for setting the batch weights against tampering by unauthorized personnel.
- (3) Provide an audible signal device activated by the discharge of any batch whose weight is outside the specified tolerance. Ensure a loud enough signal to hear throughout the plant area under normal operating conditions.
- (4) Provide automatic and semi-automatic batching plants with a device to indicate any underweight or overweight material.
- (5) Provide automatic batching equipment with batching devices that if activated by a single starting mechanism, automatically batches or measures any given material, and automatically stops the flow of material after attaining the desired quantity, within the allowable tolerance.
- (6) Use an interlocking batcher charging mechanism on automatic plants that guards against opening until the batcher entirely discharges and the scale balances within +/- 0.3 percent of the scale capacity, and against opening if the batcher discharge gate is open. Also, it should interlock to ensure against opening if the batcher charging mechanism is open, and against opening if the batch is either over or underweight by more than 1.5 percent of the specified batch weight in individual batchers or 1.5 percent of the specified intermediate and final accumulative batch weight in accumulative batchers.
- (7) Provide semi-automatic batching equipment with suitable batching devices that open or start separately, if actuated by individual starting mechanisms, to allow weighing or measuring the material, and close or stop automatically after attaining the desired quantity, within the allowable tolerance.
- (8) Use an interlocking batcher discharge mechanism for semi-automatic plants to ensure against opening if the batch is either over or underweight by more than 1.5 percent of the specified batch weight in individual batchers, or 1.5 percent of the specified intermediate and final accumulative batch weights in accumulative batchers.
- (9) Ensure that the batcher discharge mechanisms of automatic or semi-automatic plants interlock against opening until aggregate batchers and the cement batcher are charged with the correct weights.

- (10) Equip the batching system with automatic controls to stop the cycle in the underweight check position and the overweight check position for each material to allow tolerance limit checking.
- (11) The contractor may use a batching system consisting of a combination of automatic and semi-automatic batchers provided it furnishes the appropriate controls and interlocks.
- (12) If the control system of automatic or semi-automatic batching plants breaks down, the contractor may manually operate plants for up to 72 hours while making repairs.

**501.3.4.6 Weighing Equipment for Cement, Fly Ash, and Slag**

- (1) The contractor may use manual, automatic, or semi-automatic batchers for batching cement. If using a combination of bin, batcher, and scales to proportion cement in bulk, conform to [501.3.4.5](#) for batching plants, with the following additions and exceptions:
- (2) Use a separate batcher and scales.
- (3) If using a beam scale, provide a tare beam and a weigh beam or beams capable of being lifted out of weighing position to allow checking the batcher's tare weight to determine if it discharges all the cement into the batch, unless there are other positive means to determine if complete discharge took place.
- (4) Mechanically operate the batcher discharge gate in a way that does not affect the scale balance.
- (5) Ensure that the batcher charging mechanism of automatic batchers interlock against opening until the batcher entirely discharges and the scale balances within +/- 0.3 percent of scale capacity, and against opening if the batcher discharge gate is open. Also, it should interlock against opening if the batcher charging mechanism is open; and against opening if the batch is either over or underweight by more than one percent of the specified batch weight.
- (6) If using semi-automatic batchers, ensure the batcher discharge mechanism interlocks against opening if the batch is either over or underweight by more than one percent of the specified batch weight.
- (7) Ensure that the batcher discharge mechanisms of automatic or semi-automatic plants interlock against opening until charging the cement batcher and aggregate batchers with the correct weight.
- (8) The contractor may weigh and batch fly ash or slag along with the cement, but if this occurs, weigh the cement into the batcher first, and then add the fly ash or slag to the top of the batch of cement to the appropriate accumulative weight.
- (9) For separate scales, bins, and hoppers used to batch fly ash or slag conform to the requirements specified above for cement-weighing equipment.

**501.3.4.7 Dispensing Equipment for Admixtures**

- (1) Use accurate, volumetric, mechanical measuring dispensers, capable of presetting to deliver a specified quantity of admixture, or engineer-approved scales. Furnish a separate volumetric dispenser or scale for each admixture. Use a dispensing system with a device that either detects and indicates the presence or absence of flow of the admixture, or provides a convenient way to visually observing the admixture during batching or discharging. Ensure that the dispenser piping is free from leaks and properly valved to prevent back flow or siphoning.
- (2) Interlock admixture-dispensing systems used in conjunction with semi-automatic plants, automatic plants, or on-site mixers of 21 cubic feet or more with the batching operations. Ensure that the system is capable of dispensing the admixture within +/- 3.0 percent of the required volume or weight of admixture, or the minimum dosage rate per 100 pounds of cement, whichever is greater.

**501.3.5 Ready-Mixed Concrete**

**501.3.5.1 General**

- (1) The contractor may use ready-mixed concrete instead of site-mixed concrete, except for grade E concrete. Do not use ready-mixed concrete to produce grade E concrete.
- (2) Interpret ready-mixed concrete to include central-mixed, transit-mixed, and shrink-mixed concrete, defined as follows:

<b>Central-mixed concrete</b>	Concrete completely mixed in a stationary mixer and transported to the point of delivery with or without mechanical agitation in the transporting vehicle.
<b>Transit-mixed concrete</b>	Concrete completely mixed in a truck mixer.
<b>Shrink-mixed concrete</b>	Concrete mixed partially in a stationary mixer with the mixing completed in a truck mixer.

### 501.3.5.2 Delivery

- (1) Deliver ready-mixed concrete at a rate that ensures reasonably continuous progress in the placing and finishing operations. If the time intervals between successive loads or batches causes a partial drying of previously placed concrete provide additional equipment of the kind necessary to preclude these delays. Failing in this, discontinue use of ready-mixed concrete and use site-mixed concrete.
- (2) Provide sufficient facilities for the production and delivery of ready-mixed concrete for concrete pavement to ensure placement at a uniform rate of not less than 80 cubic yards per hour, unless performing single-lane construction.
- (3) Deliver and completely discharge the concrete within the following limits, beginning when adding water to the cement, or when adding cement to the aggregates.

#### Delivered in Agitating Vehicles:

- 60 minutes if the concrete temperature is 60 F or higher at placement, and the contractor does not use a department-approved retarder.
- 90 minutes if the concrete temperature is less than 60 F at placement.
- 90 minutes if the concrete temperature is 60 F or higher at placement, and the contractor uses a department-approved retarder.

#### Delivered in Non-Agitating Vehicles:

- 30 minutes if the concrete temperature is 85 F or higher at placement, and the contractor does not use a department-approved retarder.
- 45 minutes if the concrete temperature is 60 to less than 85 F at placement, and the contractor does not use a department-approved retarder.
- 60 minutes if the concrete temperature is less than 60 F at placement.
- 60 minutes if the concrete temperature is 60 F or higher at placement, and the contractor uses a department-approved retarder.

- (4) The engineer or inspector will consult with BTS if a hydration controlling admixture, as specified in [501.2.5.3.5](#), is added to the mixture.
- (5) The engineer or inspector may reduce these times under conditions contributing to quick stiffening of the mix, or during cold weather when loss of heat occurs to the extent that the concrete temperature is not correct at placement.
- (6) Except during the mixing revolutions, operate the drum or agitator of the vehicle at agitating speed until discharging the mix. Ensure the concrete's uniform composition, required consistency, and required air content at time of delivery.
- (7) The contractor may deliver central-mixed concrete to the work site by equipment with non-agitating body types. These body types are smooth, mortar-tight, metal containers capable of discharging the concrete at a satisfactorily controlled rate. Do not use aluminum bodies. Provide watertight covers for protection against the weather if necessary. The concrete in these vehicles should show no appreciable water gain at the surface. The concrete should freely and readily discharge from the vehicle, be free of excessive segregation of the fine and coarse aggregates, and have an air content within the required range at the point of discharge. Slump tests made during discharge should not differ by more than 2 inches. Remove foreign material and accumulated concrete before batching concrete into those vehicles.

### 501.3.5.3 Mixers and Mixing

- (1) The contractor may use stationary mixers, or truck mixers of the revolving drum type or, with the engineer's written approval, other types specifically designed for mixing. For agitators, use truck mixers or truck agitators. The manufacturer shall attach in a prominent place, to each stationary mixer, truck mixer, or truck agitator a metal plate plainly marked with the various uses of the equipment, the drum or container capacity in volume of mixed concrete, and the rotation speed of the mixing drum or blades.
- (2) If using a stationary mixer to mix concrete, mix at least one minute, provided that plant operating procedures are reasonably stabilized and controlled, and that it achieves visible blending of materials during charging to the engineer's satisfaction. If this mix time does not achieve proper stabilization, control, and blending, the engineer may increase the mixing time to 75 seconds.
- (3) Exceptions to the minimum mixing time for stationary mixers specified above are contained in an approved list, BTS maintains, of reduced minimum mixing times for specific makes and models of stationary mixers. If these department-approved reduced minimum mixing times do not produce satisfactory stabilization, control, and blending the engineer may increase the mixing time as needed.

- (4) Blending implies a uniform volume of flow of all batch ingredients throughout the charging time interval, except for the brief introduction of water and coarse aggregate. Charge the batch into the mixer so that:
  1. Some water enters shortly before the solid material, and all water is in the drum by the time mixing begins.
  2. Introduce admixtures uniformly throughout the charging time interval.
  3. Introduce some coarse aggregate before other solid materials.
  4. For the remaining solid material charging time, introduce the large and small sizes of the coarse aggregate, sand, and cement in an acceptably uniform rate of flow, as determined by visual inspection.
  5. Start mixing time after all solid materials are in the mixer.
- (5) The maximum mixing time for stationary mixers must not exceed the minimum specified above, by more than 60 seconds.
- (6) Consider transfer time in multiple drum mixers as part of the mixing time.
- (7) For stationary mixers, compute the total mixed concrete volume based on the nominal cubic yard determined in [DT2220](#) or [DT2221](#). This volume must not exceed the manufacturer's rated maximum mixing capacity, for the type and volume of mixer used, in the concrete plant mixer standards of the Concrete Plant Manufacturer's Bureau.
- (8) Equip stationary mixers with a timing device that automatically locks the discharge mechanism during the full mixing time and releases it at the end of the mixing period.
- (9) If mixing concrete in a truck mixer, mix each batch for 70 or more revolutions at the manufacturer-designated mixing speed. Do not exceed 300 total revolutions per batch, the sum of the revolutions at mixing and agitating speeds. Begin mixer revolutions only after all materials, including mixing water are in the mixer.
- (10) Add the mixing water at the batching plant, but if obtaining the specified slump requires more water, add it in the field with the engineer's permission. Do not exceed the maximum specified water to cementitious materials ratio. Calculate the maximum water as the sum of free water added with the aggregates and all added mixing water. If adding more water at the work site, perform an additional 20 revolutions of the truck mixer at mixing speed before discharging any concrete. The process of adding more water and additional mixing must happen within 45 minutes of introducing the mixing water to the cement or the cement to the aggregates. The engineer may extend the time limit for adding water and additional mixing to 75 minutes for those grades of concrete mixed under the conditions described in [501.3.5.2](#) whose delivery time limit is 1 1/2 hours. If additional mixing revolutions are necessary because of added water at the site, the total revolutions at mixing and agitating speeds must not exceed 300.
- (11) If using a truck mixer or agitator to transport concrete completely mixed in a stationary mixer, rotate the drum or agitator at the agitating speed during transportation and until discharge.
- (12) Equip truck mixers with an engineer-approved revolution counter. Unless equipped to control and count revolutions at mixing speed, perform mixing at the batching plant or job site with the mixer operated at agitating speed while in transit.
- (13) For truck mixers operating from plants erected to supply concrete to highway projects, if the delivery time is short enough that the truck cannot exceed the maximum number of revolutions at mixing speed in transit, then mixer may operate at mixing speed in transit.
- (14) If using a stationary mixer for partial mixing of the concrete, the contractor may reduce the mixing time in the stationary mixer to the minimum required to blend the ingredients, about 30 seconds.
- (15) If using a truck mixer to finish the partial mixing done in a stationary mixer, mix each batch for 50 or more revolutions at the manufacturer-recommended speed. Do not exceed 300 total revolutions at mixing and agitating speeds.
- (16) For truck mixers, compute the total concrete volume mixed per batch based on the nominal cubic yard determined in [DT2220](#) or [DT2221](#) and do not exceed the manufacturer's rated capacity, or the following percentages of the drum's gross volume:
  - For complete mixing, 63 percent.
  - For partial mixing, initial (shrink) mixing done in stationary mixer, 70 percent.
- (17) The engineer may obtain representative samples from approximately the 1/6 and 5/6 discharge points of the concrete load of any truck mixer or truck agitator. If the slump of the 2 samples differs by more than one inch, or the entrained air content in them differs by more than one percent, correct the condition before using the load.

- (18) For central-mixed or shrink-mixed concrete, if using more than one batch to make up a load, properly proportion each batch using all the ingredients, including admixtures, fly ash, or slag.
- (19) Do not incorporate water used to clean mixing equipment and accessories into the mix.
- (20) Replace the pick-up and throw-over blades of truck mixers or agitators if any part or section is worn one inch or more below their original height. Provide a copy of the manufacturer's design, showing dimensions and blade arrangement, upon the engineer's request.

#### **501.3.5.4 Inspection**

- (1) Notify the engineer at least 24 hours before the contractor requires delivery of ready-mixed concrete so the engineer can inspect the proposed ready-mix plant and facilities.
- (2) With each load of ready-mixed concrete, provide a computer-printed batch ticket which includes load and truck identification, the actual batch weights of all materials in that load, the mixing time for central plant-mixed concrete or the start of the batch life as specified in [501.3.5.2\(3\)](#) for transit-mixed concrete, and other pertinent data. Give batch tickets to the inspector upon arrival at the work site. The department will only accept loads that arrive in satisfactory condition and have a batch ticket. The engineer will only accept hand written batch tickets in remote locations where no computerized plant is available within deliverable distance of the work site.
- (3) Instead of requiring a batch ticket for each load, the engineer may accept central-mixed concrete used in pavement and associated bid items based on daily production records from a computer-controlled plant erected specifically for work under the contract. Submit a complete load-by-load written record that ties the truck IDs to the batch quantities and batch times for each day's production to the engineer at the end of each day's production. During concrete production, operate under a plan acceptable to the engineer that ties the truck ID to the batch quantities and batch time for each load. In that plan describe how that information will be made available to the engineer immediately upon request. The engineer may also require batch tickets to address short-term operational difficulties.
- (4) The engineer may accept minor quantities of ready-mixed concrete used in miscellaneous bid items without batch tickets.

#### **501.3.6 Site-Mixed Concrete**

##### **501.3.6.1 General**

- (1) Site-mixed concrete is concrete manufactured in standard batch or volumetric type portable mixers at the work site. Use volumetric mixers only for work that specifically allows volumetric proportioning.

##### **501.3.6.2 Batch Mixer**

- (1) Use a powered revolving drum type mixer conforming to the following requirements, unless the engineer allows another type.
- (2) Maintain the mixer in good working order and operate it in a way that does not combine the mixed batch with the following dry batch, and so that the ingredients of only one batch are intermixed with each charge of the mixer. Keep charging devices, the throat, and drum interior free of accumulated materials. If charged with the batch, revolve the mixer drum at a speed that does not exceed the manufacturer's specified speed for the mixer, provided the drum makes between 14 and 20 revolutions per minute. Replace pick-up and throw-over blades showing a wear in excess of 3/4 inch from their original factory depth. Mixers must have a rated capacity of at least 5 cubic feet of mixed concrete per batch.
- (3) Equip mixers with an engineer-approved automatic timing device, in proper working order, designed and constructed so that it starts when the charging skip is raised and dumped. The timing mechanism must have a device that transmits an audible or visible signal when mixing is complete.
- (4) Equip mixers, with a rated capacity of 21 cubic feet or more of mixed concrete, with an engineer-approved discharge-locking device, in good working order, and automatically controlled by the timing device.
- (5) Keep the box or compartment containing the timing device closed and locked at all times except for adjustment or repairs. Only the contractor or an authorized representative shall make adjustments under the direct supervision of the engineer or inspector.
- (6) Compute the total volume of concrete mixed per batch based on the nominal cubic yard determined in [DT2220](#) or [DT2221](#) and do not exceed the mixer's rated capacity by more than 10 percent as established by the Mixer Manufacturer's Bureau of the Associated General Contractors of America. The capacities above are contingent on the mixer drum retaining the batch without segregating, spilling, or leaking during charging, mixing, and discharging; and upon adequate methods of handling, placing and finishing the resultant concrete.

- (7) Stop using and repair or replace with a satisfactory mixer, any concrete mixer that is not adequate or suitable for the work, has insufficient power, inefficient mixing action, or has auxiliary units that do not function properly.

**501.3.6.3 Batch Mixing Time**

- (1) Mix each batch for at least 50 seconds but not more than 90 seconds. During this time, the drum revolves at the rate specified above. Start the mixing time after all solid materials are in the drum.
- (2) Introduce the mixing water to the drum ahead of the other materials and continue to discharge for a short time after all solid materials are in the drum.

**501.3.6.4 Volumetric Plant and Mixer**

- (1) Use a truck-mounted mobile concrete plant and mixer, designed for automatic volume proportioning of concrete materials, and for mixing concrete for immediate use at the work site, for grade E concrete, and the engineer may allow its use for bid items from other grades. This machine must produce a thoroughly mixed and uniform concrete.
- (2) Calibrate the plant on a weight-volume relationship according to the manufacturer's recommended procedures. Recalibrate the plant if changing aggregates and, as the engineer deems necessary.
- (3) Volumetric proportioning equipment and procedures are subject to the engineer's approval. Equip the plant with either a water flowmeter or a recording water meter.

**501.3.7 Concrete Consistency**

- (1) Concrete must have a uniform consistency, with all ingredients uniformly distributed throughout the weight, and so that the mortar clings to the coarse aggregate. Concrete must not have a consistency sufficiently wet so it flows and segregates, or a mealy, dry consistency.
- (2) Use the minimum quantity of water that achieves the desired workability, as the engineer determines. Obtain the engineer's approval of any changes in this quantity.

**501.3.7.1 Slump**

- (1) Use a 1-inch to 4-inch slump for concrete used in structures or placed in forms, except as follows:
  - Do not exceed a slump of 2 inches for grade E concrete.
  - Increase slump as specified in [502.3.5.3](#) for concrete placed underwater.
  - The contractor may increase the slump to a maximum of 9 inches for a mixture that contains a high range water reducer conforming to [501.2.5.3.3](#). Do not exceed the maximum w/cm allowed for the grade of concrete being used when a high range water reducer is in use.
- (2) Use the applicable slump specified in [415.2.1](#) for concrete pavements.
- (3) Concrete pavement repair and replacement must conform to the following:
  - Use the following slumps for the technique used:
 

<p>SLIP-FORMED</p> <p>2.5 inches or less</p>	<p>NOT SLIP-FORMED</p> <p>4 inches or less</p>
--	--
  - The contractor may increase the slump to a maximum of 9 inches for a mixture that contains a high range water reducer conforming to [501.2.5.3.3](#). Do not exceed the maximum w/cm allowed for the grade of concrete being used when a high range water reducer is in use.
- (4) Perform the slump tests for concrete according to [WTM T119](#).

**501.3.8 Placing**

**501.3.8.1 General**

- (1) Except as specified in [501.3.5.2](#) for ready-mixed concrete, place the concrete within 30 minutes of first adding water to the batch. Use placement techniques that minimize segregation. Batch, mix, place, and finish concrete within a monolithic unit as continuously as practicable.

**501.3.8.2 Hot Weather Concreting**

**501.3.8.2.1 General**

- (1) The contractor is responsible for the quality of the concrete placed in hot weather. For concrete placed under the bid items enumerated in 501.3.8.2.1(2), submit a written temperature control plan at or before the pre-pour meeting. In that plan, outline the actions the contractor will take to control concrete temperature if the concrete temperature at the point of placement exceeds 80 F. Do not place concrete under these bid items without the engineer's written acceptance of that temperature control plan. Perform the work as outlined in the temperature control plan.
- (2) If the concrete temperature at the point of placement exceeds 90 F, do not place concrete under the following structure and concrete barrier bid items:

Concrete Masonry Bridges	Concrete Masonry Retaining Walls
Concrete Masonry Bridges HES	Concrete Masonry Retaining Walls HES
Concrete Masonry Culverts	Concrete Masonry Endwalls
Concrete Masonry Culverts HES	Concrete Masonry Overlay Decks
Concrete Barrier Single-Faced 32-Inch	Concrete Barrier (type)
Concrete Barrier Double-Faced 32-Inch	Concrete Barrier Fixed Object Protection (type)
Concrete Barrier Transition Section 32-Inch	Concrete Barrier Transition (type)

- (3) The department will pay \$0.75 per pound for the quantity of ice required to reach a target concrete temperature of 80 F if the following conditions are met:
1. The un-iced concrete temperature exceeds 85 F.
  2. The contractor has performed the actions outlined in the contractor's accepted temperature control plan.
  3. The contractor elects to use ice.
- (4) If the engineer directs the contractor to use ice when the un-iced concrete temperature is 85 F or less, the department will pay \$0.75 per pound for that ice.
- (5) Notify the engineer whenever conditions exist that might cause the temperature at the point of placement to exceed 80 F. If project information is not available, the contractor should obtain information from similar mixes placed for other nearby work.

#### **501.3.8.2.2 Bridge Decks**

- (1) For concrete placed in bridge decks under the bid items enumerated in 501.3.8.2.2(2), submit a written evaporation control plan at or before the pre-pour meeting. In that plan, outline the actions the contractor will take to maintain concrete surface evaporation at or below 0.2 pounds per square foot per hour. Do not place concrete under these bid items without the engineer's written acceptance of that evaporation control plan. If the engineer accepts an evaporation control plan calling for ice, the department will pay \$0.75 per pound for that ice. Perform the work as outlined in the evaporation control plan.
- (2) If predicting a concrete surface moisture evaporation rate exceeding 0.2 pounds per square foot per hour, do not place bridge deck concrete under the following bid items:
- |                              |                                |
|------------------------------|--------------------------------|
| Concrete Masonry Bridges     | Concrete Masonry Overlay Decks |
| Concrete Masonry Bridges HES |                                |
- (3) Provide evaporation rate predictions to the engineer under one or more of the following conditions:
1. Conditions exist that might cause concrete surface evaporation to exceed 0.2 pounds per square foot per hour.
  2. The concrete temperature at the point of placement exceeds 80 F.
  3. The engineer requests that information.
- (4) Compute the evaporation rate from the predicted ambient conditions at the time and place of the pour using the nomograph provided in [CMM 525](#) Figure 1, or using a computerized equivalent. Use weather information from the nearest national weather service station. The engineer will use this information to determine if the pour will proceed as scheduled.
- (5) On the day before the pour, the engineer will notify the contractor in writing whether or not to proceed with the pour as scheduled. If the actual computed evaporation rate during the pour exceeds 0.2 pounds per square foot per hour, the engineer may allow the contractor to complete the pour. If the engineer allows placement to continue, the department will pay \$0.75 per pound for the quantity of ice required to maintain concrete surface evaporation at or below 0.2 pounds per square foot per hour. If ice is not available the department will pay for any actions, beyond those described in the contractor's evaporation plan, required to complete the pour as the engineer directs.

#### **501.3.9 Mixing and Protecting During Cold Weather**

- (1) Mix, place, and protect concrete according to the method specified below, applicable to its use.
- (2) Mix, place, and protect concrete for pavement, pavement repair and replacement, pavement widening, pavement gaps, driveways, alleys, headers, surface drains, pavement approach slabs, base, base widening or patching, curb, gutter, curb & gutter, ditch checks, sidewalks, steps not a part of a structure, loading zones, safety islands and other concrete of a similar nature as specified in [415.3.13](#).
- (3) Mix, place, and protect concrete for bridges, culverts, retaining walls, end walls, or any other structure consisting, wholly or in part, of concrete, if placed during cold weather, as specified in [502.3.9](#).

**501.4 (Vacant)****501.5 Payment**

- (1) The department will not pay directly for the concrete specified under this section. Concrete is incidental to the various bid items using it. Payment under those bid items includes providing materials, including aggregates and associated aggregate source testing, cement, fly ash, slag, and admixtures; and for preparing, transporting, storing, protecting and curing concrete.
- (2) If required to remove and replace any concrete damaged by lack of proper protection. Perform this work at no expense to the department.
- (3) The department will pay for ice used to cool concrete in hot weather as specified in [501.3.8.2](#) under the Ice Hot Weather Concreting administrative item.

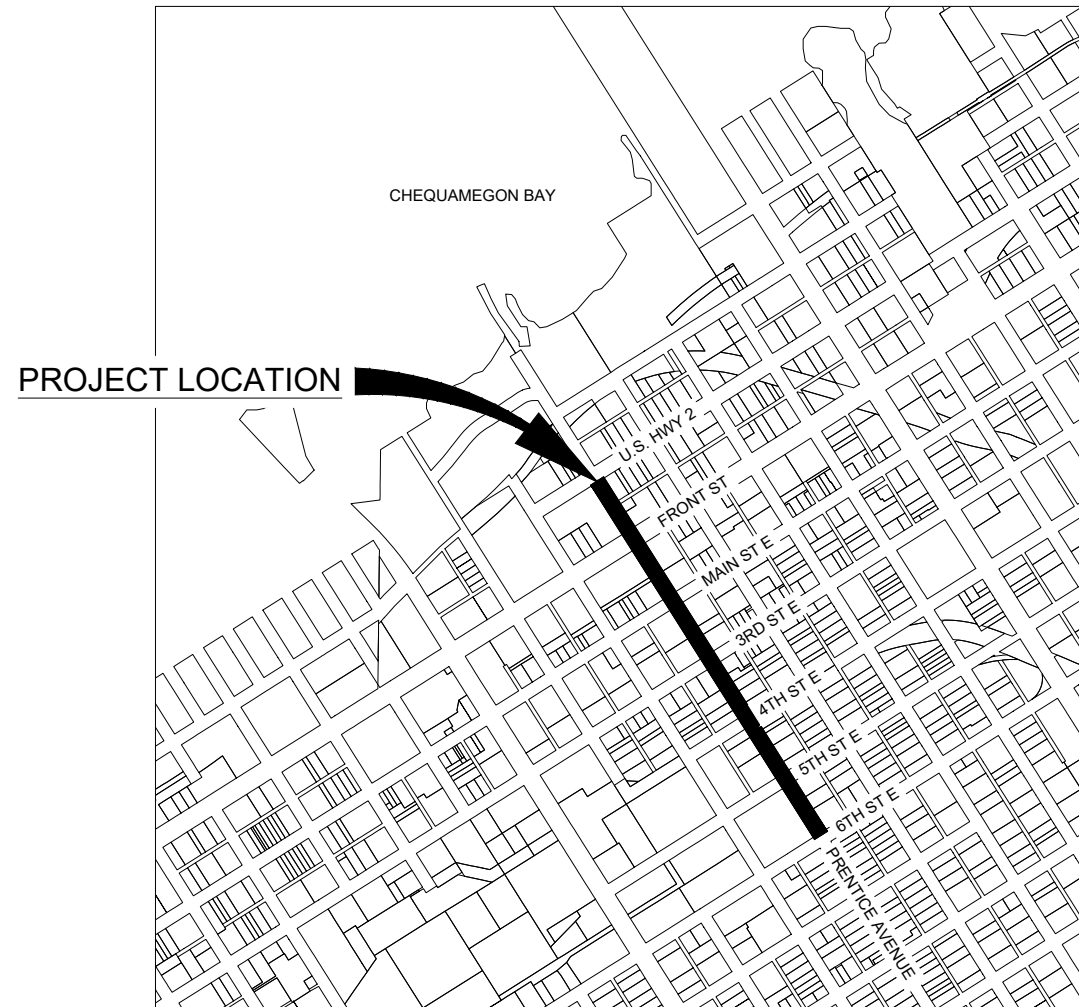
# CITY OF ASHLAND, WISCONSIN

## CONSTRUCTION PLANS FOR PRENTICE AVENUE WATER MAIN

6TH STREET EAST TO USH 2  
DNR SAFE DRINKING WATER PROJECT NO. 4759-32  
FEBRUARY 12, 2026

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	DETAILS
3 - 4	MISCELLANEOUS QUANTITIES
5 - 8	WATER MAIN PLAN & PROFILES

THIS PLAN CONTAINS 8 SHEETS.



**PROJECT LOCATION**



**CONVENTIONAL SYMBOLS**

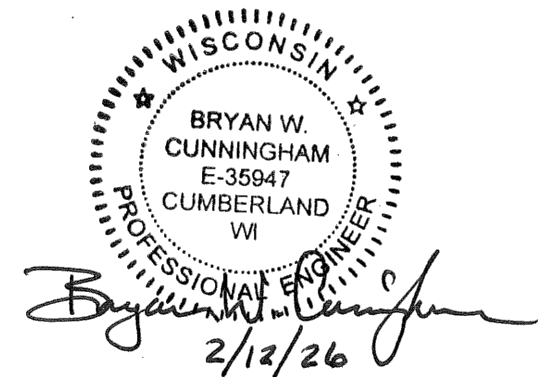
<b>PLAN</b>		<b>PROFILE</b>	
CORPORATE LIMITS		GRADE LINE	
PROPERTY LINE		ORIGINAL GROUND	
LOT LINE		MARSH OR ROCK PROFILE (To be noted as such)	
LIMITED HIGHWAY EASEMENT		SPECIAL DITCH	
EXISTING RIGHT OF WAY		GRADE ELEVATION	
PROPOSED OR NEW R/W LINE		CULVERT (Profile View)	
SLOPE INTERCEPT		<b>UTILITIES</b>	
REFERENCE LINE		ELECTRIC	
EXISTING CULVERT		FIBER OPTIC	
PROPOSED CULVERT (Box or Pipe)		GAS	
COMBUSTIBLE FLUIDS		SANITARY SEWER	
MARSH AREA		STORM SEWER	
WOODED OR SHRUB AREA		TELEPHONE	
		WATER	
		UTILITY PEDESTAL	
		POWER POLE	
		TELEPHONE POLE	

NOTE:  
THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D.  
THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE  
GUIDELINES OF C/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE  
COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

THE CONTRACTOR SHALL CALL THE WISCONSIN ONE CALL SYSTEM AT  
811 BEFORE COMMENCING EXCAVATION.



Know what's below.  
Call before you dig.

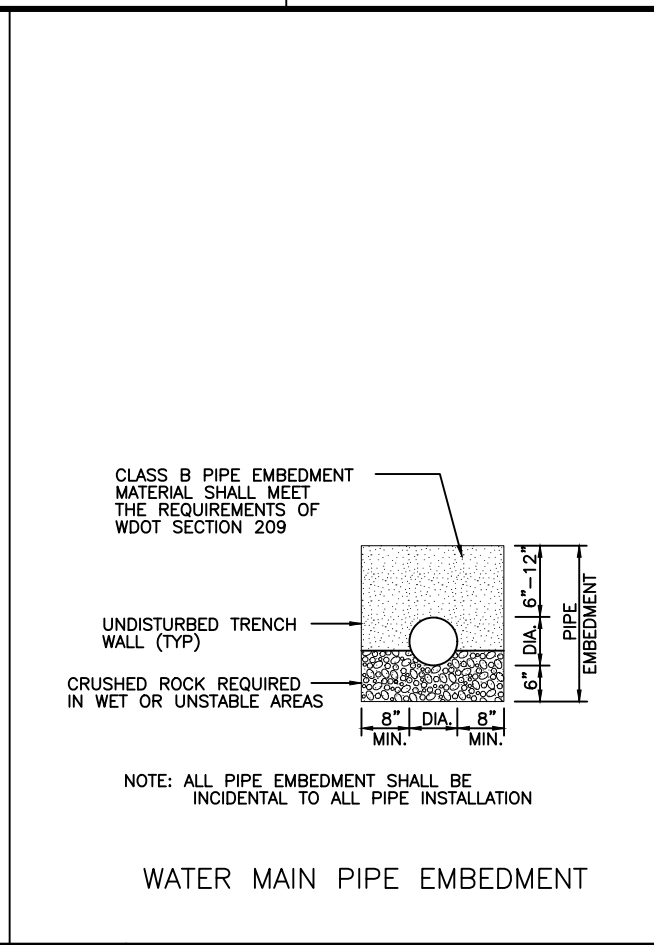
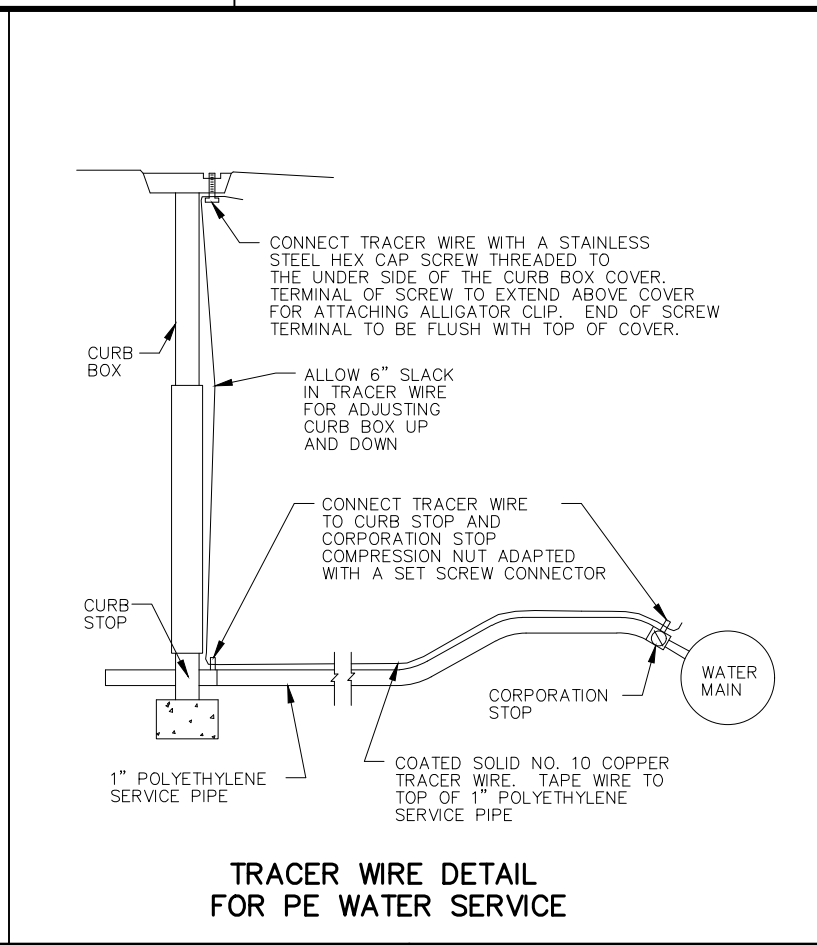
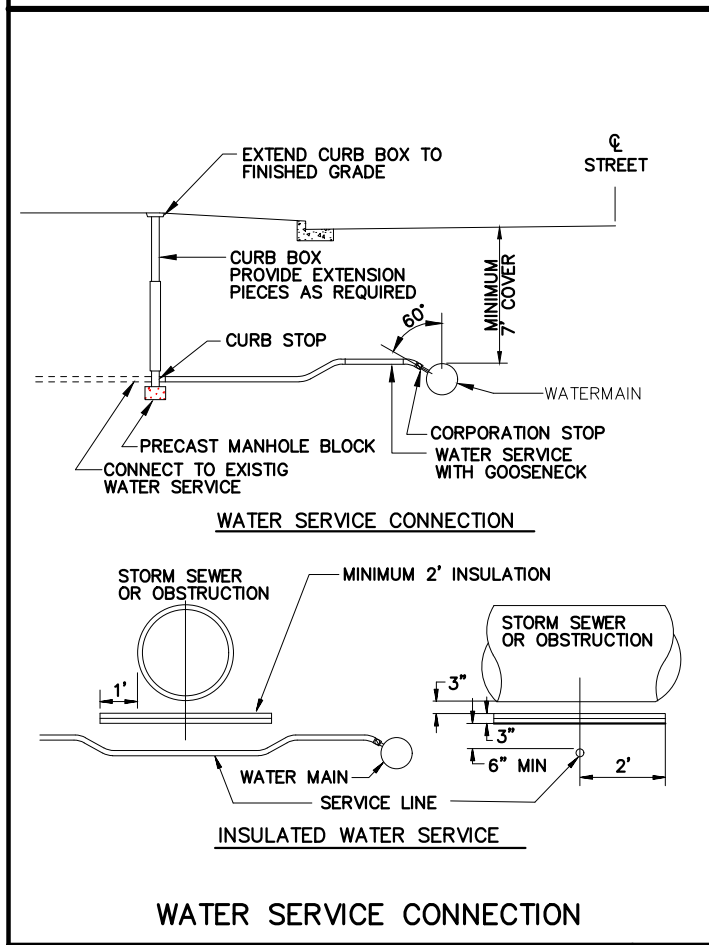
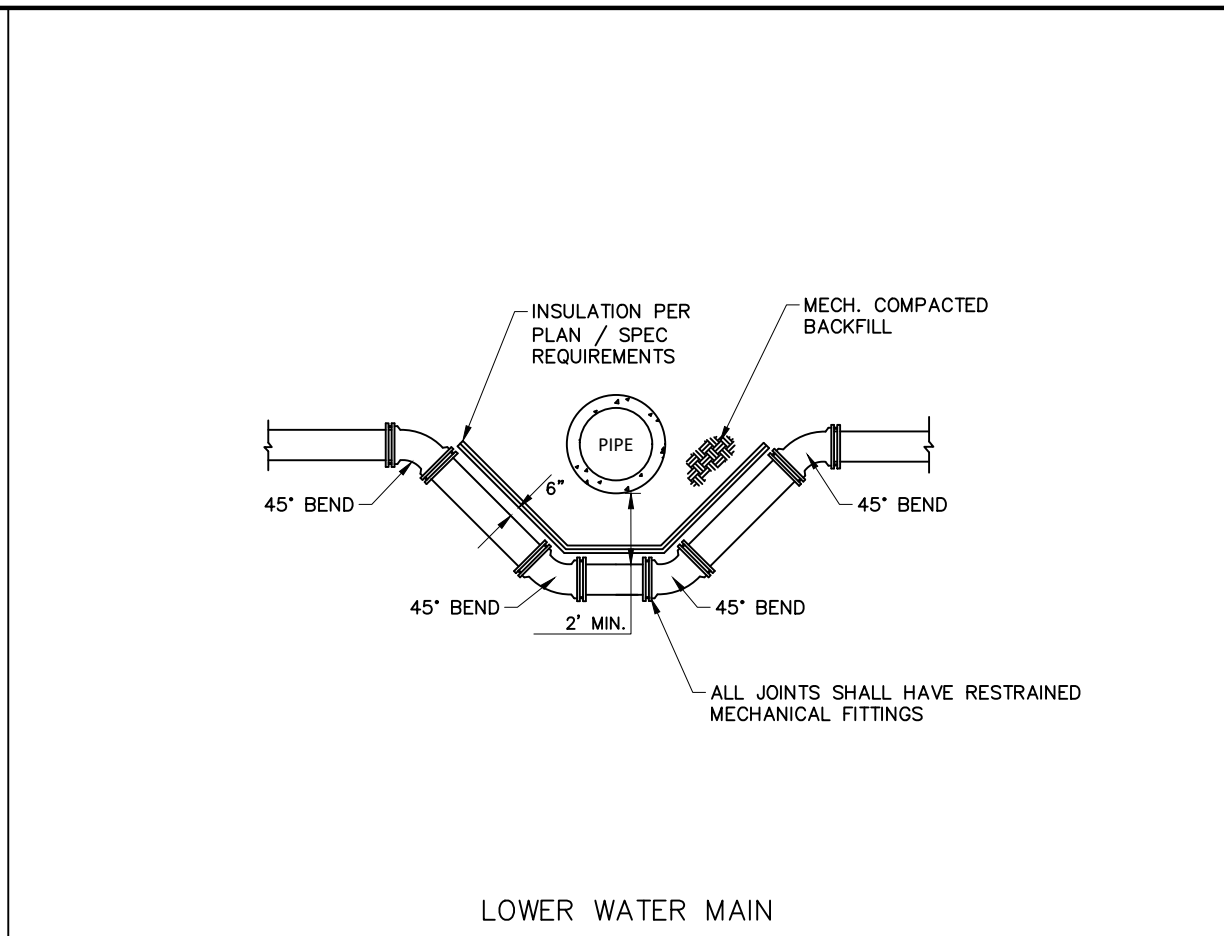
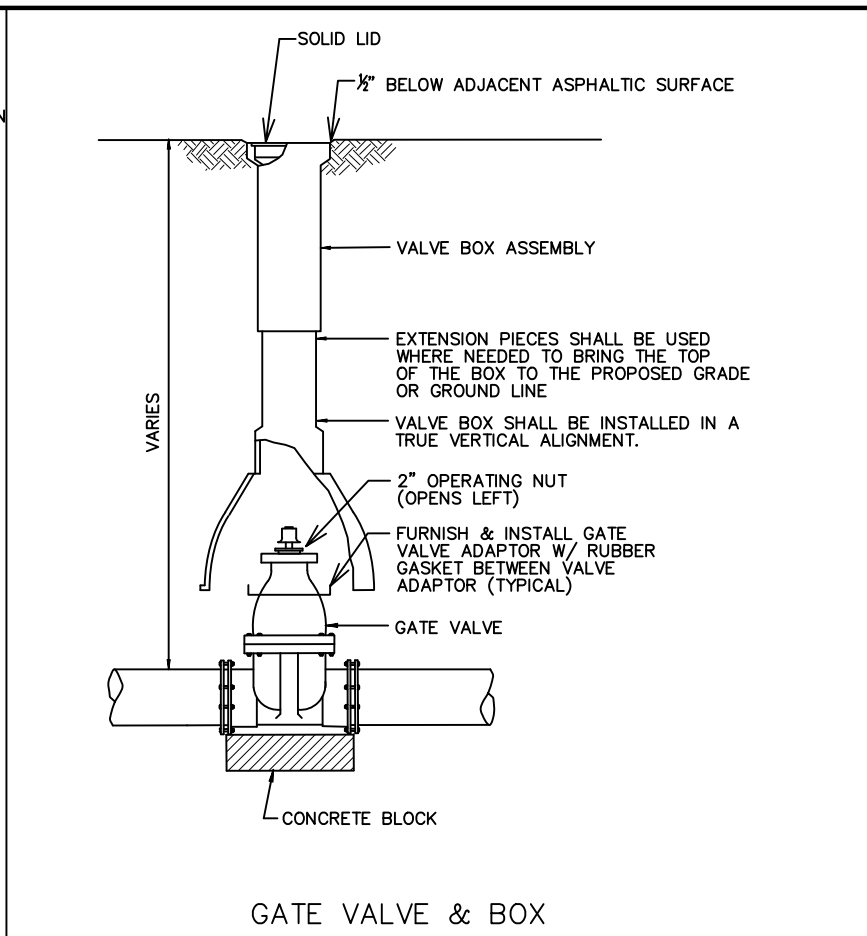
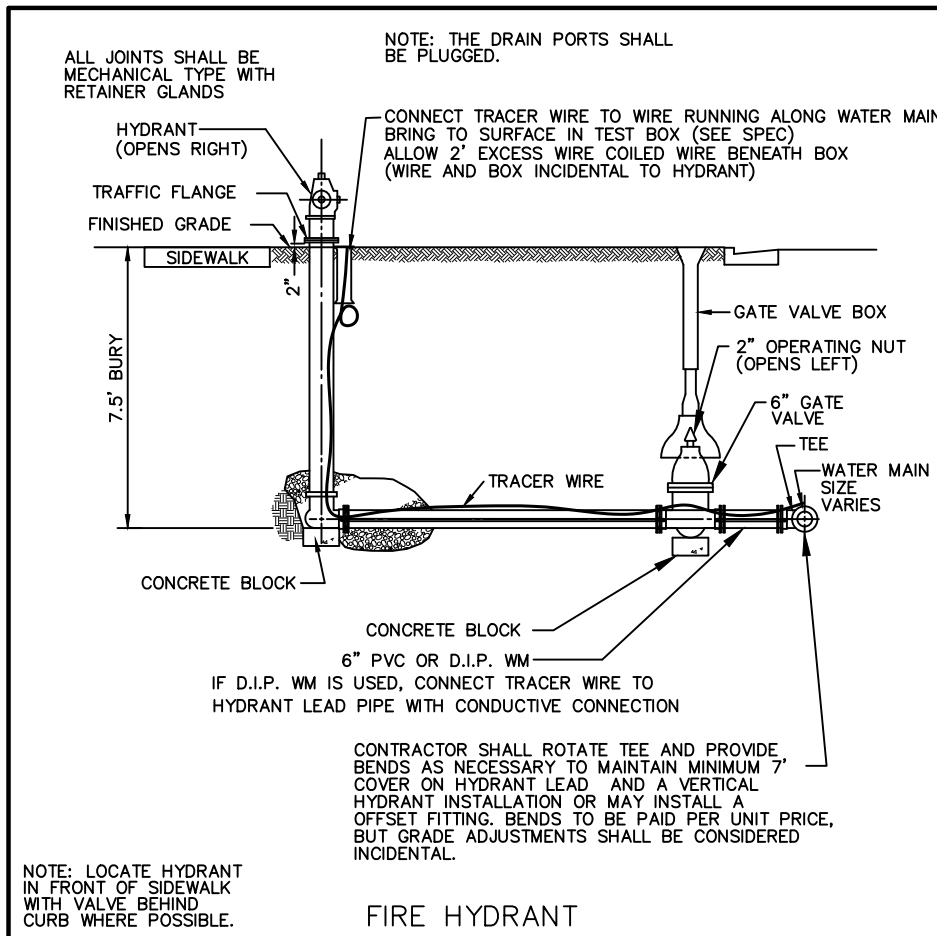


ASHLAND, WISCONSIN



PROJECT NO.  
ASHLA 179712

1  
of 8



EXPLORATORY EXCAVATION, IF REQUIRED\*

STATION	LOCATION	EACH
200+00 - 218+00	LT & RT	3
<b>PROJECT TOTAL</b>		<b>3</b>

\*LOCATIONS TO BE DETERMINED IN THE FIELD WHERE REQUIRED TO INVESTIGATE UNDERGROUND ITEMS

REMOVE WATER MAIN ITEMS

STATION	LOCATION	REMOVE EXISTING HYDRANT AND LEAD EACH	REMOVE WATER MAIN LF
200+23 - 204+00	8' RT	-	377
203+89	26' LT	1	-
207+45	23' LT	1	-
210+80 - 217+41	10' LT	-	661
214+75	34' RT	1	-
<b>PROJECT TOTALS</b>		<b>3</b>	<b>1038</b>

ABANDON WATER SERVICE

STATION	LOCATION	EACH
204+40	LT	1
205+17	RT	1
205+37	LT	1
205+80	RT	1
205+80	LT	1
205+82	LT	1
208+85	RT	1
216+10	RT	1
<b>PROJECT TOTAL</b>		<b>8</b>

ABANDONMENT OF WATER SERVICES SHOULD BE VERIFIED BY CONTRACTOR, BY DETERMINING WHETHER CURB STOPS AND SERVICES ARE ACTIVE OR NOT.

CONNECT TO EXISTING WATER MAIN

STATION	LOCATION	EACH
200+24	10' RT	1
210+93	11' LT	1
210+93	11' RT	1
214+61	63' LT	1
214+62	60' RT	1
217+41	8' LT	1
<b>PROJECT TOTAL</b>		<b>6</b>

INSULATION BOARD, POLYSTYRENE, 2-INCH

STATION	LOCATION	INSULATION BOARD POLYSTYRENE, 2-INCH SY
200+93	8' RT	3.6
203+05	11' LT	3.6
203+17	8' RT	3.6
204+40	12' LT	3.6
205+80	15' LT	3.6
206+60	16' LT	3.6
206+82	15' RT	3.6
207+05	8' RT	3.6
207+37	8' RT	3.6
210+51	8' RT	3.6
210+67	8' RT	3.6
213+46	18' LT	3.6
UNDISTRIBUTED	N/A	10.8
<b>PROJECT TOTALS</b>		<b>54.0</b>

LOWER WATER MAIN, IF REQUIRED\*

STATION	LOCATION	EACH
UNDISTRIBUTED		2
<b>PROJECT TOTAL</b>		<b>2</b>

\*PERFORM LOWERING OF WATER MAIN ONLY IF VERTICAL DEFLECTION CANNOT AVOID CONFLICT. VERTICAL DEFLECTION AND BURY DEPTH GREATER THAN 7' DOES NOT CONSTITUTE LOWERING WATER MAIN.

**GATE VALVE AND BOX**

STATION	LOCATION	6-INCH EACH	8-INCH EACH	12-INCH EACH
203+40	23' RT	1	-	-
206+76	8' RT	-	1	-
206+80	23' RT	1	-	-
210+89	8' RT	-	1	-
210+97	8' LT	-	1	-
214+56	3' LT	-	1	-
214+61	63' LT	-	-	1
214+62	60' RT	-	-	1
214+83	24' RT	1	-	-
217+41	8' LT	-	1	-
<b>PROJECT TOTALS</b>		<b>3</b>	<b>5</b>	<b>2</b>

**HYDRANT 7.5-FT BURY DEPTH**

STATION	LOCATION	EACH
203+40	25' RT	1
206+80	25' RT	1
214+83	24' RT	1
<b>PROJECT TOTAL</b>		<b>3</b>

**WATER MAIN ITEMS**

STATION	LOCATION	WATER MAIN	WATER MAIN	WATER MAIN	WATER	ADJUST EXISTING
		6-INCH C900 LF	8-INCH C900 LF	12-INCH C900 LF	MAIN FITTINGS LB	WATER VALVE BOX EACH
200+24 - 210+89	RT	35	1080	-	321	4
210+89 - 217+41	LT	27	660	125	750	-
<b>PROJECT TOTALS</b>		<b>62</b>	<b>1740</b>	<b>125</b>	<b>1071</b>	<b>4</b>

**WATER SERVICE ITEMS**

STREET	HOUSE NUMBER	STATION	LOCATION	CONNECT TO	CORPORATION	CORPORATION	CURB STOP	CURB STOP	WATER SERVICE	WATER SERVICE
				EXISTING WATER SERVICE EACH	STOP 1-INCH EACH	STOP 1.5-INCH EACH	AND BOX 1-INCH EACH	AND BOX 1.5-INCH EACH	PIPE 1-INCH LF	PIPE 1.5-INCH LF
5 TH STE										
	520	201+05	RT	1	1	-	1	-	26	-
	510	202+12	RT	1	1	-	1	-	26	-
	504	202+86	RT	1	1	-	1	-	26	-
	313	203+06	LT	1	1	-	1	-	41	-
4 TH STE										
	422	204+32	RT	1	1	-	1	-	26	-
	416	204+33	RT	1	1	-	1	-	26	-
	421	204+40	LT	1	1	-	1	-	41	-
	409	205+79	LT	1	1	-	1	-	41	-
	406	206+07	RT	1	1	-	1	-	26	-
	404	206+08	RT	1	1	-	1	-	31	-
	401	206+60	LT	1	1	-	1	-	41	-
	402	206+67	RT	1	1	-	1	-	26	-
3 RD STE										
	414	207+59	LT	1	1	-	1	-	41	-
	322	207+81	RT	1	1	-	1	-	26	-
	318	208+02	RT	1	1	-	1	-	26	-
	317	208+09	LT	1	1	-	1	-	41	-
	310	209+02	RT	1	1	-	1	-	26	-
	313	209+04	LT	1	1	-	1	-	41	-
	306	209+30	RT	1	1	-	1	-	26	-
	320	210+01	LT	1	1	-	1	-	41	-
MAIN ST										
	118	216+10	RT	1	1	-	1	-	41	-
	400	216+61	RT	1	-	1	-	1	-	41
<b>PROJECT TOTALS</b>				<b>26</b>	<b>24</b>	<b>2</b>	<b>24</b>	<b>2</b>	<b>809</b>	<b>67</b>

NOTE:  
REMOVE EXISTING WATER MAIN,  
BEGINNING OF PROJECT TO 5TH ST E  
TRAIL CORRIDOR

**X** = TREE REMOVAL BY CITY GRUB STUMPS  
WITH PROJECT IF STILL IN PLACE AT TIME  
OF SERVICE INSTALLATION

BENCH MARKS			
NO.	STATION	ELEV.	DESCRIPTION
CP 1	200+30.8	679.128	MAG NAIL

APPROX PL (TYP)

EX ROW (TYP)

NOTES ON COORDINATION:

THERE IS A CONCURRENT PROJECT BY WISDOT AND CITY OF ASHLAND TO RECONSTRUCT PRENTICE AVENUE STREET, CURBS, PED RAMPS, AND RELATED ITEMS. COORDINATE SCHEDULE AND CONSTRUCTION ACTIVITIES WITH WISDOT CONTRACTOR TO MINIMIZE CONFLICTS. COORDINATE TIMING AND LOCATION OF TEMPORARY WATER SYSTEM WHERE REQUIRED TO AVOID CONFLICTS. PROVIDE WATER INSTALLATIONS, TESTING, AND SERVICE CONNECTIONS WITHIN THE TIMEFRAME AFTER INITIAL REMOVALS AND BEFORE SCHEDULED STREET RECONSTRUCTION WORK. ADJUST VALVE BOXES BETWEEN PAVING LIFTS ON THE STREET PROJECT SCHEDULE.

CITY OF ASHLAND WILL CONTRACT A SEPARATE PROJECT TO REPLACE PRIVATE LEAD SERVICE LATERALS (LSLs) AT SOME LOCATIONS. COORDINATE WITH CITY AND THEIR CONTRACTOR ON SCHEDULE, LOCATIONS, CONNECTIONS, AND TO MINIMIZE AREA OF DISTURBANCE. KEEP RECORDS OF ALL EXISTING SERVICE MATERIALS AND REPORT ALL LEAD OR GALVANIZED PIPING WHERE ENCOUNTERED. FINAL LSL LOCATIONS WILL BE DETERMINED BASED ON EXISTING MATERIALS.

BEGIN PROJECT  
STA 200+00.00'PA'  
Y=322,372.8745  
X=503,093.2749

6TH ST E

6TH ST E

313 3RD AVE E

CONFIRM IF WATER SERVICE IS LIVE.  
1 - ABANDON WATER SERVICE IF NOT IN USE

INSULATION IF REQUIRED

PROTECT EXISTING STORM SEWER AT CROSSINGS (TYPICAL) OR REPLACE AT CONTRACTOR'S EXPENSE  
INSULATE AT CROSSING

2 - ADJUST WATER VALVE BOX

PRENTICE AV

202 + 00

203 + 00

MATCH LINE 203+20'PA'

EXISTING HYDRANT TO REMAIN

STA. 200+23.86', 10.0' RT  
1 - CONNECT TO EXISTING WATER MAIN (8")  
KEEP EXISTING 8" GV & BOX  
CONTRACTOR SHALL PRESSURE TEST AGAINST EXISTING 2018 VALVE, OR REPLACE VALVE AT CONTRACTOR'S EXPENSE

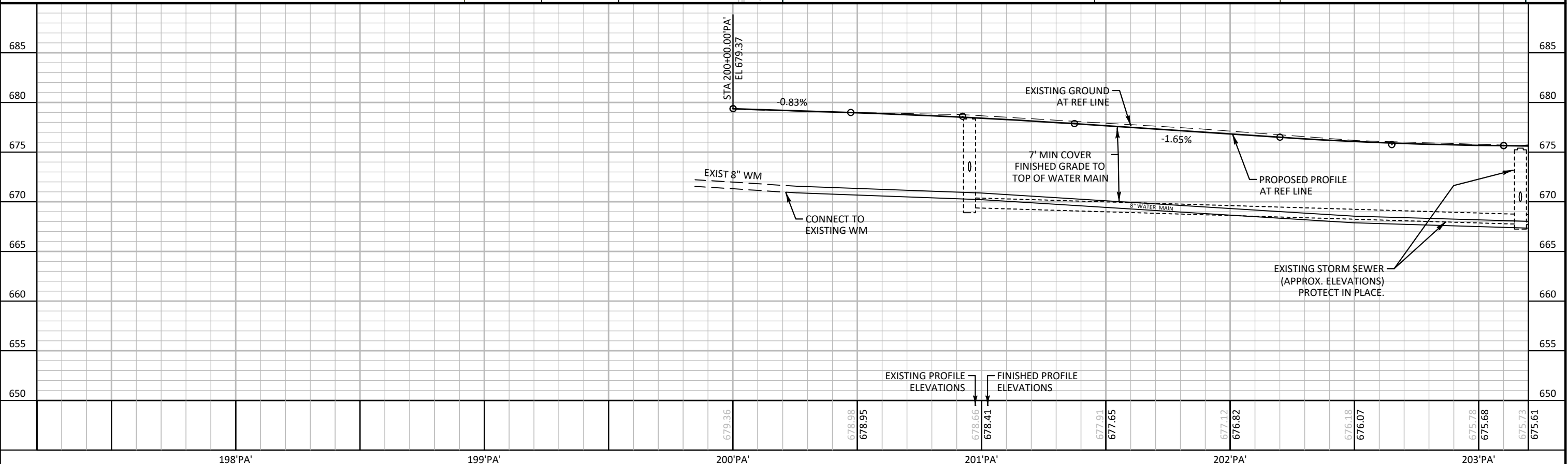
1 - 1" CORPORATION STOP  
1 - 1" CURB STOP & BOX  
1" WATER SERVICE - LENGTH VARIES  
1 - CONNECT TO EXISTING WATER SERVICE (TYP.)

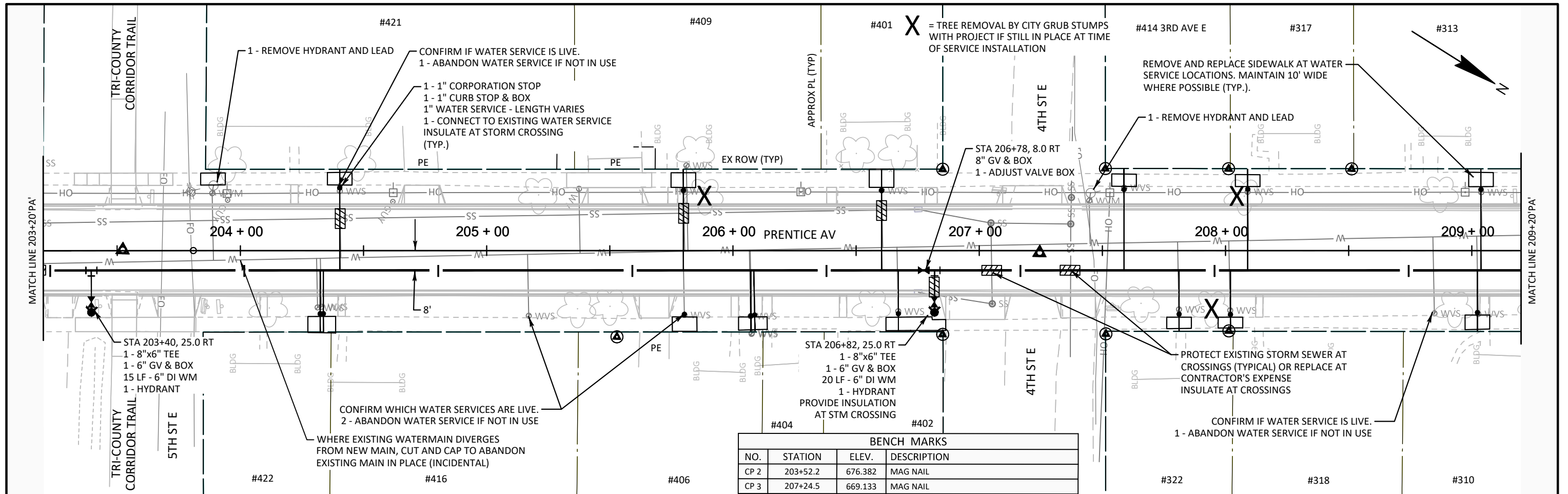
REMOVE AND REPLACE SIDEWALK AT WATER SERVICE LOCATIONS. MAINTAIN 10' WIDE WHERE POSSIBLE (TYP.).

#520

#510

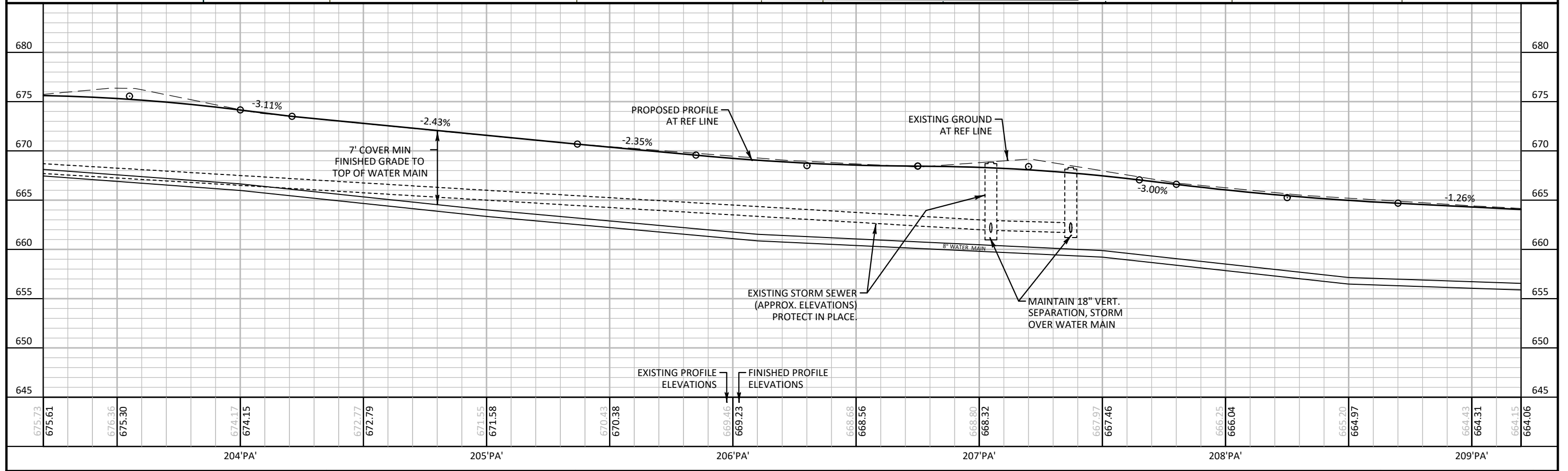
#504



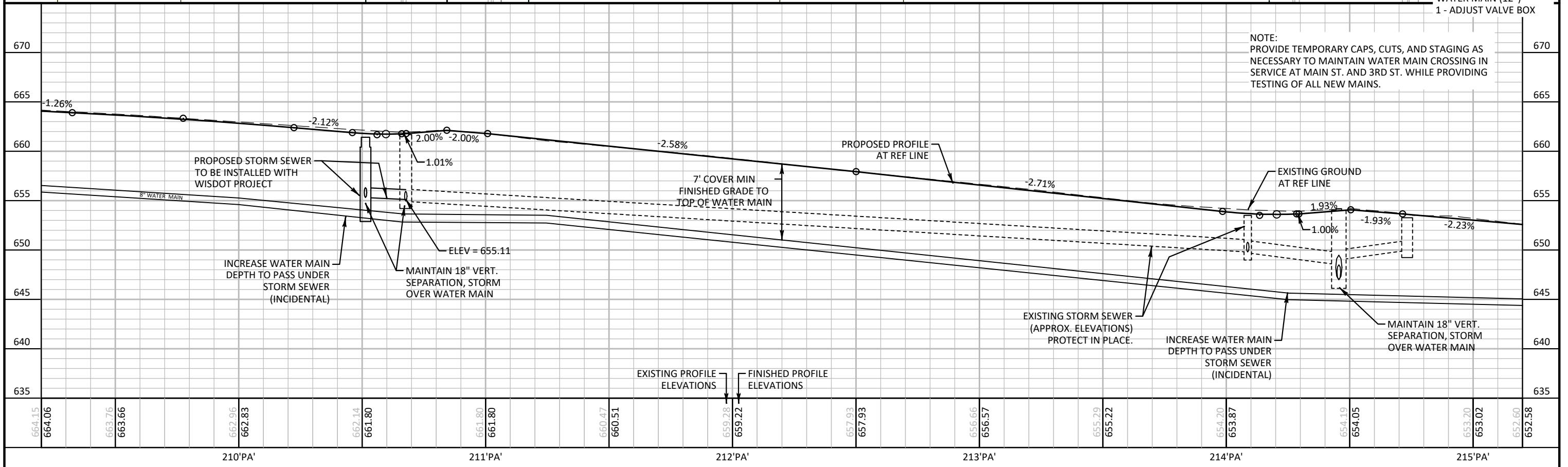
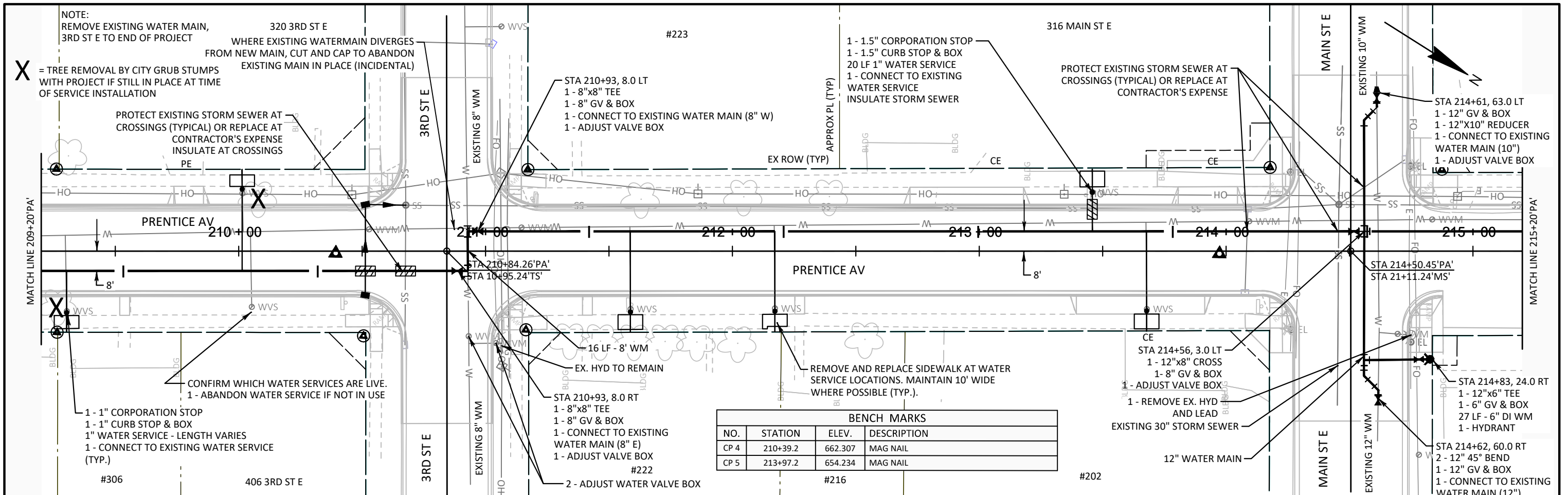


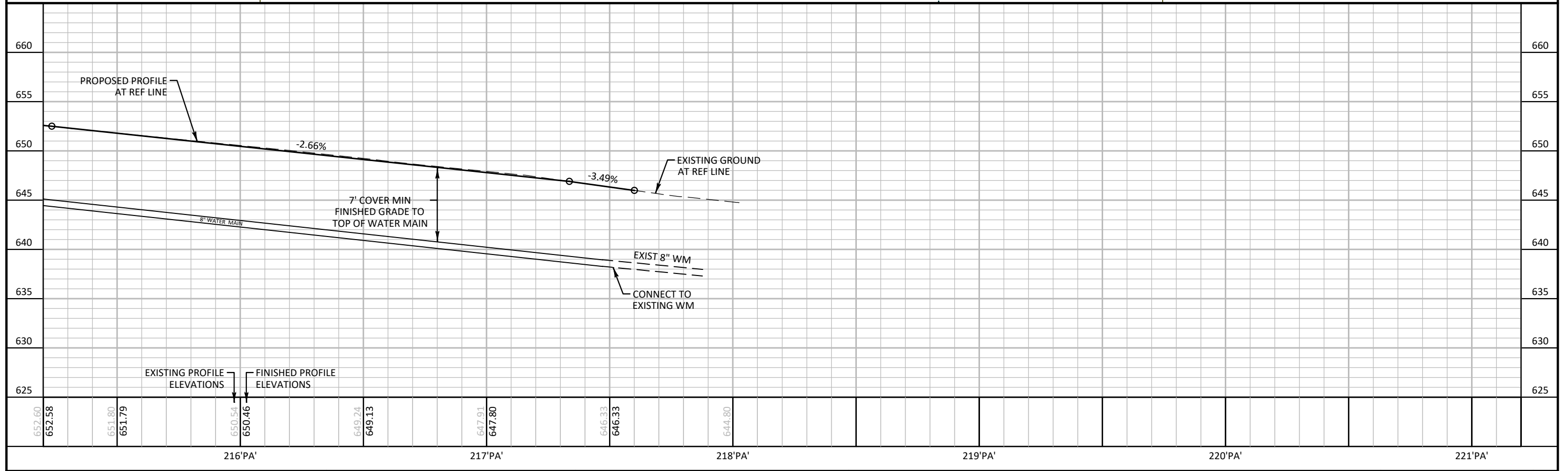
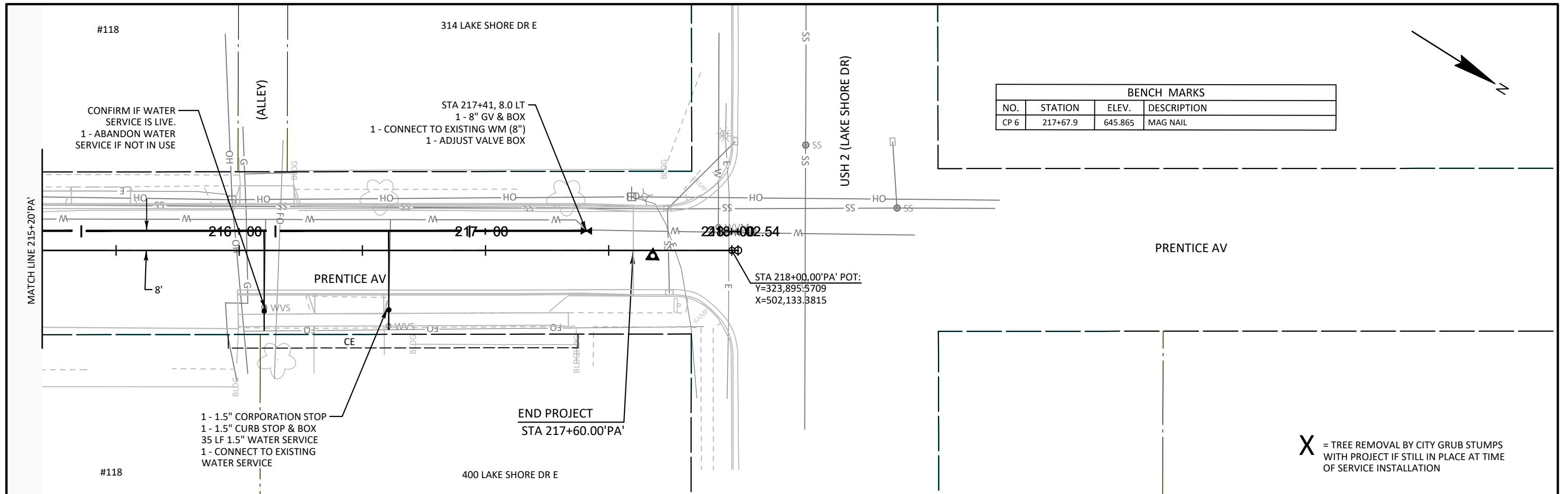
**BENCH MARKS**

NO.	STATION	ELEV.	DESCRIPTION
CP 2	203+52.2	676.382	MAG NAIL
CP 3	207+24.5	669.133	MAG NAIL



PROJECT NO: ASHLA 179712      HWY: Prentice Avenue      COUNTY: Ashland      PLAN AND PROFILE: PRENTICE AVENUE WATER MAIN      SHEET 6 OF 8      E





PROJECT NO: ASHLA 179712      HWY: Prentice Avenue      COUNTY: Ashland      PLAN AND PROFILE: PRENTICE AVENUE WATER MAIN      SHEET 8 OF 8      E

**2026 PRENTICE AVE RECONSTRUCTION SPECIAL ASSESSMENT  
 OPINION OF PROBABLE COSTS - 5/12/2026 - ACTUAL BID PRICES**

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
1	Detectable Warning Field	240	SF	\$71.00	\$17,040.00
2	Restoration	600	SY	\$4.50	\$2,700.00
3	Remove Sidewalk	789	SY	\$4.00	\$3,156.00
4	Saw Cutting	470	LF	\$3.50	\$1,645.28
<b>A. SIDEWALK CONSTRUCTION ASSOCIATED COSTS</b>					<b>\$ 24,541.28</b>
5	4-IN Concrete Sidewalk	10293	SF	\$6.00	\$61,758.00
6.	6-IN Concrete Sidewalk	625	SF	\$10.00	\$6,250.00
<b>B. SIDEWALK INSTALLATION COST</b>					<b>\$ 68,008.00</b>
8.	Engineering & Construction Admin. (15%)				\$13,882.39
<b>C. ENGINEERING &amp; ADMIS. COSTS</b>					<b>\$ 13,882.39</b>
<b>D. WASTAGE FACTOR AND INCIDENTAL ADDITIONS (10%)</b>					<b>\$ 9,254.93</b>
<b>TOTAL ESTIMATED COST A+B+C+D</b>					<b>\$ 115,686.60</b>
<b>TOTAL ESTIMATED COST PER SF 4" SW</b>					<b>\$ 10.37</b>
<b>TOTAL ESTIMATED COST PER SF 6" SW</b>					<b>\$ 14.37</b>

2026 PRENTICE AVE RECONSTRUCTION SPECIAL  
 ASSESSMENT  
 PRELIMINARY COST PER SQUARE FOOT CALCULATION

	4" Concrete (SF)	6" Concrete (SF)
Actual Bid Price	\$6.00	\$10.00
Associated Construction	\$2.17	\$2.17
Wasted Factor and Incidental Additions	\$0.82	\$0.82
Administration & Engineering (15%)	\$1.22	\$1.22
<b>Price Per SF*</b>	<b>\$10.25</b>	<b>\$14.25</b>
<b>20% Assessment</b>	<b>\$2.05</b>	<b>\$2.85</b>

\*Rounded to nearest \$0.25 increment

2026 Prentice Ave Special Assessments Quantities

PROPERTY OWNERSHIP DATA					FLANKAGE CREDIT CALCULATIONS			SPECIAL ASSESSMENT ESTIMATED QUANTITIES								COST BREAKDOWNS					SPECIAL ASSESSMENT CALCULATIONS				
PIN	OWNER FIRST NAME	OWNER LAST NAME	OWNER ADDRESS	CITY, STATE, ZIP	PROPERTY ADDRESS	FLANKAGE LENGTH	FLANKAGE SQ	TOTAL FLANKAGE CREDIT	4" CONCRETE				6" CONCRETE				4 INCH COST PER SQ FT	4 INCH COST	6 INCH COST PER SQ FT	6 INCH COST	Owner Credits Due for Flank	TOTAL COST	PROPERTY OWNER COST (20%)	CITY COST (80%)	
									CARRIAGE WALK	4 INCH LENGTH	4 INCH WIDTH	4 INCH SQ FT	DRIVEWAY APPROACH	6 INCH LENGTH	6 INCH WIDTH	6 INCH SQ FT									
201-02000-0000	DANIEL W. & NADINE A.	MILLER	520 PRENTICE AVE	ASHLAND	520 PRENTICE AVE			\$ -	0	12	5.5	66	160			160	\$ 10.25	\$ 676.50	\$ 14.25	\$ 2,280.00	\$ -	\$ -	\$ 2,956.50	\$ 591.30	\$ 2,365.20
201-02001-0000	SAMANTHA ELIZABETH CRYSTAL	PABST	510 PRENTICE AVE	ASHLAND	510 PRENTICE AVE			\$ -	32	15.5	6	125			0	\$ 10.25	\$ 1,281.25	\$ 14.25	\$ -	\$ -	\$ -	\$ 1,281.25	\$ 256.25	\$ 1,025.00	
201-02002-0000	PAUL H. & LINDA	DIETRICH	504 PRENTICE AVE	ASHLAND	504 PRENTICE AVE			\$ -	0	15	6	90			0	\$ 10.25	\$ 922.50	\$ 14.25	\$ -	\$ -	\$ -	\$ 922.50	\$ 184.50	\$ 738.00	
201-01909-0000	DAROYL & BRITT	BROWN	392 ZION CHURCH RD	MAURERTOWN	422 PRENTICE AVE			\$ -	24	8	6	72			0	\$ 10.25	\$ 738.00	\$ 14.25	\$ -	\$ -	\$ -	\$ 738.00	\$ 147.60	\$ 590.40	
201-01910-0000	DAROYL & BRITT	BROWN	392 ZION CHURCH RD	MAURERTOWN	416 PRENTICE AVE			\$ -	24	8	6	72			0	\$ 10.25	\$ 738.00	\$ 14.25	\$ -	\$ -	\$ -	\$ 738.00	\$ 147.60	\$ 590.40	
201-01912-0000	CURT	ELLSON	406 PRENTICE AVE	ASHLAND	406 PRENTICE AVE			\$ -	24	10	6	84	96		96	\$ 10.25	\$ 861.00	\$ 14.25	\$ 1,368.00	\$ -	\$ -	\$ 2,229.00	\$ 445.80	\$ 1,783.20	
201-01913-0000	SARAH M.	SECORD	404 PRENTICE AVE	ASHLAND	404 PRENTICE AVE			\$ -	32	10	5	82			0	\$ 10.25	\$ 840.50	\$ 14.25	\$ -	\$ -	\$ -	\$ 840.50	\$ 168.10	\$ 672.40	
201-01914-0000	CHAD & JOY	WOOLEY	59555 ARGO RD	MASON	402 PRENTICE AVE			\$ -	24	24	5	144			0	\$ 10.25	\$ 1,476.00	\$ 14.25	\$ -	\$ -	\$ -	\$ 1,476.00	\$ 295.20	\$ 1,180.80	
201-01717-0000	HARRY	THEWIS	28315 US HIGHWAY 2	ASHLAND	322 PRENTICE AVE			\$ -	0	8	5	40			0	\$ 10.25	\$ 410.00	\$ 14.25	\$ -	\$ -	\$ -	\$ 410.00	\$ 82.00	\$ 328.00	
201-01718-0000	MARTIN	HOGLUND	71125 ONDOSSAGON RD	ASHLAND	318 PRENTICE AVE			\$ -	24	10	5	74			0	\$ 10.25	\$ 758.50	\$ 14.25	\$ -	\$ -	\$ -	\$ 758.50	\$ 151.70	\$ 606.80	
201-01719-0000	SOREN K	GEIGER MADRONE	310 PRENTICE AVE	ASHLAND	310 PRENTICE AVE			\$ -	32	10	6	92			0	\$ 10.25	\$ 943.00	\$ 14.25	\$ -	\$ -	\$ -	\$ 943.00	\$ 188.60	\$ 754.40	
201-01723-0000	WILLIAM	LIPKA	406 3RD ST E	ASHLAND	406 3RD ST E			\$ -	0	0	0	0			0	\$ 10.25	\$ -	\$ 14.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
201-01720-0000	BLUE GATE PROPERTIES		63534 MARENGO RIVER RD	MARENGO, WI 54855	306 PRENTICE AVE			\$ -	32	10	5	82			0	\$ 10.25	\$ 840.50	\$ 14.25	\$ -	\$ -	\$ -	\$ 840.50	\$ 168.10	\$ 672.40	
201-01352-0000	COOPERATIVE EDUCATIONAL SERVICES AGENCY NO.12		400 LAKE SHORE DR E	ASHLAND	400 LAKE SHORE DR E	8	40	\$ 410.00	0	0	0	40			0	\$ 10.25	\$ 410.00	\$ 14.25	\$ -	\$ 410.00	\$ -	\$ 410.00	\$ -	\$ 410.00	
201-01351-0000	BNA INVESTMENTS LLC		118 PRENTICE AVE	ASHLAND	118 PRENTICE AVE			\$ -	0	0	0	0			0	\$ 10.25	\$ -	\$ 14.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
201-01600-0000	BRANDON BLASZKOWSKI	AUBREE MEYER	222 PRENTICE AVE	ASHLAND	222 PRENTICE AVE			\$ -	32	6	5	62			0	\$ 10.25	\$ 635.50	\$ 14.25	\$ -	\$ -	\$ -	\$ 635.50	\$ 127.10	\$ 508.40	
201-01601-0000	ANDREA	LA FRITZ	216 PRENTICE AVE	ASHLAND	216 PRENTICE AVE			\$ -	32	8	5	72			0	\$ 10.25	\$ 738.00	\$ 14.25	\$ -	\$ -	\$ -	\$ 738.00	\$ 147.60	\$ 590.40	
201-01603-0000	AN&N VENTURES, LLC		64052 OLD AIRPORT RD	ASHLAND	202 PRENTICE AVE			\$ -	0	0	0	0	416	14	6	500	\$ 10.25	\$ -	\$ 14.25	\$ 7,125.00	\$ -	\$ -	\$ 7,125.00	\$ 1,425.00	\$ 5,700.00
201-01997-0000	ILLICK HOLDINGS, LLC		414 3RD AVE E	ASHLAND	414 3RD AVE E			\$ -	0	0	0	0	264		264	\$ 10.25	\$ -	\$ 14.25	\$ 3,762.00	\$ -	\$ -	\$ 3,762.00	\$ 752.40	\$ 3,009.60	
201-01921-1000	JOHNATHAN & RACHAEL	CARLSON	10817 STUTZ ST NE	BLAINE	421 PRENTICE AVE			\$ -	24	10.5	5	76.5	112		112	\$ 10.25	\$ 784.13	\$ 14.25	\$ 1,596.00	\$ -	\$ -	\$ 2,380.13	\$ 476.03	\$ 1,904.10	
201-01923-0000	JOEL & KENYA	MCAULIFFE	409 PRENTICE AVE	ASHLAND	409 PRENTICE AVE			\$ -	32	0	0	32	176	16	6	272	\$ 10.25	\$ 328.00	\$ 14.25	\$ 3,876.00	\$ -	\$ -	\$ 4,204.00	\$ 840.80	\$ 3,363.20
201-01924-0000	JOHN W.	GESSERT	401 PRENTICE AVE	ASHLAND	401 PRENTICE AVE			\$ -	40	12	6	112			0	\$ 10.25	\$ 1,148.00	\$ 14.25	\$ -	\$ -	\$ -	\$ 1,148.00	\$ 229.60	\$ 918.40	
201-01712-0000	ILLICK HOLDINGS, LLC		414 3RD AVE E	ASHLAND				\$ -	0	0	0	0			0	\$ 10.25	\$ -	\$ 14.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
201-01713-0000	MATTHEW & SHAWNA	JOHNSON	317 PRENTICE AVE	ASHLAND	317 PRENTICE AVE			\$ -	0	10	5	50			0	\$ 10.25	\$ 512.50	\$ 14.25	\$ -	\$ -	\$ -	\$ 512.50	\$ 102.50	\$ 410.00	
201-01714-0000	JUSTIN & LAURA	BOHN	313 PRENTICE AVE	ASHLAND	313 PRENTICE AVE			\$ -	0	11	6	66			0	\$ 10.25	\$ 676.50	\$ 14.25	\$ -	\$ -	\$ -	\$ 676.50	\$ 135.30	\$ 541.20	
201-01715-0000	JENISE R.	SWARTLEY	320 3RD ST E	ASHLAND	320 3RD ST E			\$ -	0	10	6	60	96		96	\$ 10.25	\$ 615.00	\$ 14.25	\$ 1,368.00	\$ -	\$ -	\$ 1,983.00	\$ 396.60	\$ 1,586.40	
201-01613-0000	NICOLAS A DAHLEM, LAYNE M RAROHA, DUANE A RAROHA, DENISE RAROHA		223 PRENTICE AVE	ASHLAND	223 PRENTICE AVE			\$ -	0	0	0	0			0	\$ 10.25	\$ -	\$ 14.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
201-01614-0000	OMER NELSON ELECTRIC, INC.		316 MAIN ST E	ASHLAND	316 MAIN ST E			\$ -	0	12	6	72	368		368	\$ 10.25	\$ 738.00	\$ 14.25	\$ 5,244.00	\$ -	\$ -	\$ 5,982.00	\$ 1,196.40	\$ 4,785.60	
201-01343-0000	CITY OF ASHLAND		601 MAIN ST W	ASHLAND				\$ -	0	0	0	0			0	\$ 10.25	\$ -	\$ 14.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
201-01344-0000	VALLEY REALTY COMPANY		1005 CORDOVA STATION AVE	CORDOVA	314 LAKE SHORE DR E			\$ -	0	15	6	90			0	\$ 10.25	\$ 922.50	\$ 14.25	\$ -	\$ -	\$ -	\$ 922.50	\$ 184.50	\$ 738.00	
201-01346-0000	BNA INVESTMENTS LLC		118 PRENTICE AVE	ASHLAND				\$ -	0	0	0	0			0	\$ 10.25	\$ -	\$ 14.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
									408			1347.5	1688		1868	TOTALS					\$ 44,612.88	\$ 8,840.58	\$ 35,772.30		

**SUBJECT: Public Hearing Regarding Sidewalk Special Assessments for the 2026 13th Avenue East Reconstruction Project (*Public Works*) Roll**

**RECOMMENDATION:** Approval

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**DEPARTMENT OF ORIGIN:** Public Works

**CLEARANCES:** Council approved the preliminary resolution on February 24, 2026  
City Administrator  
Public Works Director

- EXHIBITS:**
- 1. Special Assessment Preliminary Report - 13th Ave E Reconstruction Project
  - 2. Excerpt - Chapter 612, Ashland City Ordinances

**EXPENDITURES REQUIRED:** \$173,124.96 Total Est. Cost of Sidewalk Replacement  
\$161,344.56 City and HUD Portion  
**\$ 11,780.37 Special Assessments\***

\*Assessable Costs are \$173,124.96, of which 6.7% is to be paid by special assessment.

**AMOUNT BUDGETED:** \$161,344.56 Fund 470 Street Improvements (City and HUD Portion of Sidewalk Construction)

**APPROPRIATION REQUIRED:** N/A

**TREASURER'S CERTIFICATE:** NA

**COMPLIANCE WITH CHAPTER 51:** NA

**STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN:** The proposed construction conforms to the goals and community values identified in the City of Ashland’s Comprehensive Plan.

**SUMMARY STATEMENT:**

WI State Statute requires that the Governing Body conduct a Public Hearing whenever proposing special assessments for public improvements.

Preliminary assessment letters and a copy of the Public Hearing Notice were sent to all affected property owners. The letter included the maximum anticipated special assessment amount to be charged to the property. The City's current policy for sidewalk special assessments was approved by Council in January 2022 and states that special assessments shall be calculated at the rate of 50% of the anticipated construction cost.

However, the Department of Housing and Urban Development (HUD) is providing funding for this project through a Community Development Block Grant (CDBG), which presents some restrictions in terms of how the City's policy for sidewalk special assessment can be implemented.

Staff worked with the City Attorney's office to determine that the City can recover costs associated with engineering and overhead. A 10% charge for engineering and overhead is included in the City's typical sidewalk special assessment per City Ordinance 612 Section J Subpart 2; see attached excerpt from the ordinance. This is in accordance with the City's policy, which states that "Projects constructed by Federal or State monies/agencies that include full payment of sidewalk construction costs as part of the respective projects are not subject to Property Assessments. Those that provide partial or no payment of sidewalk construction costs will be special assessed, subject to the specific requirements of pertinent federal and state funding sources."

A Preliminary Report on Special Assessments associated with the 2026 13th Avenue East Reconstruction Project was completed by the Public Works Department, and includes details on the anticipated construction costs. A copy of this report has been made available for public review at City Hall.

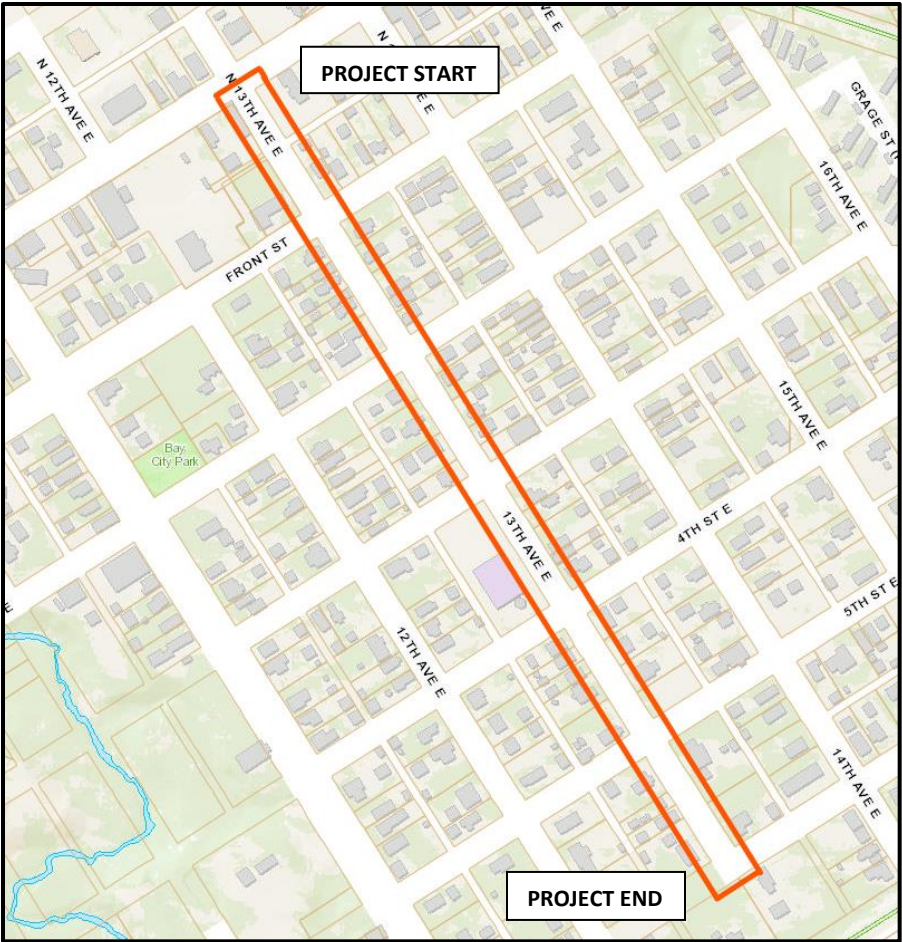
The Preliminary Report will be revised to reflect any changes resulting from modifications approved by the City Council at the June 9, 2026 Public Hearing.

The Clerk's office has confirmed that proper notice has been made according to WI Statutes. The public hearing notice was published as a Class I notice in the May 28, 2026 edition of the Ashland Daily Press.

City of Ashland, Wisconsin ~ Department of Public Works

**SPECIAL ASSESSMENT PRELIMINARY REPORT**  
**for**  
**2026 13TH AVE. E (US 2 – 6<sup>TH</sup> ST.) RECONSTRUCTION PROJECT**

**MAY 21<sup>ST</sup>, 2026**



Prepared by the City of Ashland Public Works Department

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City of Ashland, Wisconsin ~ Department of Public Works  
2020 6<sup>th</sup> Street East Ashland ~ WI 54806 ~ www.coawi.org

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**PRELIMINARY REPORT  
FOR  
SIDEWALK SPECIAL ASSESSMENTS  
2026 13<sup>TH</sup> AVE. E (US 2 - 6<sup>TH</sup> ST.) RECONSTRUCTION PROJECT**

**MAY 21, 2026**

This report is submitted in accordance with the requirements of §66.0705 Stat., and the preliminary resolution of the City Council of Ashland, Wisconsin, dated February 24, 2026 determining to levy special assessments on benefited properties for public improvements related to construction of sidewalk in accordance with and at locations as further described in the following schedules:

- SCHEDULE A:** Project Plans and Specifications
- SCHEDULE B:** Opinion of Probable Cost for the Public Improvement;
- SCHEDULE C:** Schedule of Proposed Assessments Against Each Benefitted Parcel

The project includes reconstruction of 13<sup>th</sup> Avenue E from US 2 (Lakeshore Dr E) to 6<sup>th</sup> St E; replacing asphalt, water main and services, replacement of storm sewer; and replacement of existing sidewalks as needed throughout the project area, determined by the Public Works Department and as shown on the plans.

A Public Hearing meeting is scheduled to be held during the City Council meeting on **Tuesday, June 9, 2026 at 6:00 p.m.** At the Public Hearing the Ashland Common Council will hear all interested persons, or their agents or attorneys, concerning the matter contained in the preliminary resolution authorizing the assessments and as contained in this report. All objections will be considered at this hearing and thereafter the amount of the assessments will be fully determined.

After the Public Hearing a Final Report will be produced that reflects any changes or modifications to the proposed special assessments as approved and authorized by the Ashland Common Council.

I hereby certify that the property against which assessments are proposed has been viewed in the field and found to be benefitted by said improvements under the City's police power.

John Butler, P.E.  
Director of Public Works

## RESOLUTION No. 17868

### **PRELIMINARY RESOLUTION DECLARING INTENT TO LEVY SPECIAL ASSESSMENTS UNDER MUNICIPAL POLICE POWER PURSUANT TO SEC. 66.0703, WI STATE STATUTE FOR THE 2026 13TH AVENUE EAST RECONSTRUCTION PROJECT**


**RESOLVED**, by the Ashland Common Council, City of Ashland, Wisconsin, Ashland County, Wisconsin:

1. The Ashland Common Council hereby declares its intention to exercise its police power under §66.0703, Stats., to levy special assessments upon property in the assessment district hereafter described for benefits conferred upon such property by reason of the following public work and improvements:
  - Concrete Sidewalk Installation and Replacement
  - Concrete or Asphaltic Driveway Installation and Replacement
  - Concrete Carriage Walk Installation and Replacement
2. The property to be assessed lies within the following described assessment district:
  - a. All properties adjacent to 13th Avenue East from US Highway 2 to 6<sup>th</sup> Street East, City of Ashland, Ashland County, Wisconsin.
3. The total amount assessed against the properties in the described assessment district shall not exceed 50% of the cost of the improvements.
4. The Ashland Common Council determines that the improvements constitute an exercise of the police power for the health, safety and general welfare of the municipality and its inhabitants.
5. The City Public Works Department shall prepare a report which shall consist of:
  - a. Preliminary plans and specifications for the improvements.
  - b. An estimate of the entire cost of the proposed improvements.
  - c. A statement that the property against which the assessment are proposed will be benefitted.
  - d. Schedule of proposed assessments
6. When the report is completed, the City Public Works Department shall file a copy of the report with the City Clerk for public inspection and, if state property is to be assessed, shall mail a copy of the report to the responsible state agency and, for assessments of \$50,000 or more, to the Wisconsin State Building Commission.
7. Upon receiving the report of the Public Works Department, the City Clerk shall cause notice to be given stating the nature of the proposed improvements, the general boundary lines of the proposed Assessment District, (including a small map thereof,) the time and place at which the report may be inspected, and the time and place of the public hearing on the matters contained in the preliminary resolution and the report. This notice shall be published as a class 1 notice under Ch. 985, Stats, and copy shall be mailed, at least ten days before the hearing, to every interested party whose address is known or can be ascertained with reasonable diligence.

8. The hearing will be held at the Ashland City Hall, 601 West Main Street, Ashland, Wisconsin, at a time set by the City Clerk in accordance with §66.0703, Stats., which shall be not less than ten nor more than forty days after publication. People will be able to attend virtually or in person.

9. The number of installments in which the assessment against any parcel may be paid shall be determined at the hearing provided for in paragraph 7, above.

PASSED: February 24, 2026


  
\_\_\_\_\_  
Charlie Ortman, Council President

ATTEST:

  
\_\_\_\_\_  
Denise Oliphant, City Clerk

  
\_\_\_\_\_  
Matthew MacKenzie, Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Tyler W. Wickman, City Attorney

# **CITY OF ASHLAND, WISCONSIN SIDEWALK SPECIAL ASSESSMENT POLICY**

(Dated: July 25, 2023)

(Referenced by Ordinance No. 530; Adopted May 9, 2006; March 24, 2006)

## **1.0 PURPOSE**

The purpose of this Policy is to assure fair and equitable cost recovery for pedestrian infrastructure improvements and to set forth a methodology determining the amount of the assessment for the improvements and circumstances on a reasonable basis. It is the policy of the City of Ashland that all properties specially benefiting from sidewalk improvements pay a portion of their fair share of the cost of such improvements.

The policies contained herein are designed to serve as a general guide for the City Council in allocating benefit to properties. The City Council reserves the right to vary from these policies if the assessments derived by imposition of the policies create obvious inequities, where the assignment of benefit to a particular property is difficult to determine, or because of extreme or unusual circumstances, or for other good reason.

## **2.0 SPECIAL ASSESSMENT PROCEDURES**

The Wisconsin Statutes prescribe the general procedures which cities must follow to specially assess property for local improvements. Typical public improvement projects for which Property Assessments are levied include sidewalks and related pedestrian infrastructure elements. Pertinent statute sections include §66.0703 and §66.0907. In accordance with §66.0907, municipalities may impose assessments for the costs of laying, removing, replacing, repairing, and maintaining sidewalks. Charges for sidewalk work are levied under police powers and do not require a showing of benefit to properties charged (*Lisbon Ave. v. Town of Lake*, 134 Wis. 470, 475, 113 N.W. 1099 (1908)).

The City of Ashland adopts, makes a part of this policy by reference, and incorporates the procedures for levying Property Assessments as contained in Wisconsin Statutes §66.0907. Whenever the provisions of this policy are contrary to those contained in §66.0703, §66.0907, or other applicable provisions of the Wisconsin Statutes or administrative regulations, the Wisconsin Statutes or administrative regulations shall control.

All Property Assessments levied in the City of Ashland shall be grounded in the exercise of police powers for the health, safety and welfare of the public.

It is hereby determined that all properties lying within the incorporated boundaries of the City of Ashland receive similar benefit for similar categories of improvements and therefore the rates established for the levy of special assessment shall be applied on a uniform basis throughout the City, for the benefits received, regardless of the location of the improvements and the method of financing. In no case shall the total Property Assessments exceed the total cost of all improvements constructed as part of the annual Capital Improvement Program (CIP).

### 3.0 ASSESSMENT BASIS

Property Assessments are to be computed and based on a per linear foot of frontage basis (i.e., *front footage* basis), except in the case of residential corner lots.

The front footage of corner lots shall be determined by the side of the lot bearing the street address and front entrance of the home. All corner lots shall receive a 140 ft. *flankage credit* for sideyard sidewalk. The assessment for corner lots shall be limited to the front footage plus any remaining side footage after deducting flankage credit. All residential corner lots receive this 140 ft. flankage credit.

The following examples help to illustrate how corner lots are assessed:

- a) If a large 140' (front) by 150' (deep) corner lot is to receive all new sidewalks on both sides, then the assessment would be for 150 ft. total (140' of frontage plus 150' side yard minus the flankage credit of 140') = 150 ft. total).
- b) If a smaller 100' (front) by 140' (deep) corner lot is to receive all new sidewalks on both sides, then the assessment would be for 100 ft. total (100' of frontage plus 140' side yard minus the flankage credit of 140') = 100 ft. total). Likewise for a 50' or 75' wide lot.

If a corner lot did not have sidewalk on its frontage OR its frontage sidewalk is all in excellent shape, and the project calls for new sidewalk installation on its flanking side only; then the property would be assessed for only that portion of the flanking side that exceeds the 140 ft. flanking credit. For example,

- c) If a large 100' (front) by 150' (deep) corner lot is to receive a new side yard sidewalk (flanking side) only; then the special assessment would be for 10 feet (150' deep flanking side minus 140' flankage credit).

The flankage credit is determined to be 140 feet based on the fact that the typical Ashland lot is 140 ft. deep. The flanking side of a lot is not intended to be special assessed until the amount of sidewalk installed or replaced on the flank within any 20 year period exceeds 140 lineal feet.

### 4.0 ASSESSABLE PROJECT ELEMENTS AND COSTS

Recognizing that it is the policy of the City of Ashland to levy Property Assessments to recover approximately 50% of the cost of constructing sidewalk improvements. The City Council establishes the locations and priorities for sidewalk improvement projects as described in Ordinance 530, *Ordinance to Adopt a Sidewalk Construction, Maintenance, and Use Policy for the City of Ashland.*

The City Council establishes the assessment rates for sidewalk improvements. Annually the Director of Public Works/City Engineer will recommend adjustments in the special assessment rates based on construction costs experienced the previous construction season. This rate will be published in the Comprehensive Fee Schedule, adopted annually by City Council.

All construction shall be in accordance with standards as published in the most recent version of the *City of Ashland Standard Specifications for Sidewalk Construction*, unless otherwise approved in writing from the Director of Public Works/City Engineer.

Assessable project elements and costs to be included in the special assessment computations are described herein:

- a) Sidewalk Removal, Saw Cutting, and other associated demolition costs: Costs for removal, saw cutting, and other associated demolition costs of existing sidewalks is to be included with construction costs.
- b) Grading and Gravel Base: The grading and construction of a gravel base for sidewalk construction will be included with construction costs.
- c) Curb, Gutter, and Pedestrian Handicap Ramps: The construction or replacement of concrete curb and gutter associated with installation of pedestrian ramps and/or adjacent sidewalks will be included in cost computations, and shall be allocated evenly as part of general sidewalk improvement construction costs. This shall include the installation of color-contrasted truncated dome devices for visually impaired pedestrians.
- d) Sidewalk Construction Costs: New sidewalk construction, or complete replacement of existing sidewalk, is to be included in the costs for construction.
- e) Replacement Sidewalk and Repairs to Existing Sidewalk: Spot repairs of existing sidewalk, including grinding, milling, mud-jacking, or individual panel replacement is to be included in the costs for construction.
- f) Tie-in Sidewalks and Driveway Aprons: Sidewalks and driveway aprons that tie-in and connect to the public walkways (carriage and entrance walks) shall be included with construction costs and allocated to the property served by sidewalk and/or driveway apron. General improvements elected by the property owner are not included in the general project costs; and while encouraged by the City, all such improvements and related expenditures shall be independently borne by the property owner.
- g) Boulevard (Terrace) Restoration: For the purpose of this paragraph the word boulevard (terrace) means that area between the back of the curb and the sidewalk, or, in the absence of a sidewalk, the property line.

Boulevard (terrace) restoration, seeding or sodding will be included in the cost calculations. No assessments will be made for replacement of turf located outside the street right-of-way that is required to be replaced to facilitate the matching of the existing yard to the new street construction.

- h) Retaining Walls: When it is determined that the construction of retaining walls, as part of street improvements, has a shared benefit between the property owner and the City, in that the property owner usually has larger useable lot area than would be available in the absence of the wall. The cost of constructing a retaining wall will therefore be split, with 50% of the cost of constructing the first five feet (5') of height of the retaining wall special assessed to the abutting lot. The City will pay for 50% of the cost of the first five feet (5') of height and 100% of the cost above five feet (5') of height of a retaining wall. A retaining wall shall be assessed on a square foot basis for the amount of retaining wall constructed adjacent to the benefited property.

## **5.0 ASSESSMENT AMOUNTS AND REPAYMENT**

This section of the policy to sets forth the amounts and repayment terms of Property Assessments.

- a) Property Assessments shall be for approximately 50% of the construction costs as determined by the criteria noted above. The actual assessment rate shall be set annually and adopted by Council as part of the Comprehensive Fee Schedule.
- b) Property Assessments may be paid in full following completion of the work (with no interest), or through 10 equal annual installments.
- c) The interest rate shall be 1% above the City's borrowing rate (as determined by loan or bond issuance) to cover overhead expenditures associated with administration of the program.
- d) Assessments shall be due in full upon sale or transfer of the property.
- e) The payment of special assessments may be deferred in case of hardship in accordance with the City's Hardship Policy for the Levy of Assessments.

## **6.0 MISCELLANEOUS PROVISIONS**

It is the intention of this section of the policy to clarify special circumstances, which may arise in establishing the benefit to lots as a result of public improvements completed by the City of Ashland.

- a) The policies set forth in this document do not alter the requirements of the City's subdivision and zoning codes with regard to a developer's responsibility to provide and pay for required improvements at the time that any given property is to be improved.
- b) The City of Ashland shall special assess improvements to railroad property as permitted by the Wisconsin Statutes, except as may otherwise be determined by the City Council.
- c) The City of Ashland shall bear 100% of the costs associated with constructing sidewalks on city-owned properties.
- d) The City of Ashland's utilities shall bear 100% of the costs associated with constructing sidewalks on utility properties (allocated to the appropriate utility).
- e) Projects constructed by Federal or State monies/agencies that include full payment of sidewalk construction costs as part of the respective projects are not subject to Property Assessments. Those that provide partial or no payment of sidewalk construction costs will be special assessed, subject to the specific requirements of pertinent federal and state funding sources.

- f) Property owners undertaking their own work, or arranging for pre-approved contractors to do so, shall not be special assessed. However, they are responsible for completing all work as described herein and in accordance with Ordinance 530.

## SECTION 32 18 40

### CONCRETE SIDEWALKS, SAFETY ISLANDS AND STEPS (WisDOT 602)

#### PART 1 GENERAL

##### 1.01 SUMMARY

- A. Section includes construction of concrete walkway.
- B. Related Sections:
  - 1. Section 31 22 10 - Site Grading
  - 2. Section 31 23 10 - Excavation and Embankment
  - 3. Section 32 11 26 - Crushed Aggregate Base Course
- C. Method of Measurement:
  - 1. Measure by area in square feet.
  - 2. Measure each thickness separately.
  - 3. Measure each type separately.
  - 4. No additional costs will be considered for small patches, or where driveways, intersections, alleys, or construction scheduling may require staged pours or separate mobilizations.
  - 5. Curb Ramp Detectable Warning Field: Measure by area in square feet acceptably installed.
  - 6. Steps: Measure by area in square feet of step treads, plus area of face of steps. Area of concrete above top step face and landing below bottom step face will be considered sidewalk, and not measured as step area.
- D. Basis of Payment:
  - 1. Placement of granular materials and subgrade compaction and preparation will be considered incidental
  - 2. Placement of aggregate base materials will be paid for under Section 32 11 26.
  - 3. Payment for walk construction shall be at the contract unit price as listed on the Bid Form. All associated work items shall be considered incidental.

##### 1.02 REFERENCES

- A. WisDOT 602 - Concrete Sidewalks, Loading Zones, Safety Islands and Steps
- B. City of Ashland Standard Details

#### PART 2 PRODUCTS

##### 2.01 MATERIALS

- A. All materials shall be in accordance with the respective WisDOT specifications as follows:
  - 1. Granular Materials: WisDOT 209.
  - 2. Expansion Joint Filler: WisDOT 415.2.3.
  - 3. Concrete Masonry: WisDOT 501.
  - 4. Reinforcement: WisDOT 505.
- B. Detectable Warning Fields shall be natural patina, square or radial shape as required by plans and field conditions.

##### 2.02 ACCESSORIES

- A. All materials shall be in accordance with the respective WisDOT specifications as follows:
  - 1. Curing Materials: WisDOT 415.2.4.

- B. Forms:
  - 1. Forms shall be of wood or metal with a smooth contact face.
  - 2. Minimum form height shall be that of the proposed concrete thickness.

## 2.03 MIXTURE PROPORTIONS

- A. Concrete shall be Grade A, A-WR, A-FA or A-IP.
- B. Concrete shall be air entrained to within 4.5 to 7.5 percent.

## PART 3 EXECUTION

### 3.01 PREPARATION

- A. Foundation:
  - 1. Excavate, shape and compact subgrade soils as shown on the Drawings.
  - 2. Remove unstable subgrade soils as directed.
  - 3. Provide and compact granular materials in accordance with the Drawings or as directed.
- B. Forms:
  - 1. Coat the contact face with form treating material.
  - 2. Stake sufficiently to prevent any movement.

### 3.02 CONCRETE INSTALLATION

- A. Placing and Finishing:
  - 1. Thoroughly wet foundation and forms prior to concrete placement.
  - 2. Place and consolidate concrete to fill all voids.
  - 3. Strike off to the required grade.
  - 4. Float surface smooth.
  - 5. Edge all joints.
  - 6. Lightly brush surface to a uniform texture.
  - 7. Maintain forms in-place for a minimum 12 hours after concrete placement.
- B. Tolerances:
  - 1. Surface: plus or minus 3/16-inch from a 10-foot straight edge.
  - 2. Edges: plus or minus 1/2 inch from the staked location and grade.
- C. Joint Construction
  - 1. Divide walk into uniform sized panels and outline with contraction or expansion joints.
  - 2. Provide square panels with maximum 36 square feet of area.
  - 3. Joints shall be:
    - a. Vertical and straight.
    - b. Parallel to or at right angles to the edge of the walk.
    - c. Aligned with like joints in adjoining work.
    - d. 1/8 inch wide for contraction joint.
    - e. 1/2 inch wide for expansion joint.
  - 4. Round all joints and edges with a 1/4-inch radius edging tool.
  - 5. Extend contraction joints to at least 1/3 of the thickness of the walk.
  - 6. Extend expansion joints to the full thickness of the walk.
  - 7. Place 1/2 inch preformed joint filler adjacent to all fixed objects.
- D. Curing and Protection:
  - 1. Provide curing for minimum 72 hour period after finishing.
  - 2. Apply curing media within 30 minutes after side forms are removed.
  - 3. During cold weather, protect concrete from frost damage.
  - 4. Blanket Curing Method:
    - a. Cover concrete with waterproof plastic after finishing.

- b. Envelop concrete and prevent water vapor loss.
  - c. After curing, treat exposed surfaces with 2 coats of treating oil totaling 0.06 gallons/square yard coverage.
5. Membrane and Extreme Service Curing Method:
- a. Coat all exposed surfaces with curing compound within 1 hour after finishing.
  - b. Apply uniformly at a rate of 1 gallon per 150 square feet of surface area with an approved airless sprayer.
  - c. Mix as required to maintain a homogenous mixture.
  - d. Respray as directed to provide proper coating.

### **3.03 BACKFILLING**

- A. Backfill areas adjacent to the walk with excavated materials.
- B. Grade and finish adjacent areas in accordance with the proposed typical section.

**END OF SECTION**

## 602 Concrete Sidewalks, Driveways, Loading Zones, Safety Islands, Surface Drains, Rumble Strips and Steps

### 602.1 Description

- (1) This section describes constructing sidewalks, driveways, loading zones, safety islands, surface drains, rumble strips and steps including landings, of concrete, with or without reinforcement.
- (2) Unless specifically specified in the contract, sidewalks or steps built integral with and as a part of bridges or culverts are not included.

### 602.2 Materials

- (1) Furnish materials conforming to the following:

Expansion joint filler .....	<a href="#">415.2.3</a>
Concrete .....	<a href="#">501</a>
Reinforcement .....	<a href="#">505</a>
Electrical conduit.....	<a href="#">652</a>
- (2) Provide grade A concrete as modified in [716](#). Provide QMP for class II ancillary concrete as specified in [716](#).
- (3) Furnish high early strength concrete under the HES bid items. The contractor may use HES concrete for driveways even where the contract does not require it, with engineer approval.
- (4) Furnish cast iron detectable warning fields for curb ramps from the [APL](#) for the color defined in the Curb Ramp Detectable Warning Field bid items.

### 602.3 Construction

#### 602.3.1 General

- (1) The engineer will inspect ancillary concrete built under 602 for transverse cracking as specified in [415.3.17](#) for ancillary concrete. Repair cracked concrete as the engineer directs.

#### 602.3.2 Sidewalks and Driveways

##### 602.3.2.1 Preparing the Foundation

- (1) Form the foundation by excavating or filling to the required elevation of the concrete bottom, or subbase bottom if specified. Tamp or compact the foundation to ensure stability.
- (2) In cuts, make the foundation wide enough to allow placing forms and performing concrete placement and finishing. In embankments, construct the foundation at least 2 feet wider than the proposed sidewalk or driveway width. For sidewalk, extend foundation at least one foot beyond each end.
- (3) Unless specified otherwise, fill holes, ruts, and other depressions in the foundation with materials similar to those in the existing foundation. The contractor may use granular subbase or aggregate base.
- (4) If the plans show, place granular subbase or aggregate base to the thickness and section the plans show.

##### 602.3.2.2 Forms

- (1) Furnish and use wood or metal forms straight and of sufficient strength to resist springing, tipping, or other displacement during depositing and consolidating the concrete. If using wood forms, provide surfaced planks, at least 2-inch nominal thickness stock except for sharply curved sections. If using metal forms, ensure they are the engineer-approved section with a flat surface on top. Use forms as deep as the depth of the sidewalk. Securely stake, brace, and hold the forms firmly to the required line. Make the forms tight to prevent mortar leakage. Clean and oil before placing concrete against them.

##### 602.3.2.3 Placing and Finishing Concrete

- (1) The engineer will check and approve the foundation, forms, stringline, and reinforcement if required, before placing the concrete. The engineer will check thickness according to [CMM 870: WTP C-003](#) Preplacement Measurement. If slip-forming concrete, the engineer will check the stringline to assure suetup is in conformance to plan alignment and grade. Place the concrete on a moist foundation, deposit it to the required depth, and consolidate sufficiently to bring the mortar to the surface, then strike-off and finish to a true and even surface. Before the mortar sets, brush or lightly broom the surface. Before performing the final surface finish, check the sidewalk surface with a 10-foot straightedge and spotcheck driveways, correct areas that vary 1/4 inch from the testing edge by adding or removing concrete while the concrete is still plastic.

- (2) If the engineer allows, the contractor may construct concrete sidewalks with suitable, engineer-approved, slip-form equipment. The contractor may omit wood floating if the slip-form equipment produces a suitable finish.
- (3) Construct curb ramps at the locations and conforming to the details and dimensions the plans show. Embed detectable warning field arrays in plastic concrete conforming to manufacturer-recommended procedures. Do not install on hardened concrete. Do not field cut plates except where the ends of radial arrays abut ramp edges. Smooth the edges of field cuts.

#### **602.3.2.4 Reinforcement**

- (1) If required, use reinforcement conforming to, and place it as specified on, the plans.

#### **602.3.2.5 Joints**

##### **602.3.2.5.1 General**

- (1) Use contraction joints to divide the work into sections.
- (2) No joint may deviate more than 5 degrees from perpendicular to the surface of the finished. Ensure that joint axes do not deviate more than 1/2 inch from a straight line, or from the designated alignment at any point. If constructing the joints in sections, do not use offsets or concrete struts between adjacent units.
- (3) Contraction joints may be formed using one of the following methods:
  - 1. Create a slot or groove at least 1/4 of the depth and 1/4 inch wide. Form them by inserting a metal parting strip in the concrete after striking off and consolidating, and while the concrete is still plastic. As soon as the concrete retains its shape, remove the parting strip and edge-finish the joint.
  - 2. Cut the concrete not less than 1/4 of the depth through a pointed trowel or other suitable tool. Edge-finish the joint.
  - 3. Saw contraction joints no less than 1/4 of the depth and approximately 1/8 inch wide. Perform the sawing as soon as possible after the concrete sets sufficiently to prevent raveling during sawing and before shrinkage cracking occurs.
- (4) If constructing the work in partial width slabs, place transverse joints so they match the like joints in adjacent slabs. Place joints to match adjacent concrete joints regardless of expansion joint filler between new and existing concrete.
- (5) If possible, do not divide sidewalks into sections less than 3 feet, or greater than 12 feet in any dimension.
- (6) Extend the expansion joint filler to one inch below the concrete's full depth and make the top slightly below the finished surface.
- (7) Consolidate the concrete thoroughly at expansion joint faces to fill the voids, and finish the surface smooth and true to grade. Also, round edges along forms, un-sawed joints, and metal slab division forms with a 1/2-inch radius edger. For other work under this section, use mechanical vibration at expansion joint faces to fill the voids, and finish the surface smooth and true to grade.
- (8) Do not seal joints.

##### **602.3.2.5.2 Sidewalk Joints**

- (1) For sidewalks of uniform width, construct transverse joints at right angles to the sidewalk centerline, and construct longitudinal joints parallel to the centerline, unless specified otherwise. For sidewalks of variable or tapering widths, make the transverse and longitudinal joints at right angles to each other, if possible, and construct the joints as the engineer laid them out the field.
- (2) Place 1/2-inch-wide transverse expansion joint filler through the sidewalk at uniform intervals not greater than 100 feet apart.
- (3) Place 1/2-inch-wide expansion joint filler between the sidewalk and back of abutting parallel curb or gutter; driveway; or edge of pavement.
- (4) Place 1-inch-wide expansion joint filler between sidewalk and buildings or other rigid structures.
- (5) If widening existing sidewalks, place transverse joints in line with like joints in the existing sidewalk.

##### **602.3.2.5.3 Driveway Joints**

- (1) For driveways of uniform width, construct transverse joints at right angles to the driveway centerline, and construct longitudinal joints parallel to the centerline, unless specified otherwise. For driveways of variable or tapering widths, make the transverse and longitudinal joints at right angles to each other, if possible, and construct the joints as the engineer laid them out the field.
- (2) Place 1/2-inch-wide expansion joint filler between the driveway and back of abutting parallel curb or gutter; and between the driveway and parallel sidewalk.

- (3) Place 1-inch-wide expansion joint filler between driveway and buildings or other rigid structures.

#### **602.3.2.6 Protecting and Curing**

- (1) Cure the concrete as specified in [415.3.12](#).
- (2) Protect sidewalks and driveways as specified for concrete pavement in [415.3.14](#).

#### **602.3.2.7 Opening to Service**

##### **602.3.2.7.1 Sidewalks**

- (1) The engineer may allow the contractor to open sidewalks to pedestrian traffic after the concrete has developed sufficient strength to prevent damage to the surface.

##### **602.3.2.7.2 Driveways**

- (1) Open to service as specified in [415.3.15](#), except follow the opening strength for construction and public traffic as listed below:
  - Residential Driveways: 2000 psi
  - Commercial or Industrial Driveways: 3000 psi

#### **602.3.2.8 Backfilling and Restoring the Site of the Work**

- (1) If the sidewalk does not touch curb, curb & gutter, pavement, or other structures and if the concrete is cured and the forms removed, then backfill the spaces along the sides with satisfactory soil and thoroughly compact. For the backfill conform to the section the plans show. Dispose of surplus excavation and restore the work site to a neat and orderly condition.

#### **602.3.3 Loading Zones**

- (1) Construct raised loading zones in streets, if included in the contract, of concrete conforming to the requirements above, and at the locations, and as specified in the details and dimensions the plans show. Use construction methods conforming to [602.3.2](#).
- (2) If constructing loading zones on bases covered with a wearing surface, place the loading zone directly on base.
- (3) If constructing loading zones on concrete pavements, place the loading zones on the finished surface.
- (4) Tie loading zones to the pavement with at least four 3/4-inch diameter dowel or tie bars, 10 inches long. Use construction methods conforming to [602.3.2](#).
- (5) Provide openings for traffic signals, if any, as directed.

#### **602.3.4 Safety Islands**

- (1) Under the Concrete Safety Islands bid item, construct concrete safety islands conforming to the requirements above and the details and dimensions the plans show. This work includes furnishing, by the contractor, or by others, and installing fixtures, conduits, and other materials, the detailed plans show.
- (2) Place concrete between suitable forms accurately set to conform to the design of the island, and anchor securely to preclude movement during placement and finishing operations. Unless directed otherwise, use construction methods conforming to [602.3.1](#).
- (3) Provide or construct openings in the island and in the base as the plans show for installing fixtures, posts, or cables. Install fixtures and materials at the time and in the manner designated on the plans or as the engineer directs.

#### **602.3.5 Surface Drains**

- (1) Install and maintain temporary surface drains at locations designated for permanent drains until permanent drains are completed.
- (2) Place and secure steel reinforcement and tie bars in their plan position before placing concrete. Place and cure the concrete conforming to [415.3](#).
- (3) Excavate, prepare the subgrade and aggregate base, and backfill as required to place the drains and restore the grade after placement.

#### **602.3.6 Concrete Rumble Strips**

- (1) Mill shoulder rumble strips and diamond grind center line and edge line rumble strips into new or existing concrete pavements. For center line and edge line rumble strips stay a minimum of two inches away from longitudinal joint. Do not apply rumble strips across bridges.
- (2) If milling, use a rotary head mill with a cutting tip pattern that will produce a relatively smooth cut of the size, shape, spacing, and alignment the plans show. Ensure that cutting heads are on a suspension

independent from the power unit to allow the heads to self-align with slopes and irregularities. Ensure that the machine has a guidance system that consistently provides the rumble strip plan alignment.

If diamond grinding, use a wet process rotary head diamond grinding machine with a cutting tip pattern that will produce a relatively smooth cut of the size, shape, spacing, and alignment the plans show.

Ensure that cutting heads are on a suspension independent from the power unit to allow the heads to self-align with slopes and irregularities. Ensure that the machine has a guidance system that consistently provides the rumble strip plan alignment.

- (3) For center line and edge line rumbles apply concrete protective surface treatment to clean, dry surface after pavement markings are placed.
- (4) Mill or form transverse rumble strips into new concrete pavement or, if inlaid into existing HMA or concrete pavements, into work built under the Concrete Pavement Replacement bid item except use concrete conforming to [416.2.2](#).
- (5) If forming rumble strips into freshly placed concrete, form or finish the concrete to consistently produce the size, shape, spacing, alignment, and smoothness the plans show.
- (4) Before beginning the work, demonstrate to the engineer that the proposed operation achieves the desired surface inside each depression without damaging the pavement. Place rumble strips in the pattern and shape the plans show. For shoulders carrying temporary traffic during construction, do not install rumble strips until after routing traffic back to the mainline.
- (5) At the end of each workday, move equipment and material out of the clear zone and sweep or vacuum the traveled way pavement and shoulder areas. Sweep away or vacuum up milling debris before opening adjacent lanes to traffic. Dispose of waste material as specified in [203.3.4](#); do not place on the finished shoulder surface.

#### **602.3.7 Steps**

- (1) If constructing steps, and landings is included in the contract, build them at the locations and as specified in the design, dimensions, and details the plans show. This work includes reinforcement and necessary excavating, backfilling, and disposing of excess excavation material.
- (2) Provide a rubbed surface finish on formed surfaces of landings, risers, and sides of steps as specified for concrete bridges in [502.3.7.3](#).
- (3) Furnish and use materials and construction methods conforming to [602.3.1](#), except as specified otherwise.

#### **602.4 Measurement**

- (1) The department will measure the Concrete Sidewalk bid items by the square foot acceptably completed. Measurement includes the area of the curb ramp and warning field. The department will not measure the area of sidewalk intersecting a driveway if measured as driveway under [602.4\(2\)](#).
- (2) The department will measure the Concrete Driveway bid items by the square yard acceptably completed, measured as specified in [415.4](#) for Concrete Pavement including the driveway apron and any sidewalk within the limits of the driveway. The department will only measure area outside the specified limits for the pavement, curbs, gutters, combination curb & gutter or other structures.
- (3) The department will measure Concrete Loading Zones; Concrete Safety Islands; and the Curb Ramp Detectable Warning Field bid items by the square foot acceptably completed.
- (4) The department will measure Concrete Steps by the square foot acceptably completed. The measured area of steps, including landings equals the sum of the areas of the treads and landings, computed by multiplying the tread and landing width by the tread and landing length, out to out of integrally placed wall.
- (5) The department will measure the Concrete Surface Drains bid items by the cubic yard acceptably completed, based on the dimensions the plans show or the engineer directs.
- (6) The department will measure Concrete Shoulder and Edge Line Rumble Strips by the linear foot acceptably completed, measured as the length along each side of the traveled way from the first groove in a segment to the last groove in that segment. The department will measure Concrete Center Line Rumble Strips by the linear foot acceptably completed, measured as the length along the center line from the first groove in a segment to the last groove in that segment. A segment is a series of grooves including 50-foot and shorter gaps as well as skips at transverse joints the plans show. Gaps greater than 50 feet define a new segment. The department will deduct for skips at transverse joints greater than the plans show.
- (7) The department will measure Concrete Transverse Rumble Strips by the square yard acceptably completed, measured to include the area between the milled or cast-in-place grooves, or if inlaid into

existing HMA or concrete pavement, the area of the inlay. The department will not deduct for embedded fixtures with an area less than one square yard as measured in the plane of the pavement.

**602.5 Payment**

**602.5.1 General**

- (1) The department will pay for measured quantities at the contract unit price under the following bid items:

<u>ITEM NUMBER</u>	<u>DESCRIPTION</u>	<u>UNIT</u>
602.0400 - 0499	Concrete Sidewalk (inch)	SF
602.0500 - 0549	Curb Ramp Detectable Warning Field (color)	SF
602.0600 - 0649	Curb Ramp Detectable Warning Field Radial (color)	SF
602.0800 - 0849	Concrete Driveway (inch)	SY
602.0850 - 0899	Concrete Driveway HES (inch)	SY
602.1000	Concrete Loading Zone	SF
602.1500	Concrete Steps	SF
602.2400	Concrete Safety Islands	SF
602.3010	Concrete Surface Drains	CY
602.3015	Concrete Surface Drains HES	CY
602.3210 - 3279	Concrete Rumble Strips, (location, type)	LF
602.3280	Concrete Rumble Strips, Transverse	SY

- (2) The department will adjust pay for ancillary concrete crack repairs on items constructed under 602 as specified in [601.5.2](#).

**602.5.2 Concrete Sidewalk, Driveways, Loading Zone, and Steps**

- (1) Payment for the Concrete Sidewalk, Driveways, Loading Zone, and Steps bid items is full compensation for foundation excavation, preparation, and backfill if there is no adjacent roadway excavation taking place; for granular subbase or aggregate base if there is no adjacent roadway subbase or aggregate base being placed; providing concrete and reinforcement, and for restoring the site. Payment also includes providing tie bars and dowel bars in unhardened concrete. The department will pay separately for tie bars and dowel bars used to connect the work to concrete not placed under the contract under the Drilled Tie Bars and Drilled Dowel Bars bid items as specified in [416.5](#). The department will pay separately for coloring concrete as required.

**602.5.3 Curb Ramp Detectable Warning Fields**

- (1) Payment for the Curb Ramp Detectable Warning Field bid items is full compensation for providing the warning field arrays of the specified configuration and color.

**602.5.4 Concrete Safety Islands**

- (1) Payment for Concrete Safety Islands is full compensation for providing, placing, finishing and curing concrete; for providing and placing materials, except those that the plans show as furnished by others; for handling and installing fixtures and materials that the plans show as furnished by others; and for required excavating or openings in the base.

**602.5.5 Concrete Surface Drains**

- (1) Payment for Concrete Surface Drains bid items is full compensation for providing surface drains; for steel reinforcement and dowel and tie bars; and for excavating, preparing the subgrade and aggregate base, and backfilling.

**602.5.6 Concrete Rumble Strips**

- (1) Payment for Concrete Shoulder Rumble Strips is full compensation for milling or diamond grinding; for sweeping or vacuuming; for disposing of waste and for placement of protective surface sealant.
- (2) Payment for Concrete Rumble Strips Transverse is full compensation for milling or forming grooves; for sweeping or vacuuming; and for disposing of waste. The department will pay separately for new concrete pavement under the Concrete Pavement bid items; and for concrete inlaid in existing HMA or concrete pavement under the Concrete Pavement Replacement bid item.

## 501 Concrete

### 501.1 Description

- (1) This section describes concrete requirements including component materials, proportioning, mixing, placing, and protecting concrete mixtures.

### 501.2 Materials

#### 501.2.1 (Vacant)

#### 501.2.2 Definitions

- (1) Use the definitions in [301.2](#), and interpret these terms used in 501 as follows:
- Ancillary concrete** A general term used throughout the standard specs in reference to all concrete items that are not class I concrete.
  - Coarse aggregates** Aggregate predominantly retained on the No. 4 sieve
  - Concrete class** The department categorizes concrete as class I, II, or III defined by the sampling, testing, and reporting requirements specified in [715](#) and [716](#).
  - Concrete grade** The department categorizes concrete as grade A, B, C, or E defined by cementitious material content.
  - Fine aggregates** Aggregate that entirely passes the 3/8-inch sieve, almost entirely passes the No. 4 sieve, and is predominantly retained on the No. 200 sieve.

#### 501.2.3 Sampling and Testing

- (1) Sample and test aggregates for concrete according to the following:
- Aggregate Sampling ..... [WTM R90](#)
  - Lightweight pieces ..... [WTM T113](#)
  - Material finer than No. 200 sieve ..... [WTM T11](#)
  - Aggregate unit weight ..... [AASHTO T19](#)
  - Organic impurities for Concrete ..... [AASHTO T21](#)
  - Aggregate Gradation ..... [WTM T27](#)
  - Effect of organic impurities in fine aggregate ..... [AASHTO T71](#)
  - LA Wear ..... [WTM T96](#)
  - Alkali silica reactivity (ASR) - aggregates ..... [ASTM C1260](#)
  - ASR - combinations of cementitious materials and aggregates ..... [ASTM C1567](#)
  - Freeze-thaw ..... [WTM T103](#)
  - Sodium soundness ..... [WTM T104](#)
  - Fine aggregate specific gravity ..... [WTM T84](#)
  - Coarse aggregate specific gravity ..... [WTM T85](#)
  - Flat and elongated ..... [WTM D4791](#)
- (2) Test cementitious materials and admixtures in a department-recognized laboratory, defined as any state department of transportation or other cement and concrete laboratory regularly inspected by the Cement and Concrete Reference Laboratory.
- (3) Test for soft or non-durable particles conforming to department laboratory methods. The department will field evaluate or laboratory test to determine aggregate acceptability relative to excessive clay lump quantities.

### 501.2.4 Cementitious Material

#### 501.2.4.1 Portland Cement

- (1) Use cement conforming to ASTM specifications as follows:
- Type I portland cement; [ASTM C150](#).
  - Type II portland cement; [ASTM C150](#).
  - Type III portland cement; [ASTM C150](#), for high early strength.
  - Type IP portland-pozzolan cement; [ASTM C595](#), except maximum loss on ignition of pozzolan component is 2.0 percent and maximum pozzolan content is 30 percent.
  - Type IS portland blast-furnace slag cement; [ASTM C595](#), except maximum slag content is 30 percent.
  - Type IL portland-limestone cement; [ASTM C595](#).
  - Type IT ternary blended cement; [ASTM C595](#), except maximum supplementary cementitious material content is 30 percent.

- (2) Obtain portland cement from manufacturers on the [APL](#). The engineer may accept cement not on the [APL](#) under the department's cement acceptance program in [CMM 870](#).
- (3) For blended cements, provide a manufacturer's written certification stating the source, quantity, and composition of essential constituents and the composition of the final cement provided under the contract. Ensure constituents conform to requirements specified in [501.2.4.2](#) and [501.2.4.3](#).
- (4) Store cement of different types, brands, and sources separately. Keep batches of concrete made from different types, brands, and sources from becoming intermixed in the work, unless the engineer approves otherwise.
- (5) The engineer will reject cement that is partially set or that contains lumps.
- (6) The engineer may reject cement if, the temperature at the time of delivery to the mixer exceeds 165 F. To avoid this, store it until it cools to at least 165 F before incorporating into the batch.

#### **501.2.4.2 Supplementary Cementitious Material (SCM)**

##### **501.2.4.2.1 General**

- (1) When the contract requires or allows, use fly ash, slag, silica fume, or alternate SCMs as a direct replacement by weight for cement in concrete mixes. The department will sample and test SCMs during concrete production to verify material conformance.

##### **501.2.4.2.2 Fly Ash**

###### **501.2.4.2.2.1 General**

- (1) Test the fly ash using the test methods prescribed in [ASTM C311](#), starting at least 30 calendar days before its proposed use and continuing at ASTM-required frequencies as the work progresses.
- (2) Obtain, from the fly ash manufacturer, a copy of the certified report of test or analysis made by a qualified independent laboratory, showing compliance with [ASTM C618](#) for the appropriate fly ash class, except limit the loss on ignition to 2 percent. Submit the report to the engineer with the mix design, at least 7 business days before use.
- (3) Retain test records for at least 5 years after completing the work and provide these records upon request.
- (4) For contracts with 100 tons or more of fly ash, obtain under the engineer's observation, one 4-pound sample for every 2000 tons of fly ash used, or fraction thereof. The engineer will take possession of the sample and submit to the BTS laboratory for department verification testing.

###### **501.2.4.2.2.2 Class C Ash**

- (1) Conform to [ASTM C618](#) class C.

###### **501.2.4.2.2.3 Class F Ash**

- (1) Furnish a class F fly ash from a source listed on the [APL](#) and conforming to [ASTM C618](#) class F.
- (2) For class F sources not on the [APL](#), limit the content to a maximum 15 percent.

###### **501.2.4.2.3 Slag**

- (1) At least 7 business days before use, submit a certified report of test or analysis showing the ground granulated blast furnace slag conforms to [ASTM C989](#), grade 100 or 120.
- (2) For contracts with 100 tons or more of slag, obtain, under the engineer's observation, one 4-pound sample for every 2000 tons of slag used, or fraction thereof. The engineer will take possession of the sample and submit to the BTS laboratory for department verification testing.

###### **501.2.4.2.4 Silica Fume**

- (1) Furnish silica fume conforming to [ASTM C1240](#).
- (2) Use a high range water reducer, superplasticizer, conforming to [501.2.5.3.3](#) in mixtures containing 3 percent or more silica fume.
- (3) Submit a mix design, including material sources and quantities, to the department at least 14 calendar days before use. The engineer will coordinate with the BTS laboratory for review and approval analysis.

###### **501.2.4.2.5 Blended SCMs**

- (1) Furnish blended SCMs conforming to [ASTM C1697](#).
- (2) Submit a mix design, including material sources and quantities, to the department at least 14 calendar days before use. The engineer will coordinate with the BTS laboratory for review and approval analysis.
- (3) Conform to sampling/testing requirements specified by the engineer.

**501.2.4.3 Alternative Supplementary Cementitious Material (ASCM)**

- (1) Test ASCMs according to [ASTM C1709](#). Submit a mix design, including material sources and quantities, to the department at least 14 calendar days before use. Include a certified report of test or analysis showing the chemical composition, physical properties, and performance test results of the ASCM. The engineer will coordinate with the BTS laboratory for review and approval analysis.
- (2) Conform to sampling/testing requirements specified by the engineer.

**501.2.5 Chemical Admixtures**

**501.2.5.1 General**

- (1) Conform to the manufacturer’s recommendations for use of admixtures. The contractor is responsible for ensuring that admixtures used in the same batches of concrete are compatible and produce the required properties in concrete.

**501.2.5.2 Air-Entraining Admixtures**

- (1) Furnish an air-entraining admixture on the [APL](#), or provide a certified report of test or analysis showing the air-entrainer conforms to AASHTO M154 for 7-day and 28-day compressive and flexural strengths and resistance to freezing and thawing. The engineer will not require tests for bleeding and setting time.
- (2) If the contractor offers to use an admixture that is essentially the same as one on the [APL](#), with only minor differences in concentration, the department will require certification stating it is essentially the same as the department-approved admixture, and that it contains no other admixture or chemical agent.

**501.2.5.3 Retarding, Water-Reducing, and Non-Chloride Accelerating Admixtures**

**501.2.5.3.1 Water-Reducing Admixtures**

- (1) Furnish a water-reducer on the [APL](#) or submit a certified report of test or analysis showing conformance to [AASHTO M194](#), type A, except if it is also a set retarder, then conform to type D.

**501.2.5.3.2 Retarding Admixtures**

- (1) If furnishing an admixture to retard concrete setting, submit a certified report of test or analysis showing conformance to AASHTO M194 type B, except if it is also a water-reducer, furnish one from the [APL](#), conforming to type D.

**501.2.5.3.3 High Range Water-Reducing Admixtures**

- (1) If furnishing a high-range water-reducing admixture, superplasticizer submit a certified report of test or analysis showing conformance to AASHTO M194, type F, except if it is also a set retarder, then conform to type G.
- (2) Submit a mix design, including material source and quantity, to the engineer 14 calendar days before use. BTS approval is required before use.

**501.2.5.3.4 Non-Chloride Accelerating Admixture**

- (1) If furnishing a non-chloride accelerating admixture, provide a certified report of test or analysis showing conformance to AASHTO M194, type C, except if it is also a water-reducer, then conform to or type E.

**501.2.5.3.5 Hydration Controlling Admixtures**

- (1) When furnishing hydration stabilizers conform to AASHTO M194, type B or type D.
- (2) Submit a mix design, including material source and quantity, to the engineer 14 calendar days before use. BTS approval is required before use.
- (3) Conduct preliminary trials on-site to determine the required dosage rate.

**501.2.6 Mixing Water**

**501.2.6.1 General**

- (1) Furnish water for use with cement in concrete, mortar, neat cement paste, and in other cement mixing operations.

**501.2.6.2 Requirements**

- (1) The contractor may furnish drinking water from municipal water supplies for concrete; the engineer may test this water for compliance with the requirements specified below.
- (2) Water from other sources must comply with the following:
  - Acidity, maximum of 0.1N NaOH to neutralize 200 mL of water; [WTP C-001](#) ..... 2 mL

Alkalinity, maximum of 0.1N HCL to neutralize 200 mL of water; WTP C-001.....	15 mL
Maximum sulphate (S04); WTP C-001 .....	0.05 percent
Maximum chloride; WTP C-001 .....	0.10 percent
Maximum total solids; WTP C-001	
Organic .....	0.04 percent
Inorganic .....	0.15 percent

- (3) Furnish water that is not brackish and is clean and free of injurious quantities of sugar, oil, or other deleterious substances.
- (4) Furnish water that causes no indication of unsoundness, no significant change in the set time, and does not affect the compressive strength of standard 1:3 mortar briquettes by more than 10 percent compared to strengths from mixtures containing distilled water and the same cement and sand.
- (5) Do not use water from shallow, muddy, or marshy sources. The contractor shall not use water from suspected sources until the engineer tests and approves it. If supply sources are relatively shallow, enclose the suction pipe intake to keep out silt, mud, grass, and other foreign materials. Position the suction pipe to provide at least 2 feet of water beneath the pipe intake.

**501.2.6.3 Sampling and Testing**

- (1) Under the engineer’s observation, obtain at least 2 quarts of water in clean plastic or glass containers, from each source to be tested. Carefully pack and label the samples. The engineer will take possession of the samples for department testing conforming to [CMM 870](#).

**501.2.7 Aggregates**

**501.2.7.1 General**

- (1) Furnish material conforming to the individual component requirements of [501.2.7.2](#) for fine aggregates, [501.2.7.3](#) for coarse aggregates, and [501.2.7.4](#) for size requirements.
- (2) The engineer may prohibit using, or may require additional testing of, aggregates from any source, plant, pit, quarry, or deposit if the character of the material is questionable or the method of operation makes it unlikely that the aggregates produced will conform to specified requirements; or from deposits or formations known to produce unsound materials.
- (3) Furnish samples of materials from previously untested sources and from previously tested sources if the engineer requires; obtain department approval before use.
- (4) If procuring aggregates from pits or quarries, conform to [104.9](#) for final cleanup.

**501.2.7.2 Fine Aggregates**

**501.2.7.2.1 General**

- (1) Fine aggregate consists of a combination of sand with fine gravel, crushed gravel, or crushed stone.
- (2) Furnish hard, strong, and durable fine aggregate from an approved source. Use an approved source listed on the [APL](#) or follow the source approval process specified in [106.3.4.2](#).

**501.2.7.2.2 Deleterious Substances**

- (1) Provide fine aggregate free of frozen material and foreign matter. Do not exceed the following deleterious substance limits:

**TABLE 501-1 DELETERIOUS SUBSTANCE LIMITS**

SUBSTANCE	PERCENT BY WEIGHT <sup>[1]</sup>
Material passing No. 200 sieve	3.5 <sup>[2]</sup>
Coal	1.0
Clay lumps	1.0
Shale	1.0
Other local deleterious substances	1.0

<sup>[1]</sup> The total amount of coal, clay lumps, shale, and other deleterious substances must not exceed 3.0 percent by weight.

<sup>[2]</sup> Reduce to 2.3 percent if used in grade E concrete.

**501.2.7.2.3 Organic Impurities**

- (1) Fine aggregate must not contain harmful quantities of organic impurities. The engineer will reject aggregates that produce a color darker than the standard color, organic plate no. 3, when subjected to the [AASHTO T21](#) colorimetric test for organic impurities, unless they pass the [AASHTO T71](#) mortar strength test by producing a relative strength at 7 days of not less than 95 percent.

### 501.2.7.3 Coarse Aggregates

#### 501.2.7.3.1 General

- (1) Provide coarse aggregates from a department-approved source. Use an approved source listed on the [APL](#) or follow the source approval process specified in [106.3.4.2](#).
- (2) Use clean, hard, durable gravel, crushed gravel, crushed stone, or crushed concrete; do not use crushed concrete as coarse aggregates in concrete for bridges, culverts, or retaining walls.

#### 501.2.7.3.2 Physical Properties

- (1) Furnish coarse aggregates approved for use in concrete and conforming to table 501-2.

**TABLE 501-2 PHYSICAL PROPERTIES**

AGGREGATE QUALITY TEST	MAXIMUM PERCENT (by weight)
LA wear	50
Sodium soundness	12
Freeze-thaw	18

- (2) The department may prohibit using crushed stone from limestone/dolomite deposits having thinly bedded strata, or strata of a shale nature.
- (3) If all coarse aggregates used are produced from the same deposit or source, ensure that testing for wear, sodium sulfate soundness, and soundness by freezing and thawing uses a composite sample. This sample will contain equal percentages of each component coarse aggregate used. If the component coarse aggregates are produced from more than one deposit or source, ensure that testing for wear, sodium sulfate soundness, and soundness by freezing and thawing uses one sample from each deposit or source.

#### 501.2.7.3.3 Deleterious Substances

- (1) Ensure aggregates are free of excess flat & elongated particles, lightweight pieces, frozen lumps, vegetation, deleterious substances, or adherent coatings considered injurious. Do not exceed the maximum limits of deleterious substances specified in table 501-3.

**TABLE 501-3 DELETERIOUS SUBSTANCES**

SUBSTANCE	PERCENT (by weight)
Flat and elongated	15
Lightweight pieces <sup>[2]</sup> in concrete not for prestressed concrete members	5.0 <sup>[3]</sup>
Lightweight pieces <sup>[2]</sup> in concrete for prestressed concrete members	2.0
Shale	1.0
Coal	1.0
Clay lumps	0.3
Soft fragments	5.0
Any combination of shale, coal, clay lumps, and soft fragments	5.0
Material passing No. 200 sieve	1.5

<sup>[1]</sup> As modified in [CMM 860](#).

<sup>[2]</sup> Material having a saturated surface-dry bulk specific gravity of less than 2.45, tested according to [WTM T113](#). Determine the percentage of lightweight pieces by dividing the weight of lightweight pieces in the sample retained on a 3/8-inch sieve by the weight of the total sample.

<sup>[3]</sup> The engineer may accept aggregates exceeding this value if aggregates from the same deposit or from one of similar geological origin demonstrated a satisfactory service record, or tests the engineer select indicate no inferior behavior.

- (2) If using 2 sizes of coarse aggregates, the engineer will determine the percentages of harmful substances based on a sample consisting of 50 percent of sizes No. 1 and No. 2 for source approval; or, based on a sample consisting of the actual mix design percentages of sizes No. 1 and No. 2 used in the work.
- (3) The engineer will field evaluate or laboratory test to determine aggregate acceptability relative to excessive clay lump quantities.

#### 501.2.7.3.4 Alkali Silica Reactivity Testing and Mitigation Requirements

- (1) If using coarse aggregate from sources containing significant amounts of fine-grained granitic rocks including felsic-volcanics, felsic-metavolcanics, rhyolite, diorite, gneiss, or quartzite; test coarse aggregate according to [ASTM C1260](#) for alkali silica reactivity. Gravel aggregates are exempt from this requirement.
- (2) If [ASTM C1260](#) tests indicate a 14-day expansion of 0.15 percent or greater, perform additional testing according to [ASTM C1567](#). Test mortar bars made with coarse aggregate and the blend of cementitious materials proposed for concrete placed under the contract. The department will reject the aggregate if [ASTM C1567](#) tests confirm mortar bar expansion of 0.15 percent or greater at 14 days.

#### 501.2.7.4 Size Requirements

##### 501.2.7.4.1 General

- (1) Except as provided below, furnish aggregates in separate sizes and store each size separately to prevent mixture until proportioned into each batch. The engineer will allow the contractor to combine aggregate fractions to produce a gradation within the limits specified in table 501-4, provided they are proportioned separately by weight into the batch in proportions provided in the contractor's mix design.
- (2) The contractor may provide coarse aggregate with 100 percent passing the 1-inch sieve in concrete mixes used for the following:
  - Curb and gutter, sidewalk, and steps.
  - Prestressed concrete members.
  - Foundations for soldier pile walls and noise walls.
  - Structure repairs or deck overlays.
  - Ancillary structure foundations.
  - Concrete masonry seals.
  - Other engineer-approved applications.

##### 501.2.7.4.2 Aggregate Gradations

- (1) Use well graded fine and coarse aggregate conforming to the blended aggregate gradation limits specified in table 501-4.
- (2) The department will accept aggregates based on the blended aggregate gradations as batched. Calculate blended values using the actual batch percentages for the component aggregates.

**TABLE 501-4 AGGREGATE MASTER GRADATION LIMITS**

SIEVE	COMBINED AGGREGATE GRADATION		OPTIMIZED AGGREGATE GRADATION (OAG)
	STANDARD	100 % PASSING 1-inch sieve	TARANTULA CURVE GRADATION BAND
	(% passing by weight)		(volumetric % retained)
2-inch	100	100	0
1 1/2-inch	96 - 100	100	<= 5
1-inch	70 - 99	100	<= 16
3/4-inch	55 - 96	95 - 100	<= 20
1/2-inch	48 - 86	75 - 91	4-20
3/8-inch	38 - 77	56 - 80	4-20
No. 4	30 - 60	42 - 60	4-20
No. 8	25 - 53	36 - 55	<= 12
No. 16	20 - 44	27 - 45	<= 12
No. 30	10 - 32	15 - 32	4-20
No. 50	2 - 14	3 - 14	4-20
No. 100	0 - 6	0 - 6	<= 10
No. 200	0 - 2.3	0 - 2.3	<= 5
<b>ADDITIONAL REQUIREMENTS - OPTIMIZED AGGREGATE GRADATION</b>			
Percent by weight passing the 200 sieve <= 2.3			

OAG sum of volumetric percentages retained on No. 8, No. 16, and No. 30	>= 15
OAG sum of volumetric percentages retained on No. 30, No. 50, No. 100, and No. 200	24-34 <sup>[1]</sup>

[1] Increase to 40 percent if the concrete will be placed by a pump or by hand.

#### 501.2.7.4.2.1 Optimized Aggregate Gradation

- (1) Ensure the blended aggregate gradations conform to the volumetric percent retained limits of the tarantula curve for the individual sieves specified in table 501-4. Also conform to the required OAG sums of percentages retained for the sieves specified in table 501-4.
- (2) For concrete pavements with a combined contract quantity over 50,000 square yards, the contractor must use optimized aggregate gradations. The contractor has the option to use optimized aggregate gradations for all other concrete items.
- (3) When using optimized aggregate gradations, the contractor may use an optimized mix design as allowed in [501.3.2.3](#).

#### 501.2.7.4.2.2 Combined Aggregate Gradation

- (1) For standard mixes and mixes with 100 percent passing the 1-inch sieve, as allowed under [501.2.7.4.1\(2\)](#), conform to the combined aggregate gradation limits specified in table 501-4.

#### 501.2.8 Concrete Curing Materials

- (1) Furnish liquid curing compound conforming to [ASTM C309](#), type 2, class A from the [APL](#). Curing compound not on the [APL](#), including carry-over material from a previous year that is removed from the [APL](#), must be tested by the BTS laboratory if the quantity exceeds 220 gallons.
  - Submit a 1-quart sample for each 2000 gallons used, or fraction thereof. Obtain samples under the engineer's observation.
  - Submit a certified report of test or analysis that includes the lot/batch number of the sampled material.
  - Carry-over curing compound from the previous year must be re-tested and placed on the current year [APL](#) before use.
- (2) Furnish sheeting conforming to [ASTM C171](#) for white opaque polyethylene film, except that the contractor may use clear or black polyethylene for cold weather protection.
- (3) Furnish burlap conforming to [AASHTO M182](#), class 3 or 4. The contractor may use 2 layers of class 1 or class 2 instead of one layer of class 3 or class 4.
- (4) Furnish polyethylene-coated burlap conforming to [ASTM C171](#) for white burlap-polyethylene sheets.

#### 501.3 Construction

##### 501.3.1 Concrete Grades

- (1) The department's standard concrete grades are defined in table 501-5.

##### 501.3.2 Concrete Composition

###### 501.3.2.1 General

- (1) Unless the contract specifies otherwise, for all concrete grades:
  - Provide air-entrainment.
  - Use a water-reducing admixture.

###### 501.3.2.2 Concrete Proportions

###### 501.3.2.2.1 General

- (1) Unless the contract specifies otherwise or if using an engineer-approved optimized mix design, conform to the cementitious material and the water-to-cement ratio master limits for grades of concrete as specified in table 501-5.

**TABLE 501-5 CONCRETE GRADES**

GRADE	MINIMUM CEMENTITIOUS CONTENT FOR A NOMINAL CUBIC YARD (lb/cy)	MAXIMUM W/CM
A	565	0.45
B	400	0.65
C	660	0.45
E	823	0.36

#### **501.3.2.2.2 Supplementary Cementitious Materials**

- (1) Replace 15 to 30 percent by weight of the total cementitious material content with approved SCMs for class I concrete as specified in [715](#).
- (2) Replace a maximum of 30 percent by weight of the total cementitious material content with approved SCMs for class II and class III concrete as specified in 716.
- (3) Limit Class F fly ash sources not on the APL to maximum 15 percent.
- (4) Minimum SCM content may be waived by the engineer.

#### **501.3.2.2.3 Water**

- (1) Water-to-cementitious material ratio (w/cm) is the weight of total free water divided by the weight of total cementitious materials.

#### **501.3.2.2.4 Aggregates**

- (1) Proportion fine aggregates and coarse aggregates to meet the blended aggregate gradation limits established in [501.2.7.4.2.1](#) or [501.2.7.4.2.2](#).

#### **501.3.2.3 Optimized Concrete Mixtures**

- (1) The contractor may use an optimized concrete mixture with reduced cementitious material content for concrete items with optimized aggregate gradations as defined in [501.2.7.4.2.1](#).
- (2) Develop an optimized mix design as specified in [710](#).
  - Provide a minimum cementitious material content of 500 pounds per cubic yard of concrete, except for grades C and E conform to table 501-5.
  - Provide a minimum  $V_{paste}/V_{voids}$  of 1.25. The paste/void ratio equals the volume of paste divided by the volume of voids.

#### **501.3.2.4 Concrete Admixtures**

##### **501.3.2.4.1 General**

- (1) Dispense admixtures in liquid form only. Incorporate non-liquid admixtures in an aqueous solution according to the manufacturer's instructions before dispensing. Maintain admixtures at uniform concentration. The contractor is responsible for the uniform operation of the admixture and for its compatibility with other mix components and any other admixture used.

##### **501.3.2.4.2 Air Entrainment**

- (1) Use an admixture conforming to [501.2.5.2](#) with non-air-entrained cement to produce air-entrained concrete. Ensure that concrete air content conforms to the following:
  - Grade E concrete contains 6.0 percent air, +/- 1.0 percent.
  - Slip-formed concrete contains 7.0 percent air, +/- 1.5 percent.
  - Other concrete contains 6.0 percent air, +/- 1.5 percent.
- (2) Test fresh concrete air content according to [WTM T152](#) or [WTM T395](#) at the contract-required frequency and as the engineer directs. Test concrete placed by pumping or belting at the point of discharge from the pump line or belt.
- (3) The engineer may verify air content using a method that measures air volume directly. The contractor may request a check test performed according to [WTM T152](#) to validate the engineer's method.

##### **501.3.2.4.3 Set Retarder**

###### **501.3.2.4.3.1 General**

- (1) Use admixtures to retard concrete setting conforming to [501.2.5.3](#).

###### **501.3.2.4.3.2 Bridge Superstructures**

- (1) If required, add a retarding admixture conforming to [501.2.5.3](#) to the concrete mix used for the superstructures of cast in place reinforced concrete slab, concrete floor slabs, sidewalks, and parapets of other types of structures, including the top slab of concrete for box girder bridges according to the following:
- (2) Add the department-approved retarding admixture, to the concrete mix, as the engineer directs, if the air temperature when placing the concrete is 70 F or above; or if it is 50 F or above and it is expected to take 4 or more hours to place the concrete in any one span or pour. Add the retarding admixture in the proportions the manufacturer recommends for the anticipated temperature.

#### **501.3.2.4.3.3 Extended Delivery Time**

- (1) If the contractor elects to use a retarder to extend delivery time for ready-mixed concrete, as specified for delivery in [501.3.5.2](#), add it to the concrete mix if the concrete temperature when placing the concrete is 60 F or above.
- (2) Add the retarding admixture according to the manufacturer's instructions to obtain at least a one-hour delay in the initial set, as defined in [AASHTO T197](#), at the temperature during placement.

#### **501.3.2.4.4 Water Reducer**

- (1) Use a water-reducing admixture conforming to [501.2.5.3](#). Determine the specific type and dosage based on the atmospheric conditions, the desired properties of the finished concrete, and the manufacturer's recommended dosage. The actual dosage must at least equal the manufacturer's recommended dosage. Both the type and dosage used require engineer approval before use.

### **501.3.3 Handling Materials**

#### **501.3.3.1 Aggregates**

- (1) Keep materials required to manufacture concrete clean and free from contamination. The department will not accept aggregates mixed with foreign matter. Keep the fine aggregate and the coarse aggregates separate until measuring and placing in the batch. If mixing or storing aggregates from different supply sources in the same pile, the engineer will reject the entire pile. The engineer may approve use of aggregates from different sources alternately in the same class of construction or mix; this permission is contingent on amending the job mix and batch weights as necessary to protect the concrete quality produced.
- (2) If using a composite material from 2 or more sources for any aggregate for a job mix, proportion material from the respective sources separately into the batch by weight in the proportions the engineer approves.
- (3) Store aggregates in stockpiles. The aggregates must not go directly from the washing plant to the proportioning bins. After washing, drain fine aggregate in stockpiles for at least 12 hours before weighing for the batch, unless the engineer reduces this waiting period. After washing and before placing in the proportioning plant, allow coarse aggregates to drain for periods that ensure uniformity in the moisture content.
- (4) Choose reasonably smooth, firm, and well-drained sites for aggregate stockpiles cleared of vegetable matter and foreign material that might contaminate the aggregates. If necessary, build adequate bulkheads or partitions for keeping the fine and the several sizes of coarse aggregates separated. If the aggregates become intermixed, then do not use them.
- (5) Construct coarse aggregate stockpiles in a way that minimizes segregation of the coarse and fine fractions.
- (6) Exercise care in removing aggregates near the bottom of stockpiles, to avoid incorporating foreign materials, and use of material removed from near the bottom of drainage stockpiles at production plants and batching plants is prohibited unless tests indicate the material is satisfactory.

#### **501.3.3.2 Cement**

- (1) Handle bulk cement in a way that precludes contamination and avoids loss.
- (2) If using packaged cement, deposit it directly from the containers, as shipped, into the mixer when placing the aggregates into the mixer, or dump it directly on the batch aggregates just before placing the batch aggregates into the mixer, except as required otherwise to conform to [415.3.13](#) and [502.3.9.2](#) for mixing concrete under cold weather conditions. Take care to place the container's full contents into the batch.

#### **501.3.3.3 Fly Ash or Slag**

- (1) Use separate facilities equal to those used for cement for handling, storing, transporting, and conveying the fly ash or slag.

### **501.3.4 Proportioning**

#### **501.3.4.1 Aggregates**

- (1) Measure the specified quantities of each size of fine and coarse aggregates by weight into each batch, except as specified for volumetric plant and mixer in [501.3.6.4](#).

#### **501.3.4.2 Cement**

- (1) Measure the specified quantity of cement accurately into each batch.
- (2) The contractor may proportion cement in sacks by volume if the operations allow the engineer to accurately determine the quantity of cement proportioned into each batch. Do not use batches

requiring a fractional part of a sack of cement, unless the contractor elects to weigh the fractional part required for each batch.

- (3) Proportion cement in bulk by weight, except as specified for volumetric plant and mixer in [501.3.6.4](#).

#### **501.3.4.3 Water**

- (1) Measure water by volume or by weight. Use water-measuring equipment capable of accurately measuring to within one percent of the quantity required for each batch. Ensure that the measurement accuracy is uniform under all construction conditions and that variations in pressure in the water supply line do not affect it.
- (2) Use water-measuring equipment with preset controls that enable the operator to automatically cut off the flow after discharging the required quantity of water. Use equipment that has an accurately calibrated and easily read indicator showing the quantity of water used in each batch. Arrange this measuring equipment to facilitate checking the calibration accuracy.

#### **501.3.4.4 Admixtures**

##### **501.3.4.4.1 General**

- (1) The contractor may proportion admixtures by volume or by weight. Follow a department-approved procedure for adding the specified quantity of each admixture. Add admixtures during initial batching of the concrete except as specified in [501.3.4.4.2](#).
- (2) If using more than one admixture, add each admixture in a way that prevents intermixing the admixtures before incorporating into the mixture. The contractor may introduce the admixture into the water line, directly into the mixer when adding the water, or uniformly dispense it into the fine aggregate just before incorporating into the mix.

##### **501.3.4.4.2 Adding Air-Entraining Admixtures in the Field**

- (1) The department will allow re-tempering with air-entraining admixtures at the work site for concrete delivered in truck mixers.
- (2) If additional air-entraining admixture is needed at the work site to raise the air content of the concrete above the lower spec limit, measure it in a calibrated container and then add to the mixer in a dilute solution with water. Mix the concrete at mixing speed for at least 30 revolutions before discharge.

#### **501.3.4.5 Weighing Equipment for Aggregates**

##### **501.3.4.5.1 General**

- (1) The contractor may use manual, automatic, or semi-automatic batching plants for weighing fine and coarse aggregates.
- (2) Ensure each plant has bins for holding each aggregate weighed, and batchers, and scales for weighing the aggregates, and conforms to the requirements specified below.
- (3) The contractor may use batching plants that are a complete unit with bins, batchers, and scales mounted on a rigid framework for direct discharge of the aggregate from the bin to the batcher; or plants with the bins mounted separately from the batchers and provided with appropriate means for conveying the aggregate from the bin to the batcher. Ensure the framework supporting bins and batchers is rigidly constructed and mounted on firm foundations.
- (4) After erection, test each batching plant before use. Fully load aggregate bins, batchers, and scales with aggregate for not less than 5 hours before testing, in order to allow for settlement and adjustment under working conditions.
- (5) Provide each batching plant with at least 10 standard 50-pound weights accurate to within 0.1 percent.
- (6) When the engineer is observing the testing, furnish any accessories and assistance required to test the weighing and metering equipment. If difficulties occur in calibrating and testing the weighing or metering equipment, or if discrepancies occur during use, the engineer may require an authorized testing firm or agency test the scales or meters. If testing weighing equipment, ensure the material bins are fully loaded at the time.
- (7) The contractor may batch aggregates, both fine and coarse, in separate or accumulative weigh batchers.

##### **501.3.4.5.2 Scales**

- (1) Use either the beam, digital, or springless dial-type scales suitable for supporting the batcher and of a simple rugged design with a minimum number of adjustments, consistent with the accuracy required. Use scales designed and constructed to prevent displacement of scale parts and that provide a means for readily checking the proper position and alignment of scale levers. Ensure pivots are constructed of

material that satisfactorily resists wear under repeated weighing and are set accurately in substantial mountings to ensure a permanent spacing of the knife edges under all loading and use conditions.

- (2) If provided beam scales, they must have a separate beam, or separate beam and fractional beam for each aggregate weighed. Provide each beam with a sliding poise and locking device to firmly hold it in position. Provide a means to display to the scale operator that the required load weight is approaching, for example, a springless dial indicator or tare beam. If using a graduated dial, provide it with a separate movable pointer or marker for each aggregate weighed. Set these pointers or markers to indicate the load of each aggregate as required. Provide a moisture resistant dial face.
- (3) If using digital scales, conform to NIST handbook 44.
- (4) Design, build, and maintain the scales to an accuracy within 0.4 percent of the net load in the hopper. Arrange the scales or indicating devices so the operator can maintain full view of them.
- (5) Use graduated dials, beams, or other indicators to allow readings or settings made to within 0.1 percent of the capacity of the scale.
- (6) Ensure accessibility to the scale working parts for inspection and cleaning, and protect working parts against contamination. Provide full and complete instructions for setting up and adjusting the scale.

#### **501.3.4.5.3 Manually Operated Batching Plants**

- (1) Bins must have: suitable size and shape, no leakage, compartments or separate bins for each size of aggregate, rigid framework that, if mounted on a suitable foundation, holds them in the correct position.
- (2) Multiple compartment bins must have partitions that extend above the top of the bins to prevent intermixing of the separate sizes of aggregates if heaped above the top of the bins.
- (3) Weigh batchers must: have suitable size and shape, not leak, rest entirely upon the scales, and hang free. Provide clearance between the batcher top and bin discharge gates, or charging facilities, to house a full batch without hand raking, and sufficient clearance to remove any overload of aggregate. Provide a means to tightly close the batcher discharge gate during the batching interval. Ensure the design, construction, and operation of the batcher and its appurtenances does not retain varying tare materials on any of its parts, and completely and quickly discharges without shaking or jarring the scales.

#### **501.3.4.5.4 Automatic and Semi-Automatic Batching Plants**

- (1) Use automatic and semi-automatic plants with bins, batchers, and scales conforming to the requirements specified above for manually operated batchers.
- (2) Provide a means to protect the device for setting the batch weights against tampering by unauthorized personnel.
- (3) Provide an audible signal device activated by the discharge of any batch whose weight is outside the specified tolerance. Ensure a loud enough signal to hear throughout the plant area under normal operating conditions.
- (4) Provide automatic and semi-automatic batching plants with a device to indicate any underweight or overweight material.
- (5) Provide automatic batching equipment with batching devices that if activated by a single starting mechanism, automatically batches or measures any given material, and automatically stops the flow of material after attaining the desired quantity, within the allowable tolerance.
- (6) Use an interlocking batcher charging mechanism on automatic plants that guards against opening until the batcher entirely discharges and the scale balances within +/- 0.3 percent of the scale capacity, and against opening if the batcher discharge gate is open. Also, it should interlock to ensure against opening if the batcher charging mechanism is open, and against opening if the batch is either over or underweight by more than 1.5 percent of the specified batch weight in individual batchers or 1.5 percent of the specified intermediate and final accumulative batch weight in accumulative batchers.
- (7) Provide semi-automatic batching equipment with suitable batching devices that open or start separately, if actuated by individual starting mechanisms, to allow weighing or measuring the material, and close or stop automatically after attaining the desired quantity, within the allowable tolerance.
- (8) Use an interlocking batcher discharge mechanism for semi-automatic plants to ensure against opening if the batch is either over or underweight by more than 1.5 percent of the specified batch weight in individual batchers, or 1.5 percent of the specified intermediate and final accumulative batch weights in accumulative batchers.
- (9) Ensure that the batcher discharge mechanisms of automatic or semi-automatic plants interlock against opening until aggregate batchers and the cement batcher are charged with the correct weights.

- (10) Equip the batching system with automatic controls to stop the cycle in the underweight check position and the overweight check position for each material to allow tolerance limit checking.
- (11) The contractor may use a batching system consisting of a combination of automatic and semi-automatic batchers provided it furnishes the appropriate controls and interlocks.
- (12) If the control system of automatic or semi-automatic batching plants breaks down, the contractor may manually operate plants for up to 72 hours while making repairs.

**501.3.4.6 Weighing Equipment for Cement, Fly Ash, and Slag**

- (1) The contractor may use manual, automatic, or semi-automatic batchers for batching cement. If using a combination of bin, batcher, and scales to proportion cement in bulk, conform to [501.3.4.5](#) for batching plants, with the following additions and exceptions:
- (2) Use a separate batcher and scales.
- (3) If using a beam scale, provide a tare beam and a weigh beam or beams capable of being lifted out of weighing position to allow checking the batcher's tare weight to determine if it discharges all the cement into the batch, unless there are other positive means to determine if complete discharge took place.
- (4) Mechanically operate the batcher discharge gate in a way that does not affect the scale balance.
- (5) Ensure that the batcher charging mechanism of automatic batchers interlock against opening until the batcher entirely discharges and the scale balances within +/- 0.3 percent of scale capacity, and against opening if the batcher discharge gate is open. Also, it should interlock against opening if the batcher charging mechanism is open; and against opening if the batch is either over or underweight by more than one percent of the specified batch weight.
- (6) If using semi-automatic batchers, ensure the batcher discharge mechanism interlocks against opening if the batch is either over or underweight by more than one percent of the specified batch weight.
- (7) Ensure that the batcher discharge mechanisms of automatic or semi-automatic plants interlock against opening until charging the cement batcher and aggregate batchers with the correct weight.
- (8) The contractor may weigh and batch fly ash or slag along with the cement, but if this occurs, weigh the cement into the batcher first, and then add the fly ash or slag to the top of the batch of cement to the appropriate accumulative weight.
- (9) For separate scales, bins, and hoppers used to batch fly ash or slag conform to the requirements specified above for cement-weighing equipment.

**501.3.4.7 Dispensing Equipment for Admixtures**

- (1) Use accurate, volumetric, mechanical measuring dispensers, capable of presetting to deliver a specified quantity of admixture, or engineer-approved scales. Furnish a separate volumetric dispenser or scale for each admixture. Use a dispensing system with a device that either detects and indicates the presence or absence of flow of the admixture, or provides a convenient way to visually observing the admixture during batching or discharging. Ensure that the dispenser piping is free from leaks and properly valved to prevent back flow or siphoning.
- (2) Interlock admixture-dispensing systems used in conjunction with semi-automatic plants, automatic plants, or on-site mixers of 21 cubic feet or more with the batching operations. Ensure that the system is capable of dispensing the admixture within +/- 3.0 percent of the required volume or weight of admixture, or the minimum dosage rate per 100 pounds of cement, whichever is greater.

**501.3.5 Ready-Mixed Concrete**

**501.3.5.1 General**

- (1) The contractor may use ready-mixed concrete instead of site-mixed concrete, except for grade E concrete. Do not use ready-mixed concrete to produce grade E concrete.
- (2) Interpret ready-mixed concrete to include central-mixed, transit-mixed, and shrink-mixed concrete, defined as follows:

- Central-mixed concrete** Concrete completely mixed in a stationary mixer and transported to the point of delivery with or without mechanical agitation in the transporting vehicle.
- Transit-mixed concrete** Concrete completely mixed in a truck mixer.
- Shrink-mixed concrete** Concrete mixed partially in a stationary mixer with the mixing completed in a truck mixer.

### 501.3.5.2 Delivery

- (1) Deliver ready-mixed concrete at a rate that ensures reasonably continuous progress in the placing and finishing operations. If the time intervals between successive loads or batches causes a partial drying of previously placed concrete provide additional equipment of the kind necessary to preclude these delays. Failing in this, discontinue use of ready-mixed concrete and use site-mixed concrete.
- (2) Provide sufficient facilities for the production and delivery of ready-mixed concrete for concrete pavement to ensure placement at a uniform rate of not less than 80 cubic yards per hour, unless performing single-lane construction.
- (3) Deliver and completely discharge the concrete within the following limits, beginning when adding water to the cement, or when adding cement to the aggregates.

#### Delivered in Agitating Vehicles:

- 60 minutes if the concrete temperature is 60 F or higher at placement, and the contractor does not use a department-approved retarder.
- 90 minutes if the concrete temperature is less than 60 F at placement.
- 90 minutes if the concrete temperature is 60 F or higher at placement, and the contractor uses a department-approved retarder.

#### Delivered in Non-Agitating Vehicles:

- 30 minutes if the concrete temperature is 85 F or higher at placement, and the contractor does not use a department-approved retarder.
- 45 minutes if the concrete temperature is 60 to less than 85 F at placement, and the contractor does not use a department-approved retarder.
- 60 minutes if the concrete temperature is less than 60 F at placement.
- 60 minutes if the concrete temperature is 60 F or higher at placement, and the contractor uses a department-approved retarder.

- (4) The engineer or inspector will consult with BTS if a hydration controlling admixture, as specified in [501.2.5.3.5](#), is added to the mixture.
- (5) The engineer or inspector may reduce these times under conditions contributing to quick stiffening of the mix, or during cold weather when loss of heat occurs to the extent that the concrete temperature is not correct at placement.
- (6) Except during the mixing revolutions, operate the drum or agitator of the vehicle at agitating speed until discharging the mix. Ensure the concrete's uniform composition, required consistency, and required air content at time of delivery.
- (7) The contractor may deliver central-mixed concrete to the work site by equipment with non-agitating body types. These body types are smooth, mortar-tight, metal containers capable of discharging the concrete at a satisfactorily controlled rate. Do not use aluminum bodies. Provide watertight covers for protection against the weather if necessary. The concrete in these vehicles should show no appreciable water gain at the surface. The concrete should freely and readily discharge from the vehicle, be free of excessive segregation of the fine and coarse aggregates, and have an air content within the required range at the point of discharge. Slump tests made during discharge should not differ by more than 2 inches. Remove foreign material and accumulated concrete before batching concrete into those vehicles.

### 501.3.5.3 Mixers and Mixing

- (1) The contractor may use stationary mixers, or truck mixers of the revolving drum type or, with the engineer's written approval, other types specifically designed for mixing. For agitators, use truck mixers or truck agitators. The manufacturer shall attach in a prominent place, to each stationary mixer, truck mixer, or truck agitator a metal plate plainly marked with the various uses of the equipment, the drum or container capacity in volume of mixed concrete, and the rotation speed of the mixing drum or blades.
- (2) If using a stationary mixer to mix concrete, mix at least one minute, provided that plant operating procedures are reasonably stabilized and controlled, and that it achieves visible blending of materials during charging to the engineer's satisfaction. If this mix time does not achieve proper stabilization, control, and blending, the engineer may increase the mixing time to 75 seconds.
- (3) Exceptions to the minimum mixing time for stationary mixers specified above are contained in an approved list, BTS maintains, of reduced minimum mixing times for specific makes and models of stationary mixers. If these department-approved reduced minimum mixing times do not produce satisfactory stabilization, control, and blending the engineer may increase the mixing time as needed.

- (4) Blending implies a uniform volume of flow of all batch ingredients throughout the charging time interval, except for the brief introduction of water and coarse aggregate. Charge the batch into the mixer so that:
  1. Some water enters shortly before the solid material, and all water is in the drum by the time mixing begins.
  2. Introduce admixtures uniformly throughout the charging time interval.
  3. Introduce some coarse aggregate before other solid materials.
  4. For the remaining solid material charging time, introduce the large and small sizes of the coarse aggregate, sand, and cement in an acceptably uniform rate of flow, as determined by visual inspection.
  5. Start mixing time after all solid materials are in the mixer.
- (5) The maximum mixing time for stationary mixers must not exceed the minimum specified above, by more than 60 seconds.
- (6) Consider transfer time in multiple drum mixers as part of the mixing time.
- (7) For stationary mixers, compute the total mixed concrete volume based on the nominal cubic yard determined in [DT2220](#) or [DT2221](#). This volume must not exceed the manufacturer's rated maximum mixing capacity, for the type and volume of mixer used, in the concrete plant mixer standards of the Concrete Plant Manufacturer's Bureau.
- (8) Equip stationary mixers with a timing device that automatically locks the discharge mechanism during the full mixing time and releases it at the end of the mixing period.
- (9) If mixing concrete in a truck mixer, mix each batch for 70 or more revolutions at the manufacturer-designated mixing speed. Do not exceed 300 total revolutions per batch, the sum of the revolutions at mixing and agitating speeds. Begin mixer revolutions only after all materials, including mixing water are in the mixer.
- (10) Add the mixing water at the batching plant, but if obtaining the specified slump requires more water, add it in the field with the engineer's permission. Do not exceed the maximum specified water to cementitious materials ratio. Calculate the maximum water as the sum of free water added with the aggregates and all added mixing water. If adding more water at the work site, perform an additional 20 revolutions of the truck mixer at mixing speed before discharging any concrete. The process of adding more water and additional mixing must happen within 45 minutes of introducing the mixing water to the cement or the cement to the aggregates. The engineer may extend the time limit for adding water and additional mixing to 75 minutes for those grades of concrete mixed under the conditions described in [501.3.5.2](#) whose delivery time limit is 1 1/2 hours. If additional mixing revolutions are necessary because of added water at the site, the total revolutions at mixing and agitating speeds must not exceed 300.
- (11) If using a truck mixer or agitator to transport concrete completely mixed in a stationary mixer, rotate the drum or agitator at the agitating speed during transportation and until discharge.
- (12) Equip truck mixers with an engineer-approved revolution counter. Unless equipped to control and count revolutions at mixing speed, perform mixing at the batching plant or job site with the mixer operated at agitating speed while in transit.
- (13) For truck mixers operating from plants erected to supply concrete to highway projects, if the delivery time is short enough that the truck cannot exceed the maximum number of revolutions at mixing speed in transit, then mixer may operate at mixing speed in transit.
- (14) If using a stationary mixer for partial mixing of the concrete, the contractor may reduce the mixing time in the stationary mixer to the minimum required to blend the ingredients, about 30 seconds.
- (15) If using a truck mixer to finish the partial mixing done in a stationary mixer, mix each batch for 50 or more revolutions at the manufacturer-recommended speed. Do not exceed 300 total revolutions at mixing and agitating speeds.
- (16) For truck mixers, compute the total concrete volume mixed per batch based on the nominal cubic yard determined in [DT2220](#) or [DT2221](#) and do not exceed the manufacturer's rated capacity, or the following percentages of the drum's gross volume:
  - For complete mixing, 63 percent.
  - For partial mixing, initial (shrink) mixing done in stationary mixer, 70 percent.
- (17) The engineer may obtain representative samples from approximately the 1/6 and 5/6 discharge points of the concrete load of any truck mixer or truck agitator. If the slump of the 2 samples differs by more than one inch, or the entrained air content in them differs by more than one percent, correct the condition before using the load.

- (18) For central-mixed or shrink-mixed concrete, if using more than one batch to make up a load, properly proportion each batch using all the ingredients, including admixtures, fly ash, or slag.
- (19) Do not incorporate water used to clean mixing equipment and accessories into the mix.
- (20) Replace the pick-up and throw-over blades of truck mixers or agitators if any part or section is worn one inch or more below their original height. Provide a copy of the manufacturer's design, showing dimensions and blade arrangement, upon the engineer's request.

#### **501.3.5.4 Inspection**

- (1) Notify the engineer at least 24 hours before the contractor requires delivery of ready-mixed concrete so the engineer can inspect the proposed ready-mix plant and facilities.
- (2) With each load of ready-mixed concrete, provide a computer-printed batch ticket which includes load and truck identification, the actual batch weights of all materials in that load, the mixing time for central plant-mixed concrete or the start of the batch life as specified in [501.3.5.2\(3\)](#) for transit-mixed concrete, and other pertinent data. Give batch tickets to the inspector upon arrival at the work site. The department will only accept loads that arrive in satisfactory condition and have a batch ticket. The engineer will only accept hand written batch tickets in remote locations where no computerized plant is available within deliverable distance of the work site.
- (3) Instead of requiring a batch ticket for each load, the engineer may accept central-mixed concrete used in pavement and associated bid items based on daily production records from a computer-controlled plant erected specifically for work under the contract. Submit a complete load-by-load written record that ties the truck IDs to the batch quantities and batch times for each day's production to the engineer at the end of each day's production. During concrete production, operate under a plan acceptable to the engineer that ties the truck ID to the batch quantities and batch time for each load. In that plan describe how that information will be made available to the engineer immediately upon request. The engineer may also require batch tickets to address short-term operational difficulties.
- (4) The engineer may accept minor quantities of ready-mixed concrete used in miscellaneous bid items without batch tickets.

#### **501.3.6 Site-Mixed Concrete**

##### **501.3.6.1 General**

- (1) Site-mixed concrete is concrete manufactured in standard batch or volumetric type portable mixers at the work site. Use volumetric mixers only for work that specifically allows volumetric proportioning.

##### **501.3.6.2 Batch Mixer**

- (1) Use a powered revolving drum type mixer conforming to the following requirements, unless the engineer allows another type.
- (2) Maintain the mixer in good working order and operate it in a way that does not combine the mixed batch with the following dry batch, and so that the ingredients of only one batch are intermixed with each charge of the mixer. Keep charging devices, the throat, and drum interior free of accumulated materials. If charged with the batch, revolve the mixer drum at a speed that does not exceed the manufacturer's specified speed for the mixer, provided the drum makes between 14 and 20 revolutions per minute. Replace pick-up and throw-over blades showing a wear in excess of 3/4 inch from their original factory depth. Mixers must have a rated capacity of at least 5 cubic feet of mixed concrete per batch.
- (3) Equip mixers with an engineer-approved automatic timing device, in proper working order, designed and constructed so that it starts when the charging skip is raised and dumped. The timing mechanism must have a device that transmits an audible or visible signal when mixing is complete.
- (4) Equip mixers, with a rated capacity of 21 cubic feet or more of mixed concrete, with an engineer-approved discharge-locking device, in good working order, and automatically controlled by the timing device.
- (5) Keep the box or compartment containing the timing device closed and locked at all times except for adjustment or repairs. Only the contractor or an authorized representative shall make adjustments under the direct supervision of the engineer or inspector.
- (6) Compute the total volume of concrete mixed per batch based on the nominal cubic yard determined in [DT2220](#) or [DT2221](#) and do not exceed the mixer's rated capacity by more than 10 percent as established by the Mixer Manufacturer's Bureau of the Associated General Contractors of America. The capacities above are contingent on the mixer drum retaining the batch without segregating, spilling, or leaking during charging, mixing, and discharging; and upon adequate methods of handling, placing and finishing the resultant concrete.

- (7) Stop using and repair or replace with a satisfactory mixer, any concrete mixer that is not adequate or suitable for the work, has insufficient power, inefficient mixing action, or has auxiliary units that do not function properly.

**501.3.6.3 Batch Mixing Time**

- (1) Mix each batch for at least 50 seconds but not more than 90 seconds. During this time, the drum revolves at the rate specified above. Start the mixing time after all solid materials are in the drum.
- (2) Introduce the mixing water to the drum ahead of the other materials and continue to discharge for a short time after all solid materials are in the drum.

**501.3.6.4 Volumetric Plant and Mixer**

- (1) Use a truck-mounted mobile concrete plant and mixer, designed for automatic volume proportioning of concrete materials, and for mixing concrete for immediate use at the work site, for grade E concrete, and the engineer may allow its use for bid items from other grades. This machine must produce a thoroughly mixed and uniform concrete.
- (2) Calibrate the plant on a weight-volume relationship according to the manufacturer’s recommended procedures. Recalibrate the plant if changing aggregates and, as the engineer deems necessary.
- (3) Volumetric proportioning equipment and procedures are subject to the engineer's approval. Equip the plant with either a water flowmeter or a recording water meter.

**501.3.7 Concrete Consistency**

- (1) Concrete must have a uniform consistency, with all ingredients uniformly distributed throughout the weight, and so that the mortar clings to the coarse aggregate. Concrete must not have a consistency sufficiently wet so it flows and segregates, or a mealy, dry consistency.
- (2) Use the minimum quantity of water that achieves the desired workability, as the engineer determines. Obtain the engineer’s approval of any changes in this quantity.

**501.3.7.1 Slump**

- (1) Use a 1-inch to 4-inch slump for concrete used in structures or placed in forms, except as follows:
  - Do not exceed a slump of 2 inches for grade E concrete.
  - Increase slump as specified in [502.3.5.3](#) for concrete placed underwater.
  - The contractor may increase the slump to a maximum of 9 inches for a mixture that contains a high range water reducer conforming to [501.2.5.3.3](#). Do not exceed the maximum w/cm allowed for the grade of concrete being used when a high range water reducer is in use.
- (2) Use the applicable slump specified in [415.2.1](#) for concrete pavements.
- (3) Concrete pavement repair and replacement must conform to the following:
  - Use the following slumps for the technique used:
 

<p>SLIP-FORMED</p> <p>2.5 inches or less</p>	<p>NOT SLIP-FORMED</p> <p>4 inches or less</p>
--	--
  - The contractor may increase the slump to a maximum of 9 inches for a mixture that contains a high range water reducer conforming to [501.2.5.3.3](#). Do not exceed the maximum w/cm allowed for the grade of concrete being used when a high range water reducer is in use.
- (4) Perform the slump tests for concrete according to [WTM T119](#).

**501.3.8 Placing**

**501.3.8.1 General**

- (1) Except as specified in [501.3.5.2](#) for ready-mixed concrete, place the concrete within 30 minutes of first adding water to the batch. Use placement techniques that minimize segregation. Batch, mix, place, and finish concrete within a monolithic unit as continuously as practicable.

**501.3.8.2 Hot Weather Concreting**

**501.3.8.2.1 General**

- (1) The contractor is responsible for the quality of the concrete placed in hot weather. For concrete placed under the bid items enumerated in 501.3.8.2.1(2), submit a written temperature control plan at or before the pre-pour meeting. In that plan, outline the actions the contractor will take to control concrete temperature if the concrete temperature at the point of placement exceeds 80 F. Do not place concrete under these bid items without the engineer's written acceptance of that temperature control plan. Perform the work as outlined in the temperature control plan.
- (2) If the concrete temperature at the point of placement exceeds 90 F, do not place concrete under the following structure and concrete barrier bid items:

Concrete Masonry Bridges	Concrete Masonry Retaining Walls
Concrete Masonry Bridges HES	Concrete Masonry Retaining Walls HES
Concrete Masonry Culverts	Concrete Masonry Endwalls
Concrete Masonry Culverts HES	Concrete Masonry Overlay Decks
Concrete Barrier Single-Faced 32-Inch	Concrete Barrier (type)
Concrete Barrier Double-Faced 32-Inch	Concrete Barrier Fixed Object Protection (type)
Concrete Barrier Transition Section 32-Inch	Concrete Barrier Transition (type)

- (3) The department will pay \$0.75 per pound for the quantity of ice required to reach a target concrete temperature of 80 F if the following conditions are met:
1. The un-iced concrete temperature exceeds 85 F.
  2. The contractor has performed the actions outlined in the contractor's accepted temperature control plan.
  3. The contractor elects to use ice.
- (4) If the engineer directs the contractor to use ice when the un-iced concrete temperature is 85 F or less, the department will pay \$0.75 per pound for that ice.
- (5) Notify the engineer whenever conditions exist that might cause the temperature at the point of placement to exceed 80 F. If project information is not available, the contractor should obtain information from similar mixes placed for other nearby work.

**501.3.8.2.2 Bridge Decks**

- (1) For concrete placed in bridge decks under the bid items enumerated in 501.3.8.2.2(2), submit a written evaporation control plan at or before the pre-pour meeting. In that plan, outline the actions the contractor will take to maintain concrete surface evaporation at or below 0.2 pounds per square foot per hour. Do not place concrete under these bid items without the engineer's written acceptance of that evaporation control plan. If the engineer accepts an evaporation control plan calling for ice, the department will pay \$0.75 per pound for that ice. Perform the work as outlined in the evaporation control plan.
- (2) If predicting a concrete surface moisture evaporation rate exceeding 0.2 pounds per square foot per hour, do not place bridge deck concrete under the following bid items:
- |                              |                                |
|------------------------------|--------------------------------|
| Concrete Masonry Bridges     | Concrete Masonry Overlay Decks |
| Concrete Masonry Bridges HES |                                |
- (3) Provide evaporation rate predictions to the engineer under one or more of the following conditions:
1. Conditions exist that might cause concrete surface evaporation to exceed 0.2 pounds per square foot per hour.
  2. The concrete temperature at the point of placement exceeds 80 F.
  3. The engineer requests that information.
- (4) Compute the evaporation rate from the predicted ambient conditions at the time and place of the pour using the nomograph provided in [CMM 525](#) Figure 1, or using a computerized equivalent. Use weather information from the nearest national weather service station. The engineer will use this information to determine if the pour will proceed as scheduled.
- (5) On the day before the pour, the engineer will notify the contractor in writing whether or not to proceed with the pour as scheduled. If the actual computed evaporation rate during the pour exceeds 0.2 pounds per square foot per hour, the engineer may allow the contractor to complete the pour. If the engineer allows placement to continue, the department will pay \$0.75 per pound for the quantity of ice required to maintain concrete surface evaporation at or below 0.2 pounds per square foot per hour. If ice is not available the department will pay for any actions, beyond those described in the contractor's evaporation plan, required to complete the pour as the engineer directs.

**501.3.9 Mixing and Protecting During Cold Weather**

- (1) Mix, place, and protect concrete according to the method specified below, applicable to its use.
- (2) Mix, place, and protect concrete for pavement, pavement repair and replacement, pavement widening, pavement gaps, driveways, alleys, headers, surface drains, pavement approach slabs, base, base widening or patching, curb, gutter, curb & gutter, ditch checks, sidewalks, steps not a part of a structure, loading zones, safety islands and other concrete of a similar nature as specified in [415.3.13](#).
- (3) Mix, place, and protect concrete for bridges, culverts, retaining walls, end walls, or any other structure consisting, wholly or in part, of concrete, if placed during cold weather, as specified in [502.3.9](#).

**501.4 (Vacant)****501.5 Payment**

- (1) The department will not pay directly for the concrete specified under this section. Concrete is incidental to the various bid items using it. Payment under those bid items includes providing materials, including aggregates and associated aggregate source testing, cement, fly ash, slag, and admixtures; and for preparing, transporting, storing, protecting and curing concrete.
- (2) If required to remove and replace any concrete damaged by lack of proper protection. Perform this work at no expense to the department.
- (3) The department will pay for ice used to cool concrete in hot weather as specified in [501.3.8.2](#) under the Ice Hot Weather Concreting administrative item.

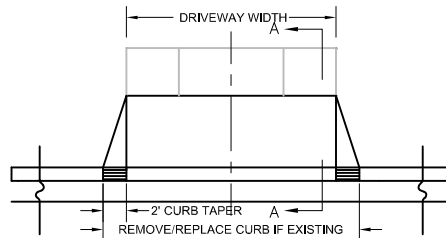
**GENERAL NOTES:**

1. DETAILS OF CONSTRUCTION, MATERIALS, AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO APPLICABLE PORTIONS OF THE WIDOT STANDARD SPECIFICATION, THE WIDOT FACILITIES DEVELOPMENT MANUAL, AND CITY SPECIAL PROVISIONS.
2. THE CONCRETE FORMS, SUBGRADE, AND BASE MATERIALS MUST BE INSPECTED AND APPROVED BY THE CITY PRIOR TO PLACING CONCRETE.
3. FOR CONCRETE DRIVEWAYS PLACE CONTRACTION & EXPANSION JOINTS AS NEEDED.
4. TOPSOIL SEED AND MULCH TURF AREAS WITHIN 7 DAYS OF CONSTRUCTING THE DRIVEWAY.
5. CONCRETE SURFACE FINISH SHALL BE LIGHTLY BROOMED SURFACE.
6. PROTECT FRESH CONCRETE FROM DAMAGE DUE TO VANDALISM, WEATHER, ETC.; FOLLOW CONCRETE SPECIAL PROTECTION CRITERIA PER WIDOT SPECIFICATIONS FOR COLD WEATHER CONCRETE PLACEMENT.
7. APPLY CURING COMPOUND TO CONCRETE SURFACES PER WIDOT SPECIFICATIONS. ALTERNATE METHODS MAY BE EXCEPTED. CONCRETE THAT IS NOT PROPERLY CURED MAY BE REJECTED.
8. TREES, TREE ROOTS AND TREE LIMBS SHALL NOT BE DISTURBED WITHOUT PRIOR AUTHORIZATION FROM THE CITY URBAN FORESTRY COORDINATOR.
9. WHERE THERE IS NO EXISTING SIDEWALK TO MATCH TO, THE BACK SIDE OF THE DRIVEWAY POINT AND ELEVATION SHALL BE SET BY THE CITY.

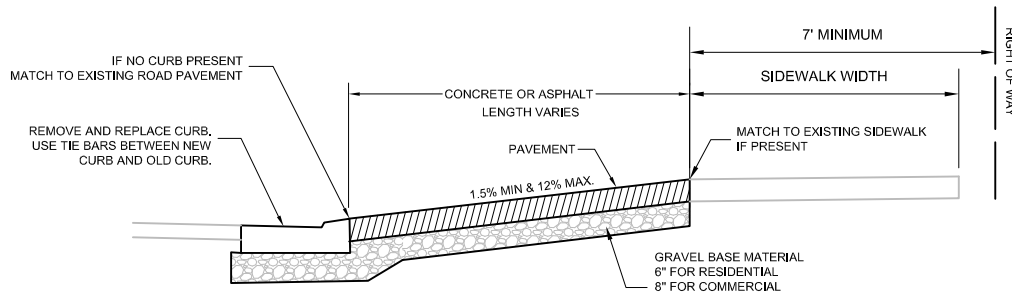
**CONCRETE SPECIFICATIONS**

1. AIR ENTRAINMENT 6% +/- 1.5% HAND FORMED CONCRETE AND 7% +/- 1.5% FOR SLIP FORMED CONCRETE.
2. COMPRESSIVE STRENGTH 28 DAYS 3500 P.S.I.
3. SLUMP: HAND PLACED FORMS = 2"- 4" ; SLIP FORMED PLACEMENT 2.5" OR LESS.
4. THE CITY RESERVES THE RIGHT TO REQUIRE CONTRACTOR TO PROVIDE FIELD TESTING OF CONCRETE FOR AIR, SLUMP, AND COMPRESSIVE STRENGTH. TESTING COSTS SHALL BE PAID FOR BY THE CONTRACTOR.
5. CONCRETE THAT DOES NOT COMPLY WITH THE SPECIFICATIONS MAY BE REJECTED BY THE CITY.

DRIVEWAY APPROACHES	MAXIMUM WIDTH	PAVEMENT THICKNESS (INCHES)	
		ASPHALT	CONCRETE
RESIDENTIAL	24	3	6
COMMERCIAL	35	5	8



**PLAN**



**SECTION A-A  
TYPICAL DRIVEWAY  
ON EXISTING ROADS**

DIMENSION STYLE 40

<b>RELATED DETAILS</b>		<b>DRIVEWAY APPROACH (EXISTING ROADS)</b>	
NO. - 1A1			DETAIL NO. : 1A4
NO. - 2A1		DATE: MARCH 2015	DRAWN BY: DM
		SCALE: NONE	ENGINEERING DIVISION

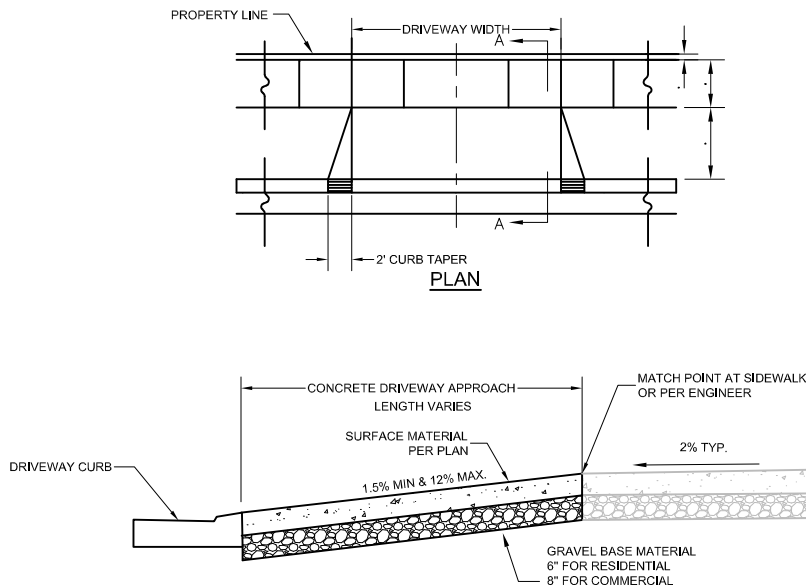
**GENERAL NOTES:**

1. DETAILS OF CONSTRUCTION, MATERIALS, AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO APPLICABLE PORTIONS OF THE WISDOT STANDARD SPECIFICATION, THE WISDOT FACILITIES DEVELOPMENT MANUAL, AND CITY SPECIAL PROVISIONS.
2. WEB LINK TO THE WISDOT STANDARD SPECIFICATIONS: <http://roadwaystandards.dot.wi.gov/standards/stnds-spec/index.htm>
3. WEB LINK TO THE WISDOT FACILITIES DEVELOPMENT MANUAL: <http://roadwaystandards.dot.wi.gov/standards/fdm/16-05-001e001.pdf>
4. THE CONCRETE FORMS, SUBGRADE, AND BASE MATERIALS MUST BE OBSERVED AND APPROVED BY THE CITY PRIOR TO PLACING CONCRETE.
5. FOR CONCRETE DRIVEWAYS PLACE CONTRACTION & EXPANSION JOINTS AS NEEDED.
6. TOPSOIL SEED AND MULCH TURF AREAS WITHIN 7 DAYS OF CONSTRUCTING THE DRIVEWAY.
7. CONCRETE SURFACE FINISH SHALL BE LIGHTLY BROOMED.
8. PROTECT FRESH CONCRETE FROM DAMAGE DUE TO VANDALISM, WEATHER, ETC.; FOLLOW CONCRETE SPECIAL PROTECTION CRITERIA PER WISDOT SPECIFICATIONS FOR COLD WEATHER CONCRETE PLACEMENT.
9. APPLY CURING COMPOUND TO CONCRETE SURFACES PER WISDOT SPECIFICATIONS. ALTERNATE METHODS MAY BE EXCEPTED. CONCRETE THAT IS NOT PROPERLY CURED MAY BE REJECTED.
10. TREES, TREE ROOTS AND TREE LIMBS SHALL NOT BE DISTURBED WITHOUT PRIOR AUTHORIZATION FROM THE CITY URBAN FORESTRY COORDINATOR.
11. WHERE THERE IS NO EXISTING SIDEWALK TO MATCH TO, THE BACK SIDE OF THE DRIVEWAY POINT AND ELEVATION SHALL BE SET BY THE CITY.

**CONCRETE SPECIFICATIONS**

1. AIR ENTRAINMENT 6% +/- 1.5% HAND FORMED CONCRETE AND 7% +/- 1.5% FOR SLIP FORMED CONCRETE.
2. COMPRESSIVE STRENGTH 7 DAYS 3000 P.S.I.; 28 DAYS 3500 P.S.I.
3. SLUMP: HAND PLACED FORMS = 4" OR LESS; SLIP FORMED PLACEMENT 2.5" OR LESS.
4. THE CITY RESERVES THE RIGHT TO REQUIRE CONTRACTOR TO PROVIDE FIELD TESTING OF CONCRETE FOR AIR, SLUMP, AND COMPRESSIVE STRENGTH. TESTING COSTS SHALL BE PAID FOR BY THE CONTRACTOR.
5. CONCRETE THAT DOES NOT COMPLY WITH THE SPECIFICATIONS MAY BE REJECTED BY THE CITY.

DRIVEWAY APPROACHES	MAXIMUM WIDTH	PAVEMENT THICKNESS (INCHES)	
		ASPHALT	CONCRETE
RESIDENTIAL	24	3	6
COMMERCIAL	35	5	8



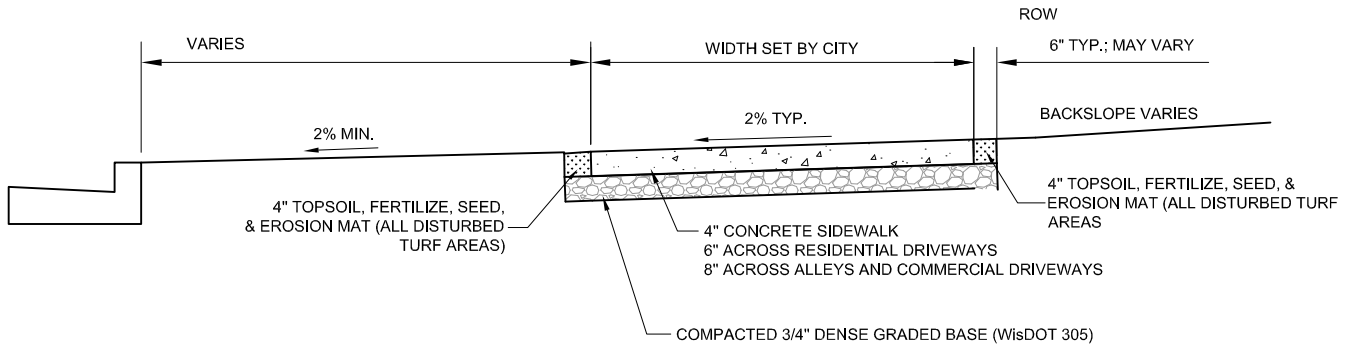
**SECTION A-A**  
**TYPICAL DRIVEWAY**  
**NEW ROAD CONSTRUCTION PROJECTS**

DIMENSION STYLE 40

RELATED DETAILS		DRIVEWAY APPROACH (NEW ROADS)	
NO. - 1A1			DETAIL NO. : 1A5
		DATE: SEPT. 2015	DRAWN BY:
		SCALE: NONE	ENGINEERING DIVISION

**GENERAL NOTES:**

1. DETAILS OF CONSTRUCTION, MATERIALS, AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO APPLICABLE PORTIONS OF THE WISDOT STANDARD SPECIFICATIONS SECTIONS, WISDOT FACILITIES DEVELOPMENT MANUAL, AND CITY SPECIFICATIONS.
2. WEB LINK TO WISDOT STANDARD SPECIFICATIONS: <http://roadwaystandards.dot.wi.gov/standards/stnds/spec/index.htm>
3. WEB LINK TO WISDOT FACILITIES DEVELOPMENT MANUAL: <http://roadwaystandards.dot.wi.gov/standards/fdm/16-05-001e001.pdf>
4. THE CONCRETE FORMS, SUBGRADE, AND BASE MATERIALS MUST BE INSPECTED AND APPROVED BY THE CITY PRIOR TO PLACING CONCRETE. 24 HOURS ADVANCED NOTICE REQUIRED.
5. THE WIDTH, ELEVATION, AND ALIGNMENT OF THE CONCRETE SIDEWALK SHALL BE PER PLAN OR AS REQUESTED BY THE CITY.
6. CONTRACTOR TO FURNISH AND INSTALL DETECTABLE WARNING FIELDS AT ALL ROAD CROSSINGS.
7. ALL CONTRACTION/EXPANSION JOINTS SHALL BE PLACED FOLLOWING CITY SPECIFICATIONS AND SHALL BE CUT FULL DEPTH WITH TROWEL OR OTHER APPROVED METHODS.
8. TRANSVERSE CONTRACTION JOINTS SHALL BE EVENLY SPACED EVERY FIVE FEET (5'-6") ALONG THE NEW SIDEWALK. EACH JOINT SHALL BE SAW CUT OR TROWLED IN NOT LESS THAN ONE THIRD THE DEPTH OF THE CONCRETE THICKNESS.
9. THE OUTSIDE EDGES OF NEWLY PLACED CONCRETE SHALL BE BACKFILLED WITHIN SEVEN (7) CALENDAR DAYS OF CONCRETE PLACEMENT. TOPSOIL, SEED, AND MULCH SHALL COMPLY WITH WISDOT STANDARD SPECIFICATIONS.
10. THE FINAL CONCRETE FINISH SHALL CONSIST OF A LIGHTLY BROOMED SURFACE.
11. CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE CONCRETE FROM DAMAGE DUE TO VANDALISM, WEATHER, ETC. FOLLOWING CONCRETE PLACEMENT. SPECIAL PROTECTION CRITERIA APPLY TO COLD WEATHER CONCRETE PLACEMENT.
12. A COMPLETE UNIFORM COVERAGE OF WHITE PIGMENTED CURING COMPOUND (WisDOT 415.3.12.2) SHALL BE APPLIED TO ALL EXPOSED SURFACES OF NEWLY PLACED CONCRETE IMMEDIATELY FOLLOWING BROOM/FINISH WORK. ANY CONCRETE THAT IS NOT PROPERLY CURED AS STATED ABOVE WILL BE REJECTED. OTHER CURING METHODS MAY BE USED UPON APPROVAL BY THE CITY.
13. TREES, TREE ROOTS AND TREE LIMBS SHALL NOT BE DISTURBED OR CUT WITHOUT PRIOR AUTHORIZATION FROM THE CITY URBAN FORESTRY COORDINATOR.



**CONCRETE SIDEWALK**

**CONCRETE SPECIFICATIONS**

1. AIR ENTRAINMENT 6% +/- 1.5% FOR HAND FORMED CONCRETE AND 7% +/- 1.5% FOR SLIP FORMED CONCRETE.
2. COMPRESSIVE STRENGTH 7 DAYS 3000 P.S.I.; 28 DAYS 4000 P.S.I.
3. SLUMP: HAND PLACED FORMS = 4" OR LESS; SLIP FORMED PLACEMENT 2.5" OR LESS.
4. THE CITY RESERVES THE RIGHT TO REQUIRE CONTRACTOR TO PROVIDE FIELD TESTING OF CONCRETE FOR AIR, SLUMP, AND COMPRESSIVE STRENGTH. TESTING COSTS SHALL BE PAID FOR BY THE CONTRACTOR.
5. CONCRETE THAT DOES NOT COMPLY WITH THE SPECIFICATIONS MAY BE REJECTED BY THE CITY.

SIDEWALK/DRIVEWAY	3/4" DENSE GRADED BASE (WisDOT 305) MINIMUM DEPTH
4" CONCRETE SIDEWALK	3"
6" CONCRETE RESIDENTIAL DRIVEWAY	6"
8" CONCRETE ALLEY AND COMMERCIAL DRIVEWAY	6"

DIMENSION STYLE 40

RELATED DETAILS		CONCRETE SIDEWALK	
NO. - 1A7			DETAIL NO. : 2A2
NO. - 1A8		DATE: SEPT. 2015	DRAWN BY: DM
		SCALE: NONE	ENGINEERING DIVISION

# CITY OF ASHLAND, WISCONSIN

## CONSTRUCTION PLANS FOR 13TH AVE RECONSTRUCTION

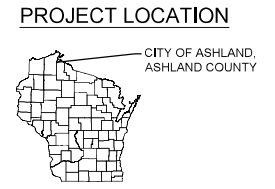
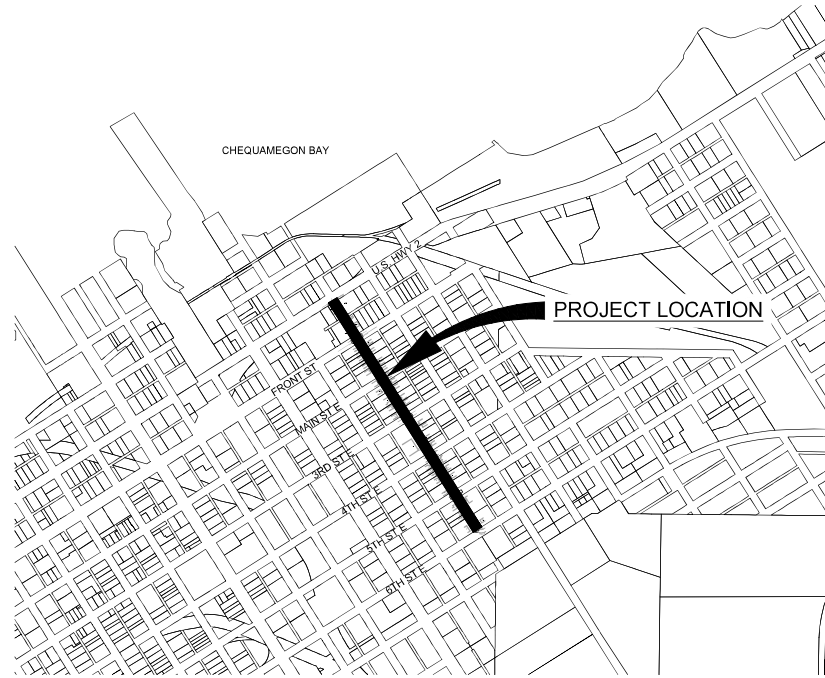
CDBG No. PF 25-02

### BIDDING DOCUMENTS

SHEET NO.	INDEX
1	TITLE SHEET
2	ALIGNMENT PLAN
3-4	TYPICAL SECTIONS
5-6	DETAILS
10-11	REMOVAL PLANS
12-13	EROSION CONTROL PLANS
14-16	INTERSECTION DETAILS
17-21	CURB RAMP DETAILS
22-25	SANITARY SEWER & WATER MAIN PLAN & PROFILES
26-29	STREET & STORM SEWER PLAN & PROFILES
30-32	CROSS SECTIONS

THIS PLAN CONTAINS 32 SHEETS.

- |                 |   |
|-----------------|---|
| <b>EXISTING</b> |   |
|                 | RIGHT OF WAY  |
|                 | PERMANENT EASEMENT  |
|                 | PROPERTY LINE   |
|                 | HORIZONTAL CONTROL POINT  |
|                 | BENCHMARK   |
|                 | SURVEY MARKER   |
|                 | SOIL BORING   |
|                 | SANITARY SEWER AND MANHOLE                                      |
|                 | FORCE MAIN AND LIFT STATION                                     |
|                 | SANITARY SEWER SERVICE & CLEANOUT                               |
|                 | WATER MAIN, HYDRANT, VALVE AND MANHOLE                          |
|                 | WATER SERVICE AND CURB STOP BOX                                 |
|                 | STORM SEWER, MANHOLE AND CATCH BASIN                            |
|                 | CULVERT AND APRON ENDWALL                                       |
|                 | GAS MAIN, VALVE, VENT AND METER                                 |
|                 | HANDHOLE  |
|                 | BURIED FIBER OPTIC CABLE AND MANHOLE                            |
|                 | BURIED PHONE CABLE, PEDESTAL AND MANHOLE                        |
|                 | BURIED TV CABLE, PEDESTAL AND MANHOLE                           |
|                 | BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER |
|                 | OVERHEAD WIRE, POLE AND GUY WIRE                                |
|                 | LIGHT POLE  |
|                 | TRAFFIC SIGNAL  |
|                 | STREET NAME SIGN  |
|                 | SIGN (NON STREET NAME)  |
|                 | RAILROAD TRACKS   |
|                 | DECIDUOUS AND CONIFEROUS TREE                                   |
|                 | BUSH / SHRUB AND STUMP  |
|                 | EDGE OF WOODED AREA   |
|                 | WETLAND   |
|                 | BUILDING  |
|                 | FENCE (UNIDENTIFIED)  |
|                 | BARBED WIRE FENCE   |
|                 | CHAIN LINK FENCE  |
|                 | ELECTRIC WIRE FENCE   |
|                 | WOOD FENCE  |
|                 | WOVEN WIRE FENCE  |
|                 | PLATE BEAM GUARDRAIL  |
|                 | CABLE GUARDRAIL   |
|                 | POST / BOLLARD  |
|                 | RETAINING WALL  |
| <b>PROPOSED</b> |   |
|                 | STREET CENTERLINE   |
|                 | RIGHT-OF-WAY  |
|                 | PERMANENT EASEMENT  |
|                 | TEMPORARY EASEMENT  |
|                 | CONSTRUCTION LIMITS   |
|                 | SANITARY SEWER, BULKHEAD AND MANHOLE                            |
|                 | FORCE MAIN  |
|                 | SANITARY SEWER SERVICE AND CLEANOUT                             |
|                 | WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE                    |
|                 | WATER VALVE MANHOLE, REDUCER, BEND AND CROSS                    |
|                 | WATER SERVICE AND CURB STOP BOX                                 |
|                 | STORM SEWER, MANHOLE AND CATCH BASIN                            |
|                 | CULVERT AND APRON ENDWALL                                       |
|                 | DRAIN TILE  |
|                 | DITCH / SWALE   |
|                 | RIPRAP  |
|                 | STREET NAME SIGN  |
|                 | SIGN (NON STREET NAME)  |
|                 | RETAINING WALL  |



BRYAN W. CUNNINGHAM  
 E-35947  
 CUMBERLAND  
 WISCONSIN  
 3/15/26

NOTE:  
THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D.  
THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE  
GUIDELINES OF CIASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE  
COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

THE CONTRACTOR SHALL CALL THE WISCONSIN ONE CALL SYSTEM AT  
811 BEFORE COMMENCING EXCAVATION.



ASHLAND, WISCONSIN



PROJECT NO.  
ASHLA 181648

1  
of 32

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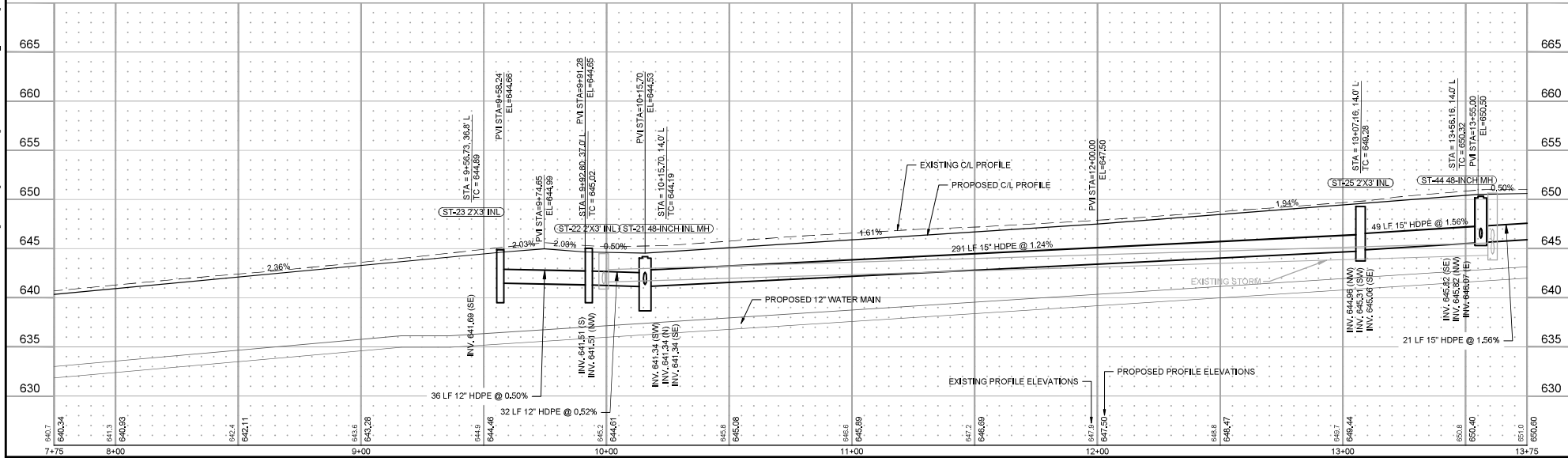
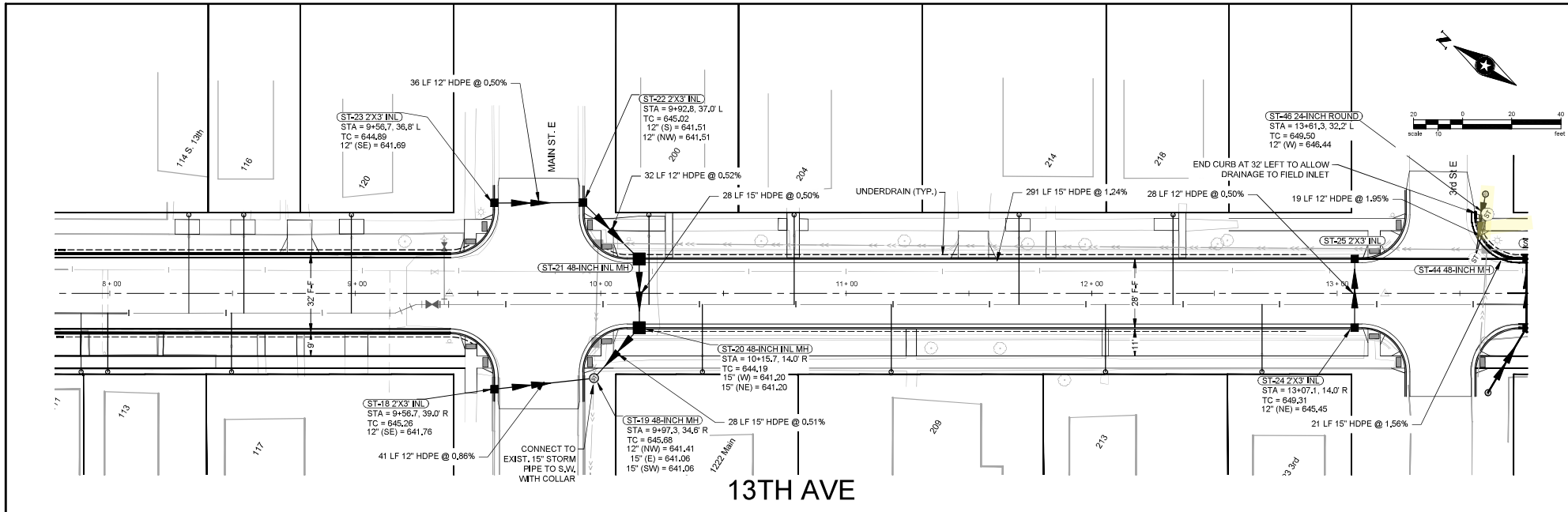












Rev.#	Date	Description
1		ASHLA 151648
2		CT
3		NO
4		BC

Rev.#	Date	Description
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2		CT
3		NO
4		BC

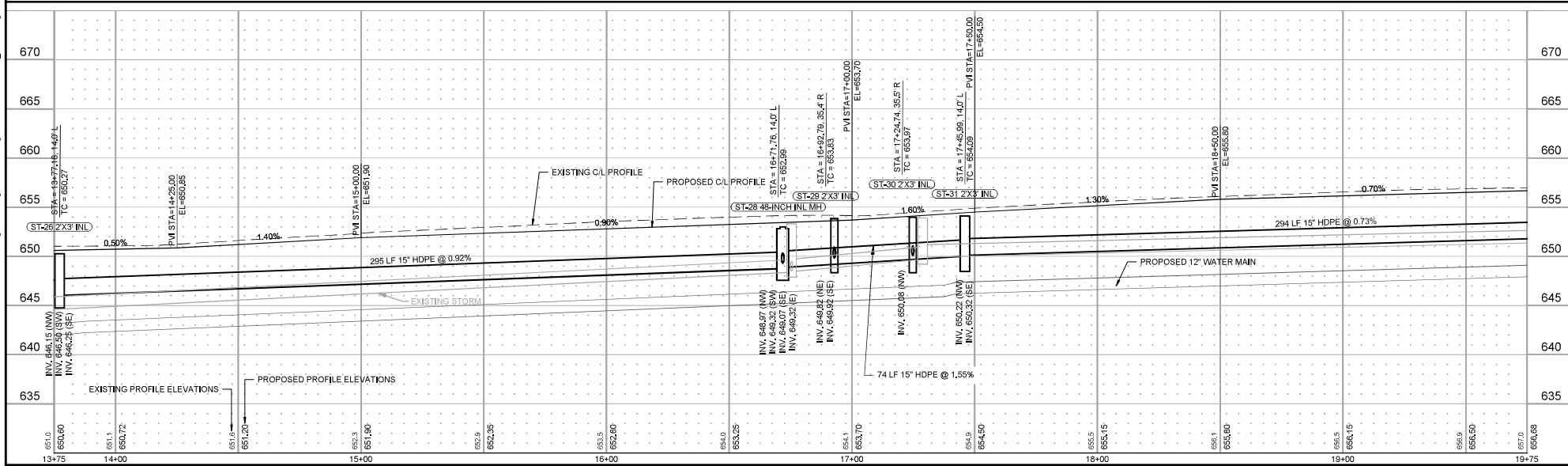
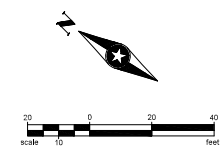
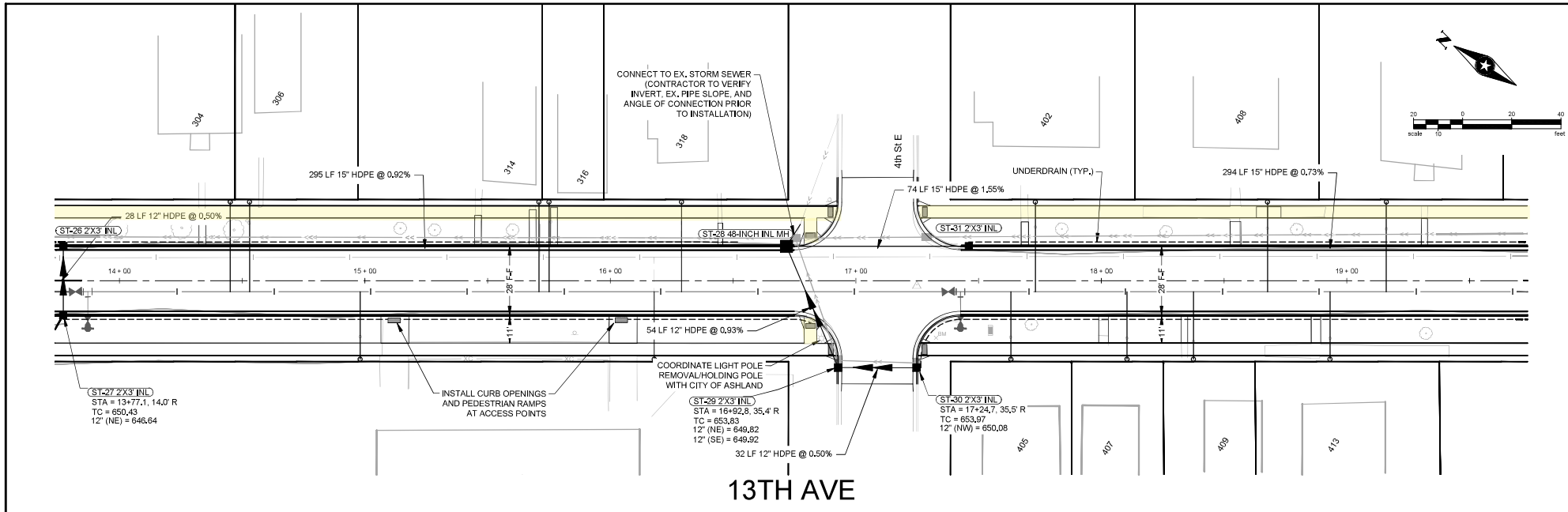


13TH AVE RECONSTRUCTION  
ASHLAND, WI

STREET AND STORM SEWER  
PLAN & PROFILE

27  
of 32

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SEH Project	ASHLA 191648	Rev.#	Plan Revision Issue Description	Date	Rev.#	Sheet Revision Issue Description	Date	13TH AVE RECONSTRUCTION ASHLAND, WI		STREET AND STORM SEWER PLAN & PROFILE		28
Drawn By	CT											of 32
Designed By	NG											
Checked By	BC											

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**2026 13TH AVE E SPECIAL ASSESSMENT  
OPINION OF PROBABLE COSTS - 5/12/2026**

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
1	Remove Existing Concrete Sidewalk	840	SY	\$4.00	\$3,360.00
2	Granular Backfill	450	TN	\$16.50	\$7,425.00
3	Saw Cut Concrete Sidwalk/Driveway	290	LF	\$3.00	\$870.00
<b>A. SIDEWALK CONSTRUCTION ASSOCIATED COSTS</b>					<b>\$11,655.00</b>
1	Concrete Sidewalk 4-inch	16874	SF	\$7.30	\$123,180.20
2.	Concrete Driveway 6-inch	1048.4	SF	\$9.00	\$9,435.60
3.	Concrete Driveway 8-inch	209	SF	\$11.00	\$2,299.00
4.	Concrete Steps	42	SF	\$85.00	\$3,570.00
<b>B. SIDEWALK INSTALLATION COST</b>					<b>\$132,615.80</b>
3.	Engineering & Construction Admin. (10%)				\$14,427.08
<b>C. ENGINEERING &amp; ADMIS. COSTS</b>					<b>\$14,427.08</b>
<b>D. WASTAGE FACTOR AND INCIDENTAL ADDITIONS (10%)</b>					<b>\$14,427.08</b>
<b>TOTAL ESTIMATED COST A+B+C+D</b>					<b>\$173,124.96</b>
<b>TOTAL ESTIMATED COST PER SF 4" SW</b>					<b>\$9.53</b>
<b>TOTAL ESTIMATED COST PER SF 6" SW</b>					<b>\$11.23</b>
<b>TOTAL ESTIMATED COST PER SF 8" SW</b>					<b>\$13.23</b>

2026 13TH AVE E RECONSTRUCTION SPECIAL ASSESSMENT  
 PRELIMINARY COST PER SQUARE FOOT CALCULATION

	4" Concrete (SF)	6" Concrete (SF)	8" Concrete (SF)
Unit Bid Cost	\$7.30	\$9.00	11
Associated Construction	\$0.64	\$0.64	\$0.64
Wastage Factor and Incidental Additions	\$0.79	\$0.79	\$0.79
Administration and Engineering (10%)	\$0.79	\$0.79	\$0.79
Price per SF	\$9.50	\$11.25	\$13.25

# 13th Ave E Special Assessment Schedule C

PROPERTY OWNERSHIP DATA					FLANKAGE CREDIT CALCULATIONS			SPECIAL ASSESSMENT ESTIMATED QUANTITIES							COST BREAKDOWNS					SPECIAL ASSESSMENTS			
PIN	OWNER FIRST NAME	OWNER LAST NAME	OWNER ADDRESS	CITY, STATE, ZIP	PROPERTY ADDRESS	FLANKAGE LENGTH	FLANKAGE SQ	TOTAL FLANKAGE CREDIT	4" CONCRETE				6" CONCRETE			4 INCH COST PER SQ FT	4 INCH COST	6 INCH COST PER SQ FT	6 INCH COST	Owner Credits Due for Flank	TOTAL COST	CITY COST (93.269%)	PROPERTY OWNER COST (6.731%)
									CARRIAGE WALK SF	4 INCH LENGTH	4 INCH WIDTH	4 INCH SQ FT	DRIVEWAY APPROACH	6 INCH LENGTH	6 INCH WIDTH								
201011740000		ILICK HOLDINGS LLC	414 3RD AVE E	ASHLAND, WI, 54806	1310 LAKE SHORE DR E	140	700	\$ 6,650.00	0	140	5	700			0	\$ 9.50	\$ 6,650.00	\$ 11.25	\$ -	\$ 6,650.00	\$ 6,650.00	\$ 6,650.00	\$ -
201011650000		ASHLAND HOUSING AUTHORITY	319 CHAPPLE AVE	ASHLAND, WI, 54806	114 N 13TH AVE E		0	\$ -	30	146.2	5	761	168		168	\$ 9.50	\$ 7,229.50	\$ 11.25	\$ 1,890.00	\$ -	\$ 9,119.50	\$ 8,359.54	\$ 759.96
201011810000		BESUGA TAVERNS INC	1222 LAKE SHORE DR E	ASHLAND, WI, 54806	1222 LAKE SHORE DR E	130	650	\$ 6,175.00	0	130	5	650	259		259	\$ 9.50	\$ 6,175.00	\$ 13.25	\$ 3,431.75	\$ 6,175.00	\$ 9,606.75	\$ 8,806.19	\$ 285.98
201011800000	NATHAN & KAJA	BEAN	1215 FRONT ST E	ASHLAND, WI, 54806	1215 FRONT ST E	155.4	777	\$ 7,381.50	0	155.4	5	777			0	\$ 9.50	\$ 7,381.50	\$ 11.25	\$ -	\$ 7,381.50	\$ 7,381.50	\$ 7,381.50	\$ -
201014490000	HOWARD A. & MICHAEL	DIETZ	100 13TH AVE E	ASHLAND, WI, 54806	100 13TH AVE E		0	\$ -	26	10	5	76			0	\$ 9.50	\$ 722.00	\$ 11.25	\$ -	\$ -	\$ 722.00	\$ 661.83	\$ 60.17
201014430000	RONALD & SUSAN	WIBERG	101 13TH AVE E	ASHLAND, WI, 54806	101 13TH AVE E		0	\$ -	0	66.6	5	333			0	\$ 9.50	\$ 3,163.50	\$ 11.25	\$ -	\$ -	\$ 3,163.50	\$ 2,899.88	\$ 263.63
201014420000	JEFFERY C	MCRROY	105 13TH AVE E	ASHLAND, WI, 54806	105 13TH AVE E		0	\$ -	22.36	26.2	5	153.36			0	\$ 9.50	\$ 1,456.92	\$ 11.25	\$ -	\$ -	\$ 1,456.92	\$ 1,335.51	\$ 121.41
201014470000	MICHAEL W, SUSAN M, BREND	OHLSOON	106 13TH AVE E	ASHLAND, WI, 54806	106 13TH AVE E		0	\$ -	26	10	5	76			0	\$ 9.50	\$ 722.00	\$ 11.25	\$ -	\$ -	\$ 722.00	\$ 661.83	\$ 60.17
201014410000	DOLORES	LIZAK	111 13TH AVENUE E	ASHLAND, WI, 54806	107 13TH AVE E		0	\$ -	22.36	48.8	5	266.36			0	\$ 9.50	\$ 2,530.42	\$ 11.25	\$ -	\$ -	\$ 2,530.42	\$ 2,319.55	\$ 210.87
201014400000	DOLORES	LIZAK	111 13TH AVE E	ASHLAND, WI, 54806	111 13TH AVE E		0	\$ -	27.52	28.2	5	168.52			0	\$ 9.50	\$ 1,600.94	\$ 11.25	\$ -	\$ -	\$ 1,600.94	\$ 1,467.53	\$ 133.41
201014390000	CHARLES	MUNICH	113 13TH AVENUE E	ASHLAND, WI, 54806	113 13TH AVE E		0	\$ -	27.52	50	5	277.52			0	\$ 9.50	\$ 2,636.44	\$ 11.25	\$ -	\$ -	\$ 2,636.44	\$ 2,416.74	\$ 219.70
201014460000	RANDY R & TRACY L	VAUGHAN	114 13TH AVE E	ASHLAND, WI, 54806	114 13TH AVE E		0	\$ -	0	10	5	50			0	\$ 9.50	\$ 475.00	\$ 11.25	\$ -	\$ -	\$ 475.00	\$ 435.42	\$ 39.58
201014450000	WESTON C.	OLSON	116 13TH AVE E	ASHLAND, WI, 54806	116 13TH AVE E		0	\$ -	0	10	5	50	91		91	\$ 9.50	\$ 475.00	\$ 11.25	\$ 1,023.75	\$ -	\$ 1,498.75	\$ 1,373.85	\$ 124.90
201014380000	BRETT W.	NELSON	3771 W PONY TRAIL	TUCSON, AZ, 85742	117 13TH AVE E		0	\$ -	55.04	90	5	505.04	126.5		126.5	\$ 9.50	\$ 4,797.88	\$ 11.25	\$ 1,423.13	\$ -	\$ 6,221.01	\$ 5,702.59	\$ 518.42
201014440000	DEBORAH	HOLLENBEAK	120 13TH AVENUE E	ASHLAND, WI, 54806	120 13TH AVE E		0	\$ -	0	10	5	50	91		91	\$ 9.50	\$ 475.00	\$ 11.25	\$ 1,023.75	\$ -	\$ 1,498.75	\$ 1,373.85	\$ 124.90
201015190000	ADRIENNE R	LEOSO	1222 MAIN ST E	ASHLAND, WI, 54806	1222 MAIN ST E	69.4	347	\$ 3,296.50	0	69.4	5	347			0	\$ 9.50	\$ 3,296.50	\$ 11.25	\$ -	\$ 3,296.50	\$ 3,296.50	\$ 3,296.50	\$ -
201014990000	RUSSELL & MARSHA	FRANZEL	200 13TH AVE E	ASHLAND, WI, 54806	200 13TH AVE E		0	\$ -	54	20	5	154			0	\$ 9.50	\$ 1,463.00	\$ 11.25	\$ -	\$ -	\$ 1,463.00	\$ 1,341.08	\$ 121.92
201014980000	TERRY L. & BEVERLY J.	PUFALL	204 13TH AVE E	ASHLAND, WI, 54806	204 13TH AVE E		0	\$ -	90	7.2	5	126			0	\$ 9.50	\$ 1,197.00	\$ 11.25	\$ -	\$ -	\$ 1,197.00	\$ 1,097.25	\$ 99.75
201015180000	LARRY & SUSAN	JOANIS	209 13TH AVE E	ASHLAND, WI, 54806	209 13TH AVE E		0	\$ -	50	98.4	5	542			0	\$ 9.50	\$ 5,149.00	\$ 11.25	\$ -	\$ -	\$ 5,149.00	\$ 4,719.92	\$ 429.08
201015170000	ALLAN V	BERG	213 13TH AVE E	ASHLAND, WI, 54806	213 13TH AVE E		0	\$ -	26	71.8	5	385			0	\$ 9.50	\$ 3,657.50	\$ 11.25	\$ -	\$ -	\$ 3,657.50	\$ 3,352.71	\$ 304.79
201014970000	DAVID & TERESA	OCHSENBAUER	214 13TH AVE E	ASHLAND, WI, 54806	214 13TH AVE E		0	\$ -	39.6	10	5	89.6	169.4		169.4	\$ 9.50	\$ 851.20	\$ 11.25	\$ 1,905.75	\$ -	\$ 2,756.95	\$ 2,527.20	\$ 229.75
201014960000	RANDALL LEE	MORRISON	218 13TH AVE E	ASHLAND, WI, 54806	218 13TH AVE E		0	\$ -	54	10	5	104			0	\$ 9.50	\$ 988.00	\$ 11.25	\$ -	\$ -	\$ 988.00	\$ 905.67	\$ 82.33
201014950000		DOANE DISTRIBUTING INC	1406 6TH ST W	ASHLAND, WI, 54806	201014950000		50	250	\$ 2,375.00	0	50	5	250		0	\$ 9.50	\$ 2,375.00	\$ 11.25	\$ -	\$ 2,375.00	\$ 2,375.00	\$ 2,375.00	\$ -
201015160000	THOMAS J AND DIANE L	TOLLIVER JOINT IRREVOCABLE TRUST	1223 3RD ST E	ASHLAND, WI, 54806	1223 3RD ST E	49.4	247	\$ 2,346.50	0	49.4	5	247			0	\$ 9.50	\$ 2,346.50	\$ 11.25	\$ -	\$ 2,346.50	\$ 2,346.50	\$ 2,346.50	\$ -
201017880000		FAMILY FORUM INC	301 13TH AVENUE E	ASHLAND, WI, 54880	301 13TH AVE E		0	\$ -	242	295.4	5	1719			0	\$ 9.50	\$ 16,330.50	\$ 11.25	\$ -	\$ -	\$ 16,330.50	\$ 14,969.63	\$ 1,360.88
201017930000	JUDITH	THOMPSON	30810 STATE HWY 137	ASHLAND, WI, 54806	304 13TH AVE E		0	\$ -	30	74	5	400			0	\$ 9.50	\$ 3,800.00	\$ 11.25	\$ -	\$ -	\$ 3,800.00	\$ 3,483.33	\$ 316.67
201017920000	ARTHUR	TESCHNER	PO BOX 252	BAYFIELD, WI, 54814	306 13TH AVE E		0	\$ -	0	50	5	250			0	\$ 9.50	\$ 2,375.00	\$ 11.25	\$ -	\$ -	\$ 2,375.00	\$ 2,177.08	\$ 197.92
201017910000	ISAIAH	MAJETICH	314 13TH AVE E	ASHLAND, WI, 54806	314 13TH AVE E		0	\$ -	79.2	75	5	454.2			0	\$ 9.50	\$ 4,314.90	\$ 11.25	\$ -	\$ -	\$ 4,314.90	\$ 3,955.33	\$ 359.58
201017900000	ISAIAH & KARI	MAJETICH	314 13TH AVE E	ASHLAND, WI, 54806	316 13TH AVE E		0	\$ -	54	25	5	179			0	\$ 9.50	\$ 1,700.50	\$ 11.25	\$ -	\$ -	\$ 1,700.50	\$ 1,558.79	\$ 141.71
201017890000	BRYTON F	JENNINGS	318 13TH AVE E	ASHLAND, WI, 54806	318 13TH AVE E		0	\$ -	27	74	5	397			0	\$ 9.50	\$ 3,771.50	\$ 11.25	\$ -	\$ -	\$ 3,771.50	\$ 3,457.21	\$ 314.29
201018190000	ELIZABETH J	BARON	402 13TH AVE E	ASHLAND, WI, 54806	402 13TH AVE E		0	\$ -	27	75	5	402			0	\$ 9.50	\$ 3,819.00	\$ 11.25	\$ -	\$ -	\$ 3,819.00	\$ 3,500.75	\$ 318.25
201018340000	ROXANNE M	MARINCEL	405 13TH AVE E	ASHLAND, WI, 54806	405 13TH AVE E		0	\$ -	0	48	5	240			0	\$ 9.50	\$ 2,280.00	\$ 11.25	\$ -	\$ -	\$ 2,280.00	\$ 2,090.00	\$ 190.00
201018330000	TRACY J.	JOHNSON	407 13TH AVE E	ASHLAND, WI, 54806	407 13TH AVE E		0	\$ -	44	37.4	5	231			0	\$ 9.50	\$ 2,194.50	\$ 11.25	\$ -	\$ -	\$ 2,194.50	\$ 2,011.63	\$ 182.88
201018180000		SCOTT MORRISON, RANDALL MORRIS	408 13TH AVE E	ASHLAND, WI, 54806	408 13TH AVE E		0	\$ -	36	75	5	411			0	\$ 9.50	\$ 3,904.50	\$ 11.25	\$ -	\$ -	\$ 3,904.50	\$ 3,579.13	\$ 325.38
201018320000	ROBERT J	KRUEGER	P.O. BOX 869	ASHLAND, WI, 54806	409 13TH AVE E		0	\$ -	31.9	37.6	5	219.9			0	\$ 9.50	\$ 2,089.05	\$ 11.25	\$ -	\$ -	\$ 2,089.05	\$ 1,914.96	\$ 174.09
201018170000	MARK & KAREN	HOGLUND	49244 STATE HWY 13	ASHLAND, WI, 54806	412 13TH AVE E		0	\$ -	29.7	75	5	404.7			0	\$ 9.50	\$ 3,844.65	\$ 11.25	\$ -	\$ -	\$ 3,844.65	\$ 3,524.26	\$ 320.39
201018310000	ALLISON	MILLER	413 13TH AVENUE E	ASHLAND, WI, 54806	413 13TH AVE E		0	\$ -	44	75	5	419			0	\$ 9.50	\$ 3,980.50	\$ 11.25	\$ -	\$ -	\$ 3,980.50	\$ 3,648.79	\$ 331.71
201018160000	MARK & KAREN	HOGLUND	49244 STATE WI 13	ASHLAND, WI, 54806	420 13TH AVE E		0	\$ -	0	75	5	375			0	\$ 9.50	\$ 3,562.50	\$ 11.25	\$ -	\$ -	\$ 3,562.50	\$ 3,265.63	\$ 296.88
201018300000	RUSSELL & BETSY	LEINO	423 13TH AVE E	ASHLAND, WI, 54806	423 13TH AVE E		0	\$ -	38.5	98	5	528.5			0	\$ 9.50	\$ 5,020.75	\$ 11.25	\$ -	\$ -	\$ 5,020.75	\$ 4,602.35	\$ 418.40
201020840000	JAMES & PAULA	FITZPATRICK	501 13TH AVENUE E	ASHLAND, WI, 54806	501 13TH AVE E		0	\$ -	30	100	5	530			0	\$ 9.50	\$ 5,035.00	\$ 11.25	\$ -	\$ -	\$ 5,035.00	\$ 4,615.42	\$ 419.58
201020880000	JOSEPH P	HENDERSON REVOCABLE LIVING TRUS	502 13TH AVE E	ASHLAND, WI, 54806	502 13TH AVE E		0	\$ -	0	175	5	875	231		231	\$ 9.50	\$ 8,312.50	\$ 11.25	\$ 2,598.75	\$ -	\$ 10,911.25	\$ 10,001.98	\$ 909.27
201020830000	HAYLEY J	WEYERS	509 13TH AVE E	ASHLAND, WI, 54806	509 13TH AVE E		0	\$ -	30	38.2	5	221			0	\$ 9.50	\$ 2,099.50	\$ 11.25	\$ -	\$ -	\$ 2,099.50	\$ 1,924.54	\$ 174.96
201020820000	JORDAN	HERLEVI	513 13TH AVE E	ASHLAND, WI, 54806	513 13TH AVE E		0	\$ -	30	36.4	5	212			0	\$ 9.50	\$ 2,014.00	\$ 11.25	\$ -	\$ -	\$ 2,014.00	\$ 1,846.17	\$ 167.83
201020810000		BRIAN M. LEDIN, ANTHONY G. LEDIN,	521 13TH AVE E	ASHLAND, WI, 54806	521 13TH AVE E		0	\$ -	22	124	5	642	171.5		171.5	\$ 9.50	\$ 6,099.00	\$ 11.25	\$ 1,929.38	\$ -	\$ 8,028.38	\$ 7,359.34	\$ 669.03
201020850000	ROBERT P KOLLAUF, IRREVOCABLE THIRD PARTY TRUST FOR THE B		1301 6TH ST E	ASHLAND, WI, 54806	1301 6TH ST E	125	625	\$ 5,937.50	0	125	5	625			0	\$ 9.50	\$ 5,937.50	\$ 11.25	\$ -	\$ 5,937.50	\$ 5,937.50	\$ 5,937.50	\$ -

(j) Special assessments - general terms and conditions. The following formulas shall apply to all of the aforementioned capital improvements projects to be assessed to property owners:

- (1) Each of the capital improvements may be assessed separately or combined for assessment purposes.
- (2) The overhead costs for Public Works and construction staking and inspection shall be included as a part of the total improvement cost and assessed against the abutting property in accordance with the aforementioned policies. A charge equal to 10 (ten) percent of the construction costs shall be made if it is not possible to determine the exact amount of the overhead costs applicable to a particular improvement.
- (3) The cost of improvements abutting an alley or street right-of-way and assessable frontage shall be included in the total project cost and assessed against the assessable abutting frontage.
- (4) Assessments are made hereunder pursuant to the City's Police Powers.
- (5) Assessments against property shall be subject to up to 12 (twelve) percent annual simple interest on the unpaid balance as established by the City Council. The payment of principal and interest shall be paid within ten (10) years.

#### HISTORY

Renumbered by Ord. [2015-1856](#) Re-numbered from "612.40" to "612.30." on 9/29/2015

Amended by Ord. [2025-2013](#) on 3/11/2025

### **612.40 Special City Costs**

- (a) Sanitary Sewers. 100% of the additional costs for sanitary sewers over eight (8) inches in diameter.
- (b) Water Services. Costs of watermains, water services, sewage pumping station, water pressure booster stations, and siphons shall be paid for in accordance with the current policies of the Ashland Water Utility.
- (c) Replacements. 100% of the costs of replacement of culverts and fences that are properly placed outside the street right-of-way line.
- (d) Assessments. The cost of assessments for improvements abutting city property other than streets or alley right-of-ways shall be paid by the City.

#### HISTORY

Renumbered by Ord. [2015-1856](#) Re-numbered from "612.50" to "612.40." on 9/29/2015

### **612.50 Federal, State Or County Aid For Street And Utility Improvements**

If financial assistance is received from the Federal government, State of Wisconsin or Ashland County for improvements and assessments are permitted by the assistance program, assessments shall be made in accordance with Sec. 612.40 and the assessment amount equal to the grant portion shall be placed in the City Capital Construction Fund. The Common Council reserves the right to determine whether or not special assessments will be levied under these situations.

#### HISTORY

Renumbered by Ord. [2015-1856](#) Re-numbered from "612.60" to "612.50." on 9/29/2015

Amended by Ord. [2025-2013](#) on 3/11/2025

**SUBJECT: Final Resolution Authorizing Public Improvement and Levying Sidewalk Special Assessments against Benefited Property in the City of Ashland, Ashland County, Wisconsin for the 2026 Prentice Avenue Phase 2 Project (*Public Works*) Roll**

**RECOMMENDATION:** Approval

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**DEPARTMENT OF ORIGIN:** Public Works

**CLEARANCES:** Council approved the preliminary resolution on February 24, 2026.  
City Administrator  
Public Works Director

**EXHIBITS:** 1. Proposed Final Resolution No. 17878

**EXPENDITURES REQUIRED:** \$115,686.60 Total Est. Cost of Sidewalk Replacement  
\$106,845.92 City and WI DOT Portion  
**\$ 8,840.28 Special Assessments\***

\*Assessable Costs are \$44,612.88, of which 20% is to be paid by special assessment.

**AMOUNT BUDGETED:** \$106,845.92 Fund 470 Street Improvements (City and WI DOT Portion of Sidewalk Construction)

**APPROPRIATION REQUIRED:** N/A

**TREASURER'S CERTIFICATE:** NA

**COMPLIANCE WITH CHAPTER 51:** NA

**STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN:** The proposed construction conforms to the goals and community values identified in the City of Ashland's Comprehensive Plan

**SUMMARY STATEMENT:**

After Council has heard from citizens during the Public Hearing, Council shall direct staff to make any appropriate changes to the Preliminary Special Assessment Report and pass the final resolution authorizing public improvement and levying sidewalk special assessments against benefited property in the City of Ashland, Ashland County, Wisconsin.

As the February 24, 2026 meeting, the Council approved a Preliminary Resolution directing staff to prepare a report for the special assessments described below, as required by Wisconsin Statute 66.0703.

As proposed by City staff, the special assessments would total \$8,840.28. There are 31 properties in the assessment district described in the preliminary resolution declaring the intent to levy special assessments.

For the 31 affected properties, the assessments range from a low of \$82.00 to a high of \$1,425.00, and the average assessment is \$285.18.

Per the City's Sidwalk Special Assessment Policy, assessments may be paid in full or in ten annual installments to the City of Ashland.

Per Wisconsin Statute 66.0715, the repayment terms may be deferred on the terms and in the manner prescribed by the governing body. On March 29, 2023, City Council approved revisions to the Special Assessment Hardship Policy which, in short, allows qualifying property owners to apply for deferral of the special assessment if the property owner meets prescribed income requirements. For the duration of time that property owners meet these income requirements, the property would be eligible to have the annual special assessment payment deferred until the sale or transfer of the property. City funds would then be used to make the annual payments during the period of deferral. Property owners are required to annually certify their income via a copy of their federal tax return.

Staff is recommending approval of the final resolution authorizing public improvement and levying sidewalk special assessments against benefited property in the City of Ashland, Ashland County, Wisconsin for the 2026 Prentice Avenue Phase 2 Project.

## RESOLUTION No. 17878

### **FINAL RESOLUTION AUTHORIZING PUBLIC IMPROVEMENT AND LEVYING SIDEWALK SPECIAL ASSESSMENTS AGAINST BENEFITED PROPERTY IN THE CITY OF ASHLAND, ASHLAND COUNTY, WISCONSIN FOR THE 2026 PRENTICE AVENUE PHASE 2 PROJECT**

*WHEREAS*, the Common Council for the City of Ashland, Ashland County, Wisconsin, held a public hearing at the Ashland City Hall, 601 Main Street West, Ashland, Wisconsin, at 6:00 p.m. on June 9, 2026 for the purpose of hearing all interested persons concerning the preliminary resolution and report of the Ashland Department of Public Works, including preliminary assessments against benefited property, and heard all persons who desired to speak at the hearing.

*NOW, THEREFORE, BE IT RESOLVED*, the Common Council for the City of Ashland determines as follows:

1. The sidewalk special assessment report of the Ashland Department of Public Works, a copy of which is attached hereto and incorporated herein as if fully set forth herein, including the plans and specifications and assessments set forth therein, is adopted and approved.

2. The project engineer shall advertise for bids and supervise construction of the improvements in accordance with the report hereby adopted.

3. The estimated cost of the sidewalk improvements is \$115,686.60, the total assessable costs are \$44,612.88, and 20% shall be paid by special assessment against the property benefited as indicated in the report.

4. Assessments shown on the report represent an exercise of the police power and have been determined on a reasonable basis and are hereby confirmed.

5. The final assessment shall be due within 45 days of the initial billing date. Assessments may be paid in cash or in ten annual installments to the City of Ashland Treasurer. Installments shall be placed on the next tax roll after the due date for collection and the interest rate will be the true interest cost of the 2026B general obligation promissory note (3.46%) issue plus 1% admin fee per annum on the unpaid balance from January 1 of the year following the levy. All assessments are due in full upon sale or transfer of property.

6. The City Clerk shall publish this resolution as a class 1 notice under Ch. 985, Stats., and mail a copy of this resolution and a statement of the final assessment against the benefited property together with notice of installment payment privileges to every property owner whose name appears on the assessment roll whose post office address is known or can with reasonable diligence be ascertained.

**NOW, THEREFORE, BE IT RESOLVED** that the Common Council of the City of Ashland approve the final resolution authorizing public improvement and levying sidewalk special assessments against benefitted properties in the City of Ashland, Ashland County, Wisconsin for the 2026 Prentice Avenue Phase 2 Project.

PASSED: June 9, 2026

\_\_\_\_\_  
Charles Ortman, Alderperson

ATTEST:

\_\_\_\_\_  
Denise Oliphant, City Clerk

\_\_\_\_\_  
Matthew Mac Kenzie, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Tyler W. Wickman, City Attorney

**SUBJECT: Final Resolution Authorizing Public Improvement and Levying Sidewalk Special Assessments against Benefited Property in the City of Ashland, Ashland County, Wisconsin for the 2026 13th Avenue East Reconstruction Project (*Public Works*) Roll**

**RECOMMENDATION:** Approval

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**DEPARTMENT OF ORIGIN:** Public Works

**CLEARANCES:** Council approved the preliminary resolution on February 24, 2026.  
City Administrator  
Public Works Director

**EXHIBITS:** 1. Proposed Final Resolution No. 17879

**EXPENDITURES REQUIRED:** \$173,124.96 Total Est. Cost of Sidewalk Replacement  
\$161,344.56 City and HUD Portion  
**\$ 11,780.37 Special Assessments\***

\*Assessable Costs are \$173,124.96, of which 6.7% is to be paid by special assessment.

**AMOUNT BUDGETED:** \$161,344.56 Fund 470 Street Improvements (City and HUD Portion of Sidewalk Construction)

**APPROPRIATION REQUIRED:** N/A

**TREASURER'S CERTIFICATE:** NA

**COMPLIANCE WITH CHAPTER 51:** NA

**STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN:** The proposed construction conforms to the goals and community values identified in the City of Ashland’s Comprehensive Plan

**SUMMARY STATEMENT:**

After Council has heard from citizens during the Public Hearing, Council shall direct staff to make any appropriate changes to the Preliminary Special Assessment Report and pass the final resolution authorizing public improvement and levying sidewalk special assessments against benefited property in the City of Ashland, Ashland County, Wisconsin.

As the February 24, 2026 meeting, the Council approved a Preliminary Resolution directing staff to prepare a report for the special assessments described below, as required by Wisconsin Statute 66.0703.

As proposed by City staff, the special assessments would total \$11,780.37. There are 5 properties in the assessment district described in the preliminary resolution declaring the intent to levy special assessments.

For the 5 affected properties, the assessments range from a low of \$60.17 to a high of \$1,360.88, and the average assessment is \$261.79.

Per the City's Sidwalk Special Assessment Policy, Assessments may be paid in full or in ten annual installments to the City of Ashland.

Per Wisconsin Statute 66.0715, the repayment terms may be deferred on the terms and in the manner prescribed by the governing body. On March 29, 2023, City Council approved revisions to the Special Assessment Hardship Policy which, in short, allows qualifying property owners to apply for deferral of the special assessment if the property owner meets prescribed income requirements. For the duration of time that property owners meet these income requirements, the property would be eligible to have the annual special assessment payment deferred until the sale or transfer of the property. City funds would then be used to make the annual payments during the period of deferral. Property owners are required to annually certify their income via a copy of their federal tax return.

Staff is recommending approval of the final resolution authorizing public improvement and levying sidewalk special assessments against benefited property in the City of Ashland, Ashland County, Wisconsin for the 2026 13th Avenue East Reconstruction Project.

## RESOLUTION No. 17879

### **FINAL RESOLUTION AUTHORIZING PUBLIC IMPROVEMENT AND LEVYING SIDEWALK SPECIAL ASSESSMENTS AGAINST BENEFITED PROPERTY IN THE CITY OF ASHLAND, ASHLAND COUNTY, WISCONSIN FOR THE 2026 13TH AVENUE EAST RECONSTRUCTION PROJECT**

*WHEREAS*, the Common Council for the City of Ashland, Ashland County, Wisconsin, held a public hearing at the Ashland City Hall, 601 Main Street West, Ashland, Wisconsin, at 6:00 p.m. on June 9, 2026 for the purpose of hearing all interested persons concerning the preliminary resolution and report of the Ashland Department of Public Works, including preliminary assessments against benefited property, and heard all persons who desired to speak at the hearing.

*NOW, THEREFORE, BE IT RESOLVED*, the Common Council for the City of Ashland determines as follows:

1. The sidewalk special assessment report of the Ashland Department of Public Works, a copy of which is attached hereto and incorporated herein as if fully set forth herein, including the plans and specifications and assessments set forth therein, is adopted and approved.

2. The project engineer shall advertise for bids and supervise construction of the improvements in accordance with the report hereby adopted.

3. The estimated cost of the sidewalk improvements is \$173,124.96, the total assessable costs are \$173,124.96, and 6.7% shall be paid by special assessment against the property benefited as indicated in the report.

4. Assessments shown on the report represent an exercise of the police power and have been determined on a reasonable basis and are hereby confirmed.

5. The final assessment shall be due within 45 days of the initial billing date. Assessments may be paid in cash or in ten annual installments to the City of Ashland Treasurer. Installments shall be placed on the next tax roll after the due date for collection and the interest rate will be the true interest cost of the 2026B general obligation promissory note (3.46%) issue plus 1% admin fee per annum on the unpaid balance from January 1 of the year following the levy. All assessments are due in full upon sale or transfer of property.

6. The City Clerk shall publish this resolution as a class 1 notice under Ch. 985, Stats., and mail a copy of this resolution and a statement of the final assessment against the benefited property together with notice of installment payment privileges to every property owner whose name appears on the assessment roll whose post office address is known or can with reasonable diligence be ascertained.

**NOW, THEREFORE, BE IT RESOLVED** that the Common Council of the City of Ashland approve the final resolution authorizing public improvement and levying sidewalk special assessments against benefitted properties in the City of Ashland, Ashland County, Wisconsin for the 2026 13<sup>th</sup> Avenue E Reconstruction Project.

PASSED: June 9, 2026

\_\_\_\_\_  
Charles Ortman, Alderperson

ATTEST:

\_\_\_\_\_  
Denise Oliphant, City Clerk

\_\_\_\_\_  
Matthew Mac Kenzie, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Tyler W. Wickman, City Attorney

**SUBJECT: Resolution Declaring Official Intent to Reimburse Expenditures from Proceeds of Borrowing through the State of Wisconsin Safe Drinking Water Loan Program for SFY2027 13th Avenue East Water Main Replacement Project (*Public Works*) Roll**

**RECOMMENDATION:** Approval

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**DEPARTMENT OF ORIGIN:** Public Works

**CLEARANCES:** Public Works Director

**EXHIBITS:** 1. Proposed Resolution No.17880

**EXPENDITURES REQUIRED:** N/A

**AMOUNT BUDGETED:** N/A

**APPROPRIATION REQUIRED:** N/A

**TREASURER'S CERTIFICATE:** NA

**COMPLIANCE WITH CHAPTER 51:** Section 51.26 (b) of Chapter 51.26(b)6, Ashland City Ordinances, permits items for direct placement for Council action as the item had been previously presented and approved by Council as part of a budgeted purchase or project within the City's annual budget.

**STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN:** This item conforms to the Ashland Comprehensive Plan in that it is "...in accordance with existing and future needs, best promote public health, safety, morals, and the general welfare..." for the City's residents and community.

**SUMMARY STATEMENT:**

The 2026 13th Avenue East Project is ongoing and consists of the reconstruction of 13th Avenue East from US Highway 2 to 6th Street East.

At their March 31, 2026 meeting, Council approved entering into an agreement with Jake's Excavating, LLC for construction of the project, which is largely being overseen by City staff. The project is partially funded by a Housing and Urban Development (HUD) Community Development Block Grant (CDBG), with the City using the cost of the water main replacement work as a match.

It is common for municipalities to pursue WI DNR SDWLP funding while the project is being constructed. This project was included in the Water Utility Capital Improvement Plan supported by recent water rate increases.

Staff request that Council adopt the attached resolution to ensure that it will be possible to reimburse municipal funds from the future SDWLP funding to support construction activities necessary for the 13th Avenue East Water Main Replacement Project.

## RESOLUTION No. 17880

### RESOLUTION DECLARING OFFICIAL INTENT TO REIMBURSE EXPENDITURES FROM PROCEEDS OF BORROWING THROUGH THE STATE OF WISCONSIN SAFE DRINKING WATER LOAN PROGRAM FOR SFY2027 13TH AVENUE EAST WATER MAIN REPLACEMENT PROJECT

*WHEREAS*, the City of Ashland, Wisconsin intends to file an application for state financial assistance for the water main replacements/ system improvements for Chapple Avenue, WDNR Project Number 4759-36, (referred to as the "Project"), under the Wisconsin Environmental Improvement Fund; and

*WHEREAS*, the City of Ashland expects to finance the Project on a long-term basis by issuing tax-exempt bonds or promissory notes (the "Bonds"); and

*WHEREAS*, because the Bonds will not be issued prior to of June 2026, the City of Ashland Common Council must provide interim financing to cover costs of the Project incurred prior to receipt of the proceeds of the Bonds; and

*WHEREAS*, it is necessary, desirable, and in the best interests of the City of Ashland to advance monies from its funds on hand on an interim basis to pay the costs of the Project until the Bonds are issued.

***BE IT THEREFORE RESOLVED*** by the City of Ashland City Council that:

Section 1) Expenditure of Funds. The City of Ashland City Council shall make expenditures as needed as needed from its funds on hand to pay the costs of the Project until Bond proceeds become available.

Section 2) Declaration of Official Intent. The City of Ashland City Council hereby officially declares its intent under Treas. Regs. Section 1.150-2 to reimburse said expenditures with proceeds of the Bonds, the principal amount of which is not expended to exceed an estimated amount of \$1,100,000 for the water main replacements/system improvements on 13th Avenue E; and

Section 3) Unavailability of Long-Term Funds. No funds for payment of the Project from sources other than the Bonds are, or are reasonably expected to be, reserved, allocated on a long term basis, or otherwise set aside by the City of Ashland pursuant to its budget or financial policies.

Section 4) Public Availability of Official Intent Resolution. This Resolution shall be made available for public inspection at the City Clerk's office within 30 days after its approval in compliance with applicable State law governing the availability of records of official acts including Subchapter II of Chapter 19, and shall remain available for public inspection until the Bonds are issued.

Section 5) Effective Date. This Resolution shall be effective upon its adoption and approval.

City of Ashland, Ashland County, Wisconsin

Approved: June 9, 2026

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Charles Ortman, Council President

ATTEST:

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Denise Oliphant, City Clerk

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Matthew MacKenzie Mayor

APPROVED AS TO FORM:

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Tyler W. Wickman, City Attorney

**SUBJECT:** Leak Credit Policy for Water/Wastewater Utilities (*Public Works*)

**RECOMMENDATION:** Approval

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**DEPARTMENT OF ORIGIN:** Public Works

**CLEARANCES:** Public Works Director

**EXHIBITS:** 1. Leak Credit Policy

**EXPENDITURES REQUIRED:** N/A

**AMOUNT BUDGETED:** N/A

**APPROPRIATION REQUIRED:** N/A

**TREASURER'S CERTIFICATE:** N/A

**COMPLIANCE WITH CHAPTER 51:** The Council as Committee of the Whole previously discussed and approved this item to move forward to the Council for formal approval.

**STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN:** N/A

**SUMMARY STATEMENT:**

The Water and Wastewater Utilities receive and process applications for leak credits in instances of high utility bills due to a water leak in residential homes. However, there is no documentation of the process or guidelines on how to administer the credit.

Megan Erickson, Utility Administrative Specialist, drafted the attached policy for the purposes of consistency and documentation. The policy establishes that the leak credits are only available to residential homes, only applicable to the wastewater portion of the bill and establishes basic

policies and procedures for the application and associated processing. Ms. Erickson researched similar practices and policies used by similar utilities and applicable regulations from the Public Service Commission, which prohibit credits for drinking water due to the cost of producing and distributing water. In contrast, clear water transmitted to the City's Wastewater Treatment Plant (WWTP), places very little burden on the facility for treatment, so a credit for the wastewater portion of the bill is logical.

The policy was discussed with the Public Works Committee at the April 16, 2026 and May 14, 2026 meetings and the May 25th, 2026 Committee of the Whole meeting, with both committees unanimously recommending the policy for approval.

Formal Council approval of the policy is requested.

Policy: Utility 101	<b>Leak Credit Policy</b>
Date Approved: TBD	Approving Entity:
Date Revised: <b>TBD</b>	Approving Entity:

**101.0 Definitions**

*Ashland Municipal Utilities or Utility* shall mean the utilities operated by the City of Ashland.

*Leak* is defined as unintentional water loss caused by broken and/or malfunctioning plumbing fixtures and/or pipes, at any point downstream of the water meter.

*Occurrence* will refer to the cause of the leak.

*Leak Credit Deferred Payment Arrangements (LCDPA)* are deferred payment arrangements with the Water Utility to repay increased water volume charges that may result from a leak. LCDPAs may have extended repayment terms and/or lower down payment requirements based on the customer’s circumstances.

**101.1 Intent**

The intent of the leak credit policy is to provide financial assistance to residential customers who receive a high utility bill as a result of a water leak within their residence. This credit will be applicable sewer volume charges over of their annual average usage; no credits under this Leak Policy will apply to fixed fees or to water charges. All water charges will be charged in accordance with the Water Utility PSC Approved Rate Tariff.

This policy will not provide assistance to Industrial or Commercial customers. Additionally, there will be no financial assistance if the high bill is as a result of:

- a) Continued high usage
- b) Repeated leaks at the same home/building
- c) Repeated leaks for the same issue at the same home/building

**101.2 Applicant Requirements**

To be considered for a leak credit, the applicant must meet the following conditions:

- a) Complete a Water Leak Credit application within 30 days of the leak
- b) Must have identified, fixed, and provided documentation of the corrective action for the leak.
  - a. Customers are NOT permitted to remove, inspect, or tamper with their meter and must contact the Utility for issues/concerns with the meter.

- c) Must be either the primary or secondary account holder
- d) Must be a residential customer
- e) Must be enrolled in the Customer Portal
  - a. If this is the first leak credit application, customer will be permitted 7 days to enroll in the Portal.
- f) Must not have received a leak credit for the occurrence within the last twelve months
- g) Must not have vacated the property at the time of the leak without having the water shut off at the internal shut off valve.
- h) Allow Water Utility access to the meter to ensure it is still in working order after pipes freeze to ensure meter is not also damaged.
  - a. Customers are responsible for the replacement cost of any damaged meter.
- i) Must reside at the resident or have a designated person responsible for maintaining the property.

### **101.3 Utility**

The Utility will notify customers of situations which may cause increased water bills once information is received. These situations may include the meter registering continuous use for a 24 hour period above any normal continuous flow, sudden high volume of water use, cold temperatures surrounding the meter, which may cause the meter and/or pipes to freeze and break. The Utility will use the Customer Portal to automatically send notifications to customers when these situations are registered with the meter. If a customer is not enrolled in the Customer Portal, the Utility review pending notifications on a weekly basis. If a customer is not enrolled in the Customer Portal and has failed to notify the Utility of their contact information, the Utility will door tag the property one time; all subsequent notices will be mailed to the customer at the end of the reading cycle.

The Utility is not permitted to aid in diagnosing and repairing plumbing issues. Only the Utility is permitted to install, remove, replace the meter. Plumbing before and/or after the meter is the sole responsibility of the property owner.

When extremely high usage is detected and water is visibly seen coming from the structure, the Utility will immediately disconnect services. Services will be restored once the customer provides the Utility confirmation of the repairs.

### **101.4 Leak Credit Policy**

Once a leak credit application is received, the Utility Administrative staff will:

- a) Post-pone the invoice due date to the following month.

- a. While under postponement, the Utility shall not charge any late fees to the current balance due. Any prior delinquent balance will still be assessed a late fee.
  - b. While under postponement, the Utility shall not issue any disconnection notices until the application review is complete.
- b) Alert Operations of the application to begin a usage review to ensure the leak has been repaired.
  - a. Utility Operations staff will inform the Administrative staff if the leak has not stopped or is ongoing.
    - i. If usage still shows an ongoing potential leak, the leak credit cannot be processed. Customer will be notified that usage is still increased and therefore, the application cannot be processed.
      - 1. The Utility is not able to aid customers in identifying causes of leaks or repairs of leaks. The Utility is only able to inspect and verify the meter itself is working properly.
      - 2. Customers must contact a plumber or other competent person to help with identifying and repairing leaks.
  - b. If the leak has stop, Operations will advise Administrative staff the dates and meter readings when:
    - i. The leak began
    - ii. The customer was notified
    - iii. The leak stopped
- c) Review customer's history for any recent leak credit applications
  - a. If the same occurrence was issued a leak credit within twelve months, the application shall be denied
  - b. If any occurrence was issued a leak credit within the last two years, the Utility may deny the application based on the nature of the occurrences and/or improper corrective actions to repair any previous occurrence
- d) Review customers annual usage to establish a baseline daily usage
  - a. If the customer does not have a full year's worth of usage, the Utility will calculate baseline usage using the City of Ashland's established Equivalent Residential Units (ERU).
    - i. As of 2025, the ERU was 8 units per billing cycle (4 units per month)
  - b. The baseline usage does not include any Summer Use Credits or other approved Leak Credits.
- e) All units below the customers baseline usage for sewer will be billed at the Utility's current volume rates.
  - a. As of 2025, that rate is \$5.90/unit for sewer
- f) All units above the customers baseline usage for sewer will be credited from the account.
  - a. The Utility will only consider the units recorded 24 hrs before the leak occurrence and 14 days after customer notification, unless the customer can provide a reasonable explanation for delay in repairs beyond 14 days.



APPENDIX A-LEAK CREDIT APPLICATION



## ASHLAND wasteWATER UTILITY LEAK CREDIT APPLICATION

Date: \_\_\_\_\_

Requested By: \_\_\_\_\_

Service Address: \_\_\_\_\_

Account Number: \_\_\_\_\_

Cause of Leak: \_\_\_\_\_  
\_\_\_\_\_

Approximate Start of Leak: \_\_\_\_\_

Approximate End of Leak: \_\_\_\_\_

Cause of Stoppage:

*Please provide repair receipts*

*If Approved, Leak Credits will be made to your sewer volume charges and a statement mailed to you.  
Customers can apply for a leak credit once per year per cause.*

---

INTERNAL USE ONLY

Request Received: \_\_\_\_\_ Reviewed By: \_\_\_\_\_

((Baseline Usage \_\_\_\_\_ - Usage during Leak: \_\_\_\_\_) x Leak Rate \$ \_\_\_\_\_) - Billed Units \_\_\_\_\_ = Leak Credit \$ \_\_\_\_\_

*All billing invoices and repairs must be attached for final review and approval.*

Recommended By: \_\_\_\_\_ Approved By: \_\_\_\_\_

# APPENDIX B-ERU CALCULATION 2025

## ERU Calculations

### USDA, Rural Development

Equivalent Dwelling Units (EDUs) = Equivalent Residential Units (ERUs)  
 an EDU is the level of service in gallons per day for an average residential dwelling.

EDUs are computed in accordance with the probable demand that a user places on the wastewater treatment system by assignment of an equivalency factor.  
 The probable flow rate demand that a user places on a wastewater treatment system is correlated to the demand expected by a single-family dwelling by the use of equivalency factors.

$$\text{flow per residential unit} = \frac{\text{total flows for single family residences (gpd)}}{\# \text{ of single family residences}}$$

$$\text{EDU} = \frac{\text{Total single family flows (gpd)} + \text{total non residential flows (gpd)}}{\text{flow per residential unit (gpd)}}$$

### Example:

Residential	Flow (gpd)	# of Units	Single family - include all single family homes, mobile homes and seasonal dwellings in this category. Each is one unit. If mobile homes are part of a park or camp that does not have individual meters, it should be considered a single commercial user and the flow recorded there.
Single Family	400000	2000	
Non-residential	Flow (gpd)	# of Units	Multi family - should be considered commercial unless each individual apartment is metered then it would be included with the residential.
Industrial	75000	30	Commercial - include non-residential small businesses, offices and retail establishments.
Institutional	20000	10	Industrial - include large manufacturing users.
Commercial	75000	50	Institutional - include schools, town properties, churches and other public service buildings.
Total non-residential	170000	90	
Billable flow	570000		
Leakage	1000		
Present Avg Daily Flow	571000		
Flow per dwelling unit:	200		Therefore each EDU is 200 gallons per day
Total EDUs:	2855		

### Single family residential calculation

Total annual residential flow:	77724000	
Residential	Flow (gpd)	# of Units
Total residential metered	2129424659	2481
Non-residential	Flow (gpd)	# of Units
Industrial	1340273973	
Institutional	3509041096	
Commercial	159,810.96	
Multi family	5602739726	
Total non-residential	2643315068	
Billable flow:	4772739726	
Leakage	0	
Present Avg Daily Flow	4772739726	
Flow per dwelling unit:	85,829,2889 gpd	
Total EDUs:	5560,735487	

### Single family residential calculation (with 10% greater water usage)

Total annual residential flow:	85496400	
Residential	Flow (gpd)	# of Units
Total residential metered	2342367123	2681
Non-residential	Flow (gpd)	# of Units
Industrial	1340273973	
Institutional	3509041096	
Commercial	159,810.96	
Multi family	5602739726	
Total non-residential	2643315068	
Billable flow:	4985682192	
Leakage	0	
Present Avg Daily Flow	4985682192	
Flow per dwelling unit:	94,412,1779 gpd	7,573,17255 CCF/billing period
Total EDUs:	5280,759534	

	USE TYPE	EDU CONVERSION
A.	Single Family Residential	1 per unit
B.	Multi Family Residential / Add: 0.1 bathroom <sup>1</sup>	0.44 per unit
C.	Multi Family Residential / Add: 1.5 bath/room <sup>1</sup>	1 per unit
D.	Motel/Hotel without spa room or pool <sup>2</sup>	0.45 per room
E.	Washing Homes, care facilities, other similar uses <sup>2</sup>	0.33 per room
F.	Professional Office Space <sup>3</sup>	1 per 1,000 square feet
G.	Retail Merchandising <sup>3</sup>	1 per 7,500 square feet
H.	Industrial Manufacturing, Low water use <sup>4</sup>	1 per 30,000 square feet
I.	Industrial Warehousing <sup>4</sup>	1 per 30,000 square feet
J.	Food Preparation, Food Sales, etc.	Projected peak monthly gallon usage divided by 7,500. <sup>5</sup>
K.	Pools, spas, fountains, other water features	1 per 30,000 gallon system capacity or the proportional value thereof.
L.	Green or turf areas associated with categories B through J above	1 per 1,400 square feet, or the proportional value thereof.
M.	Water intensive development, such as, nurseries, commercial laundries, beauty salons, dentists, etc.	Projected peak monthly gallon usage divided by 7,500. <sup>5</sup>
N.	Development for which no specific provision is made.	Projected peak monthly gallon usage divided by 7,500. <sup>5</sup>

APPENDIX E-LEAK CREDIT STATUS NOTIFICATION



CUSTOMER NAME  
MAILING ADDRESS  
CITY, STATE, ZIP

**RE: LEAK CREDIT APPLICATION STATUS**

DATE

Dear CUSTOMER,

Your application for a Leak Credit has been received and review by our office. Upon completion of the review, your application has been

\_\_\_ Approved. Enclosed is a copy of your current Utility Statement with the updated amount owed. If you are unable to pay the balance in full within 20 days, please contact us as soon as possible. If you do not pay the balance in full or contact us to make payment arrangements, we may begin disconnection proceedings.

\_\_\_ Denied. We have denied your request for a leak credit due to:

\_\_\_ Same occurrence within the last twelve months

\_\_\_ Other occurrence within the last twenty-four months

\_\_\_ Leak was not repaired

\_\_\_ Other: \_\_\_\_\_

If you have any questions or would like to appeal the decision, please feel free to contact us at your earliest convenience.

Sincerely,

Ashland Water/Wastewater Utility  
715-682-7056  
utilitycollections@coawi.org  
Office Hours: Monday-Friday 7:00am-4:00pm except Major Holidays

**SUBJECT:** Applications for City Issued Licenses and Permits for Alcohol Beverages, Tobacco, Arcade and Coin-Operated Games, Mobile Home, Recycling and Salvage Operations, and Taxi Cabs (*Clerk*) Voice

**RECOMMENDATION:** Approval with contingencies where applicable

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**DEPARTMENT OF ORIGIN:** City Clerk

**CLEARANCES:** Fire Department Inspections  
Treasurer Compliance Confirmation  
Police Department Background Checks

**EXHIBITS:** 1. 2026-2027 Alcohol Beverage Applicants  
2. 2026-2027 Miscellaneous License Applicants

**EXPENDITURES REQUIRED:** NA

**AMOUNT BUDGETED:** NA

**APPROPRIATION REQUIRED:** NA

**TREASURER'S CERTIFICATE:**

**COMPLIANCE WITH CHAPTER 51:** Section 51.26 (b) of Chapter 51, Ashland City Ordinances, permits the Mayor and/or Clerk to schedule items directly for Council action. The Mayor and/or City Clerk has chosen to direct this item directly to Council pursuant to the authority granted to them in Chapter 51, Ashland City Ordinances.

**STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN:**

**SUMMARY STATEMENT:**

The City Clerk's office issues licenses and permits annually for retail alcohol beverage sales, mobile home parks, recycling and salvage operations, arcade and mechanical games, and tobacco sales. Before asking Council for approval, the applications were reviewed by the Treasurer for compliance with Chapter 923.10, premises were inspected by the Fire Department or building inspector, and background checks were completed by the Police Department if necessary.

The attached is a list of applicants who submitted the proper and required paperwork to be considered for a license. All licenses are contingent upon passing inspections and review. Before submitting the final listing of applicants, the Clerk's office is asking for Council's review and approval to move forward.

The following applicants have applied to the City of Ashland for an alcohol beverage license.

BUSINESS/TRADE NAME	BUSINESS/TRADE NAME	BUSINESS ADDRESS	AGENT
<b>Class B Fermented Malt Beverage/Class B Intoxicating Liquor</b>			
Ashland Baking Company	Black Cat Coffeehouse	211 Chapple Ave.	HONORE KASZUBA
Bay Area Civic Center (BACC)	Bay Area Civic Center (BACC)	320 4th Ave. W.	MARTEN VANBERGEN
Bay City Cultural Center	Bohemian Hall	319 11th Ave. E.	NANCY SZTYNDOR
Besuga Taverns, Inc	Harbor Bar	1222 Lake Shore Drive East	BRENDA LEMIEUX
E Triple J, Inc	Neighborly Bar	1301 W. Main St.	EUGENE RONNING
Edison Hospitality Group Inc	The Landing	101 W. Lake Shore Drive	NATALIE SKINNES
Edison Hospitality Group Inc	The Local Bar & Grille	3000 Golf Course Road	NATALIE SKINNES
FAB LLC	Main Street Eatery	315 Main St. E	ALANNAH BELANGER
Hugo's Inc	Hugo's Pizza	221 Sanborn Avenue	JENNIFER LEDIN
J & P King Family Enterprises, Inc.	Mugs Bar	515 Main Street East	JACQUELYN KING
JCDOC LLC	The Safari	423 Main Street East	JEFFREY CASTLE
New China Restaurant, Inc.	New China Restaurant	300 W. Lake Shore Drive	TONY ENG
Office Bar LLC	Office Bar	407 Main St. W.	DOROTHY MONROE
Rhinelanders Café and Pub Inc.	The Breakwater	1808 Hwy 2 E.	REBECCA DAY
Rhythm and Rye LLC	Rhythm + Rye	705 Main St. W	NICOLE LARSON
Samdesiel LLC	The Badger Den	301 Main St E	PATRICK HUNT
Scott & Ar's, LLC	Scott & Ar's	612-614 Main St. W.	ARLENE MALACH
Scribner, Todd Michael	Oredocker Saloon	1104 Lake Shore Drive East	TODD SCRIBNER
Second Street LLC	Second Street Bistro	201 Main St. E.	JERE SCHROEDER
Solstice Outdoors LLC	Sandbar	2521 Lake Shore Drive West	KATHLEEN GELLATLY
Taqueria La Monarcha LLC	Taqueria La Monarcha	311 Main St East	GRETA BLANCARTE
Tarasco	El Tarasco Mexican Restaurant	2320 Lake Shore Drive West	JOSE ALVAREZ
The Deepwater LLC	Wilmarth's Deep Water Grille	808 West Main Street	MARK L GUTTETER
The Pizza Pub	The Pizza Pub	1402 East Lake Shore Drive	SHAWN E THAYER
The Union on Main, LLC	The Union	100 Main St West	JEANNE ASPENSON
Zenith Asset Company LLC	Americlnn	3009 N. Lake Shore Drive East	TODD CHINGO
<b>Class A Fermented Malt Beverage/Class A Intoxicating Liquor</b>			
Chequamegon Food Cooperative	Chequamegon Food Cooperative	700 Main Street West	KIERSTEN GALAZEN
Jay Ma Ambaji, Inc.	Star Liquor	821 Main Street West	NICKY PATEL
Super One Liquor, LLC	Super One Liquor #805	505 Ellis Avenue	DAMON CARLSON
<b>Class A Fermented Malt Beverage only</b>			
Indianhead Oil Co., LLC	Holiday Stationstore #459	110 Ellis Avenue	MEGAN SELL
Krist Oil Co.	Krist Food Mart #65	521 Lake Shore Drive East	RIKKI WHITE
Kwik Trip, Inc.	Kwik Trip 163	515 Ellis Avenue	BOBBIE BIGBOY
Kwik Trip, Inc.	Kwik Trip 118	2300 Lake Shore Drive East	BOBBIE BIGBOY
Kwik Trip, Inc.	Kwik Trip 110	1814 Lake Shore Drive West	JEREMY MILLER
Midland Services, Inc.	Midland Services, Inc.	411 Sanborn Avenue	KENYA MCAULIFFE
River Rock Inn and Bait Shop	River Rock Inn and Bait Shop	1200 West Lake Shore Drive	SCOTT BRETTING
Ram Sita Inc.	Ashland Shell	810 Lake Shore Drive West	NICKY PATEL
<b>Class B Fermented Malt Beverage AND/OR Class C Wine</b>			
Frankie's Pizza	Frankie's Pizza	1315 Lake Shore Drive East	JESS WELTY
Ashland Fun and Games LLC	Play Unplugged	307 Main St West	Joseph Croteau
Gabriele Block	Gabriele's German Cookies, Chocolates & Gifts	413 Main Street West	Gabiele Block

NAME	BUSINESS NAME	LOCATION	AGENT
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**TOBACCO, CIGARETTE AND VAPE PRODUCTS**

Indianhead Oil Co., LLC	dba	Circle K #2746459	at	110 Ellis Avenue	Agent,	MEGAN SELL
JAY MA AMBAJI INC	dba	STAR LIQUOR	at	821 MAIN STREET WEST	Agent,	NICKY PATEL
JCDOC LLC	dba	THE SAFARI	at	423 MAIN STREET EAST	Agent,	JEFFREY CASTLE
Krist Oil Company	dba	Krist Food Mart #65	at	521 Lake Shore Drive East	Agent,	SHELLEY MADAY
Kwik Trip, Inc.	dba	Kwik Trip 163	at	515 Ellis Avenue	Agent,	BOBBI BIGBOY
Kwik Trip, Inc.	dba	Kwik Trip 118	at	2300 Lake Shore Drive East	Agent,	BOBBI BIGBOY
Kwik Trip, Inc.	dba	Kwik Trip 110	at	1814 Lake Shore Drive West	Agent,	AMANDA O'LEARY
MIDLAND SERVICES INC	dba	MIDLAND SERVICES SANBORN	at	411 SANBORN AVENUE	Agent,	KENYA MCAULIFFE
Miner's Incorporated	dba	Super One Foods #573	at	401 Ellis Avenue	Agent,	DAMON CARLSON
SUPER SMOKE SHOP ASHLAND INC	dba	SUPER SMOKE SHOP ASHLAND	at	2418 LAKESHORE DRIVE E	Agent,	SAMMY WAZWAZ
SUPER ONE LIQUOR, LLC	dba	SUPER ONE LIQUOR	at	505 ELLIS AVE	Agent,	DAMON CARLSON
RAM SITA INC	dba	ASHLAND SHELL	at	810 Lake Shore Drive West	Agent,	NIKKI PATEL
WALGREEN CO	dba	Walgreens #10758	at	110 Lake Shore Drive West	Agent,	MISTY BENEDICT

**MISCELLANEOUS LICENSES AND PERMITS**

NREG US Holdings Ltd 101-403 6th St New Westminster BC V31 3B1	dba	Kenwood Terrace	at	1600 8th Street West		Mobile Home Park
		Whispering Pines	at	145 Cedar Street		
REPUBLIC SERVICES ENVIRONMENTAL SOLUTIONS				415 Industrial Park Road		
WASTE MANAGEMENT				600 Industrial Park Road		Recycling, Waste and Salvage
CHICAGO IRON & SUPPLIES INC				701 22nd Avenue East		
C.W.O. AUTO & SCRAP REMOVAL Inc				2805 Holmes Road		

**SUBJECT: Ordinance to Amend Chapter 544 (1026) Vehicular Stopping And Parking, Ashland City Ordinances to Include Overnight Parking Restrictions in the Downtown (Clerk)**

**RECOMMENDATION:** Approval

---

**DEPARTMENT OF ORIGIN:** City Clerk

**CLEARANCES:** Committee of the Whole

- EXHIBITS:**
- 1. Proposed Ordinance 2026-2040
  - 2. Current Chapter 544 (1026) Vehicular Stopping & Parking

**EXPENDITURES REQUIRED:** NA

**AMOUNT BUDGETED:** NA

**APPROPRIATION REQUIRED:** NA

**TREASURER'S CERTIFICATE:** NA

**COMPLIANCE WITH CHAPTER 51:** The Council as Committee of the Whole previously discussed and approved this item to move forward to the Council for formal approval.

**STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN:**

**SUMMARY STATEMENT:**

Council recently approved an ordinance amendment to better enforce overnight parking in the City's parking lots. In the past, parking had also been restricted along the avenues both north and south of Main Street with signage, but was not included in the ordinance pertaining to street parking.

The Clerk's office is proposing to amend Chapter 544 to include language restricting overnight parking (between 2:00 a.m. and 6:00 a.m.) on all avenues from 3rd Avenue East to 10th Avenue West between Lake Shore Drive and 3rd Street. Parking signs are already in place along these roads.

**Sequential Ordinance No 2026-2040**

**ORDINANCE TO AMEND CHAPTER 544 (1026) VEHICULAR STOPPING AND PARKING,  
ASHLAND CITY ORDINANCES**

The Mayor and Common Council of the City of Ashland do ordain as follows:

**SECTION I**

**544.05 Overnight Parking Prohibited on Certain Enumerated Streets** *shall be added to read as follows:*

It shall be unlawful to park any vehicle between the hours of 2:00 a.m. and 6:00 a.m., on any streets or avenues in the City of Ashland listed below:

- a) All streets and avenues lying between the west line of 10th Avenue West to the east line of 3rd Avenue East and between the north line of Third Street and south line of Lake Shore Drive
- b) Between Ellis Avenue and Third Avenue West on the north side of Lake Shore Drive

**Section II**

**544.11 Exception** *shall be amended to read as follows:*

The following streets shall be exempted from the two-hour parking provisions, except as designated:

- a) Mac Arthur Avenue No parking anytime in one-way entrance from Lake Shore Drive south for approximately 150'
- b) 10<sup>th</sup> Avenue West No parking anytime on the west side from Lake Shore Drive to Main Street

**SECTION III**

Effective Date. *This ordinance shall take effect on the day after publication.*

PASSED:                    June 9, 2026  
PUBLISHED:                June 18, 2026

\_\_\_\_\_  
Charles Ortman, Council President

ATTEST:

\_\_\_\_\_  
Denise Oliphant, City Clerk

\_\_\_\_\_  
Matthew MacKenzie, Mayor

APPROVED AS TO FORM:  
  
\_\_\_\_\_

Tyler Wickman, City Attorney

## **544 (1026) Vehicular Stopping And Parking**

### **544.10 Two Hour Parking On Certain Enumerated Streets**

#### **544.11 Exception**

#### **544.12 Marking Places**

#### **544.20 Disabled Parking**

#### **544.21 Disabled Parking Enforcement Assistance Council**

#### **544.22 Reserved Parking Places**

#### **544.23 Reserved Parking In Residential Areas**

#### **544.24 Application**

#### **544.30 Parking Prohibited In Certain Specified Places**

#### **544.31 Camper Parking Restriction**

#### **544.40 Bus Stops; Regulation Use Of Same**

#### **542.41 Loading**

#### **544.42 Bus Stop Signs Or No Parking Signs**

#### **544.43 Use Of Bus Stops By Buses And Taxis**

#### **544.50 15 Minute Zones In Certain Enumerated Areas**

#### **544.61 Enforcement**

#### **544.70 Reserved Parking**

#### **544.80 Penalties**

#### **544.81 Violation Of Sections 544.40, 544.41, And 544.50**

#### **544.82 Violation Of Sections 544.10, 544.30, 544.31, And 544.70**

#### **544.83 Violation Of Section 544.20**

#### **HISTORY**

*Amended by Ord. [2015-1846](#) Amends Section 544.22. Reserved Parking in Residential Areas. Renumbers to Section 544.23. Amends Section 544.23. on 6/30/2015*

*Amended by Ord. [2015-1860](#) Amends Section 544.22 [RENUMBERED TO 544.23 BY 2015-1846]. Reserved Parking in Residential Areas. on 9/29/2015*

*Amended by Ord. [2017-1899](#) Amends Section 544.23. Reserved Parking in Residential Areas. on 9/26/2017*

*Amended by Ord. [2018-1901](#) Amends Section 544.23. Reserved Parking in Residential Areas. on 2/27/2018*

*Amended by Ord. [2018-1905](#) Amends Section 544.23. Reserved Parking in Residential Areas. on 6/26/2018*

*Amended by Ord. [2018-1907](#) Amends Section 544.23. Reserved Parking in Residential Areas. on 7/10/2018*

*Amended by Ord. [2019-1914](#) Modifies Section 544.22; Reserved Parking Spaces. on 2/18/2019*

*Amended by Res. [2019-1918](#) Modifies Section 544.22; Reserved Parking Spaces. on 6/11/2019*

*Amended by Ord. [2024-1997](#) Modifies Section 544.81 and Section 544.82 Violation of Sections on 2/13/2024*

*Amended by Ord. [2025-2023](#) on 9/16/2025*

*Amended by Ord. [2026-2030](#) adds reserved parking spaces in the downtown district on 2/24/2026*

### **544.10 Two Hour Parking On Certain Enumerated Streets**

It shall be unlawful to park any vehicle for a period of longer than two hours between the hours of 8:00 a.m. and 5:00 p.m., Monday through Saturday, on any streets or avenues in the City of Ashland listed below:

All streets and avenues lying between the west line of 10th Avenue West to the east line of 3rd Avenue East and between the north line of Third Street and south line of Lake Shore Drive; and between Ellis Avenue and Third Avenue West on the north side of Lake Shore Drive; and on Main Street from the east line of 7th Avenue East to the west line of the alley located in the 600 block of Main Street East.

#### **544.11 Exception**

The following streets shall be exempted from the two hour parking provisions, except as designated:

- (a) MacArthur Avenue. No parking 2:00 a.m. to 6:00 a.m. from 3rd Street to the alley located between Main and 3rd Streets.

- (b) MacArthur Avenue. No parking 2:00 a.m. to 6:00 a.m. parking on the west side of the Avenue from Lake Shore Drive to Main Street West and 2-hour parking on the east side of the Avenue. No parking anytime in one-way entrance from Lake Shore Drive south for approximately 150'
- (c) 10th Avenue West. no parking on the west side from Lake Shore Drive to Main Street and 2-hour parking on the east side from Lake Shore Drive to Main Street.
- (d) Main Street West. No parking 2:00 a.m. to 6:00 a.m. parking on the north side of the street from 9th Avenue West to 10th Avenue West.
- (e) 9th Avenue West. Unrestricted parking on the west side of the Avenue from Lake Shore Drive to Main Street West and 2-hour parking on the east side of the avenue.

#### **544.12 Marking Places**

The City shall have the authority to have markings painted or placed upon the curb of the street for the purpose of designating the parking space and the angle at which vehicles are parked to the curb. Each vehicle parking within any two hour parking zone shall park within the line or markings so established. It shall be unlawful to park any vehicle across any such line or marking or to park said vehicle in such position that the same shall not be entirely within the area designated by such lines or markings.

#### **544.20 Disabled Parking**

- (a) The provisions of sec. 346.505, Wis. Stats. are hereby adopted by reference.
- (b) Except for a motor vehicle used by a physically disabled person as defined under sec. 346.503 (1), Wis. Stats., no person may park, stop or leave standing any vehicle, whether attended or unattended and whether temporarily or otherwise, upon any portion of a street, highway or parking facility reserved, by official traffic signs indicating the restriction, for vehicles displaying special registration plates or a special identification card issued under Wisconsin Statutes or another jurisdiction which designates the vehicle as a vehicle used by a physically disabled person.

#### **544.21 Disabled Parking Enforcement Assistance Council**

The City of Ashland hereby establishes a Disabled Parking Enforcement Assistance Council as permitted by sec. 349.145, Wis. Stats. The members of the Council shall have the powers described in sec. 346.505, Wis. Stats.

#### **544.22 Reserved Parking Places**

The City of Ashland specifically designates the following parking spaces as reserved for parking for motor vehicles used by physically disabled persons:

- (a) On the north side of Main Street West, west of its intersection with Tenth Avenue West.
- (b) First space on the east side of 6th Avenue West south of the intersection of Main Street West.
- (c) Two spaces on the west side of Sixth Avenue West, north of the intersection with Third Street West.
- (d) Two spaces on the west side of the 200 block of Vaughn Avenue; one north of the alley and one south of the alley.
- (e) On the east side of Fourth Avenue West, north of its intersection with Main Street West.
- (f) On the east side of the 200 block of 3rd Avenue West.

- (g) On the west side of the 100 block of Third Avenue West north of the intersection with Main Street.
- (h) On the north side of the 600 block of Main Street West west of the emergency exit of City Hall.
- (i) On the boulevard on the east side of the 100 block of Prentice Avenue.
- (j) On the east side of the 700 block of Beaser Avenue in front of the CESA building.
- (k) On the east side of 10th Avenue West in the first space north of Main Street.
- (l) On the east side of 3rd Avenue East in the 100 north block adjacent to the NSP building.
- (m) On the east side of the 200 Block of Chapple Avenue.
- (n) On the South Side of the 100 Block of 10th Street East, adjacent to the Middle School.
- (o) On the North Side of the 100 Block of 11th Street East, adjacent to the Middle School.
- (p) Two spaces on the south side of Admiral Leahy Drive adjacent to the Sigurd Olson Environmental Institute.
- (q) On the south side of the 1300 Block of 7th Street West, adjacent to the Beaser Park Little League Field.
- (r) On the west side of the 200 block of 3rd Avenue East, south of the intersection with Main Street.
- (s) On the west side of the 200 block of 2nd Avenue West, south of the intersection with Main Street.
- (t) On the south side of the 800 block of Main Street West, east of the parking lot entrance.
- (u) On the north side of the 400 block of Main Street East, east of the intersection with Prentice Avenue.
- (v) On the north side of the 400 block on Main Street East, west of the intersection of 5th Avenue East
- (w) In Central Railyard Park, closest to the entrance of the playground.
- (x) One space on the northeast intersection of Main Street and Sixth Avenue West.
- (y) The first space on the intersection of Main Street and 2nd Avenue East.
- (z) One space in front of 220 6th Street East, on the west side of the stairway for Ashland County Law Enforcement offices.
- (aa) On the east side of the 300 Block of Third Avenue West, the third parking space north of the intersection of 3rd Street.
- (ab) On the east side of the 300 block of Beaser Avenue.
- (ac) 311 Main Street East.
- (ad) The first space west of the alleyway on the south side of the 800 Block of Main Street West.
- (ae) The first space east of the driveway on the south side of the 700 Block of Main Street West.
- (af) On the west side of the 200 block of 3rd Avenue West, south of the intersection with Main Street West.

These locations may be changed from time to time upon Parking System recommendation by Council action and appropriate notice thereof.

## HISTORY

Amended by Ord. [2019-1914](#) Adds a new reserved space: The first space west of the alleyway on the south side of the 800 Block of Main Street West. on 2/18/2019

Amended by Res. [2019-1918](#) Adds a new reserved space: The first space east of the driveway on the south side of the 700 Block of Main Street West. on 6/11/2019

Amended by Ord. [2025-2023](#) on 9/16/2025

Amended by Ord. [2026-2030](#) adds reserved parking spaces on 2/24/2026

### **544.23 Reserved Parking In Residential Areas**

In addition to the location identified in Section 544.22, areas as reviewed and approved by the Disabled Parking Enforcement Council are designated as reserved for motor vehicles used by and for physically disabled persons and will be indicated by City issued signage in a reasonable location.

## HISTORY

Renumbered by Ord. [2015-1846](#) Renumbered from "544.22" to "544.23". on 6/30/2015

Amended by Ord. [2015-1846](#) Amends Section 544.23. Reserved Parking in Residential Areas. Changes (e) to "610 2nd Ave W.", Adds (i) "713 6th Ave W." [LANGUAGE REMOVED BY 2018-1907]. on 6/30/2015

Amended by Ord. [2015-1860](#) Amends Chapter 544.23. Reserved Parking in Residential Areas. Adds item (j) 411 Beaser Ave and item (k) 1420 3rd St. W. [LANGUAGE REMOVED BY 2018-1907]. on 9/29/2015

Amended by Ord. [2017-1899](#) Amends Section 544.23. Reserved Parking in Residential Areas. Removes (f) 701 2nd Ave E and (h) 321 12th Ave E., Adds 213 10th Ave W., Renumbers the following: (i) to (h), (j) to (i), (k) to (j). [LANGUAGE REMOVED BY 2018-1907] on 9/26/2017

Amended by Ord. [2018-1901](#) Amends Section 544.23. Reserved Parking in Residential Areas. Adds (k). 408 14th Ave W. [LANGUAGE REMOVED BY 2018-1907]. on 2/27/2018

Amended by Ord. [2018-1905](#) Amends Section 544.23. Reserved Parking in Residential Areas. Removes (d) 622 Prentice Avenue and (h) 713 6th Avenue W. Re-numbers (j) to (d) and (k) to (h). [LANGUAGE REMOVED BY 2018-1907] on 6/26/2018

Amended by Ord. [2018-1907](#) Amends Section 544.23. Reserve Parking in Residential Areas. Removes language with addresses, opting for more general language indicating signage accurately reflecting designations approved by the Disabled Parking Enforcement Council. on 7/10/2018

Amended by Ord. [2021-1946](#) Amends Section 544.23. Reserved Parking in Residential Areas. Amends (e) to 610 2nd Ave W., adds (i) 713 6th Ave W. [LANGUAGE REMOVED BY 2018-1907] on 6/29/2021

### **544.24 Application**

The costs for placement of handicapped parking signs for spaces created under Section 544.23 shall be paid by the individual making the application. Handicapped parking spaces created under the provisions of this subsection shall be subject to the following provisions:

#### **(a) Original Application.**

- (1) The applicant must make a request in writing to the Disabled Parking Enforcement Assistance Council.
- (2) The Disabled Parking Enforcement Assistance Council shall make a recommendation to the City Council.
- (3) The City Council shall determine if a handicapped parking space permit shall be issued.
- (4) Handicapped parking space permits shall expire on June 30 of each year.

#### **(b) Renewal Application.**

- (1) Prior to the expiration date, the individual requesting handicapped parking sign permit must make a renewal application.
- (2) The Disabled Parking Enforcement Assistance Council shall review the renewal application and make a report to the City Council.
- (3) Additional Council action on handicapped parking space permits is only required for revocation of permits.

### **544.30 Parking Prohibited In Certain Specified Places**

No person shall stop or leave any vehicle standing in any of the following places except temporarily for the purpose of and while actually engaged in loading or unloading or in receiving or discharging passengers and while vehicle is attended by a licensed operator so that it may promptly be moved in case of an emergency or to avoid obstruction of traffic:

- (a) In a loading zone;
- (b) In an alley in a business district;
- (c) Within 10 feet of a fire hydrant, unless a greater distance is indicated;
- (d) Within 4 feet of the entrance to an alley or private road or driveway;
- (e) Closer than 15 feet to the near limits of a crosswalk.

### **544.31 Camper Parking Restriction**

No person shall park a camper in the parking spaces closest to the intersections in the Downtown Business District. These restricted parking areas shall be posted.

### **544.40 Bus Stops; Regulation Use Of Same**

The following are designated as bus stops in the City of Ashland to be used by buses and taxicabs in the loading and unloading of its passengers at the curb of the streets:

- (a) On the south side of Main Street E., east of the alley in the 100 block.
- (b) On the south side of Main Street W., east of its intersection with 2nd Ave. West.
- (c) On the north side of Main Street West, west of its intersection with 2nd Ave. West.
- (d) On the west side of 2nd Ave. West, south of its intersection with Main Street West.
- (e) On the south side of Main Street West, east of its intersection with 4th Ave. West.
- (f) On the north side of Main Street West, west of its intersection with 4th Ave. West.
- (g) On the south side of Main Street West, east of its intersection with Chapple Avenue.
- (h) On the north side of Main Street West, west of its intersection with 6th Ave. West.

### **542.41 Loading**

The said place of loading and space allowed for bus stops shall be designated and defined by the painting of the curb yellow which shall be done by the City.

### **544.42 Bus Stop Signs Or No Parking Signs**

Signs may be placed reading "bus stop" or "no parking." Such signs will be furnished and installed by the City.

### **544.43 Use Of Bus Stops By Buses And Taxis**

Such places so designated herein as bus stops shall be used by buses and taxicabs. No other vehicles shall at any time park within the spaces hereby designated as a bus stop.

### **544.50 15 Minute Zones In Certain Enumerated Areas**

It shall be unlawful to park any vehicle for a period longer than 15 minutes between the hours of 8:00 a.m. and 5:00 p.m., except on Sundays and holidays, on any streets or avenues in the City of Ashland described below:

- (a) U. S. Post Office, 615 West Main Street, from driveway in middle of block on north side of Main Street to corner of Chapple Avenue.
- (b) Ashland City Hall, 100 block, Sixth Avenue West, south half of block, west side.
- (c) On the south side of the 800 Block of Main Street West, adjacent to 802 Main Street West.
- (d) On the west side of the 200 Block of MacArthur Avenue, adjacent to 800 Main Street West.
- (e) On the north side of the 500 Block of 6th Street West, adjacent to 517 6th Street West.
- (f) On the south side of the 800 Block of Main Street West, adjacent to 822 Main Street West.
- (g) On the north side of the 500 Block of Main Street East, adjacent to 511 Main Street East.

These locations may be changed from time to time by Council action and appropriate notice thereof.

### **544.61 Enforcement**

The City of Ashland Police Department shall be empowered to enforce the provisions of this ordinance and may issue citations for any violation of this ordinance on the form and in the manner prescribed by the City of Ashland.

### **544.70 Reserved Parking**

It shall be unlawful to park any but appropriate identified vehicles in spaces marked reserved parking.

### **544.80 Penalties**

Any citations or tickets issued for violations of this ordinance shall carry penalties as set forth in sections 544.81, 544.82, and 544.83.

### **544.81 Violation Of Sections 544.40, 544.41, And 544.50**

- (a) If paid within 7 days from the date of its issuance, the forfeiture shall be \$5.00.
- (b) If paid after 7 days, but within 14 days from the date of its issuance, the forfeitures shall be \$10.00.
- (c) If paid after 14 days from the date of its issuance, the forfeiture shall be \$15.00.
- (d) In addition to the above, the person convicted of any violation shall be responsible for all court costs and attorney fees incurred by the City in enforcing this ordinance.

#### HISTORY

Amended by Ord. [2024-1997](#) on 2/13/2024

### **544.82 Violation Of Sections 544.10, 544.30, 544.31, And 544.70**

The owner of any vehicle determined to be in violation of the provisions of this section shall be fined not less than \$20.00 nor more than \$40.00 for each offense.

HISTORY

Amended by Ord. [2024-1997](#) on 2/13/2024

**544.83 Violation Of Section 544.20**

The owner of any vehicle found to be in violation of the provisions of this section shall be fined not less than \$50.00 nor more than \$300.00 for each offense.

**SUBJECT: Ordinance to Amend Chapter 922 (1488) Alcoholic Beverages Regulation, Ashland City Ordinances to Include a Penalty for Late Submissions (Clerk) Roll**

**RECOMMENDATION:** Approval

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**DEPARTMENT OF ORIGIN:** City Clerk

**CLEARANCES:** The Council as Committee of the Whole previously discussed and approved for this item to move forward to the Council for formal approval.

**EXHIBITS:** 1. Proposed Ordinance 2026-2401

**EXPENDITURES REQUIRED:** NA

**AMOUNT BUDGETED:** NA

**APPROPRIATION REQUIRED:** NA

**TREASURER'S CERTIFICATE:** NA

**COMPLIANCE WITH CHAPTER 51:** The Council as Committee of the Whole previously discussed and approved for this item to move forward to the Council for formal approval.

**STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN:**

**SUMMARY STATEMENT:**

Most licenses issued by the City Clerk come due at the end of June of each year. Each spring and again approximately one month later, the Clerk's office sends a license renewal message with ample notice, to all current license holders asking for their application and required

accompanying paperwork by late April or early May. WI Statute 125.04 requires that applications are delivered to the City Clerk with sufficient time for review by not only the Clerk's office but also the Treasurer and Fire Department inspections, publication and finally Council approval. All forms and information are available on the City's website, or at the Clerk's office.

Each year, there are a number of licensees who do not get their application paperwork completed with enough time for the Clerk's office for staff's reviews, publication, and to present to Council before the expiration of their current license. This often leads to rushed work at the last minute and potential errors in processing that could easily be prevented.

The Clerk's office is asking for Council's support to impose a late fee of \$50.00 onto these applicants in hopes of inspiring timeliness and respect for staff time and efforts.

**Sequential Ordinance No 2026-2041**

**ORDINANCE TO AMEND CHAPTER 922 (1488) ALCOHOLIC BEVERAGES REGULATION,  
ASHLAND CITY ORDINANCES**

The Mayor and Common Council of the City of Ashland do ordain as follows:

**SECTION I**

**922.18 Retail licenses** *shall be added to read as follows:*

- a) Licensing Year In accordance with Wis. Stats., § 125, all retail alcohol licenses expire on June 30 of each year, renewing on July 1.
- b) License Renewal Applications for alcohol beverage along with all required documentation must be filed with the City Clerk on or before April 15 of each year to be considered for the next licensing year.
- c) Council Approval The City Council shall grant, issue, or deny each application not later than June 15 for the ensuing license year.
- d) Applications received by the City Clerk after April 15 during the annual renewal process shall be subject to a penalty of not less than \$50.00 additional to the application and publication fees.
- e) Applications during the licensing year Licenses may be granted for issuance at a later date when the applicant has complied with all requirements for the issuance of the license. The governing body or committee may accept and act upon any application filed at any other time. The governing body or committee may not deny an application for renewal of an existing license unless a statement of the reason for the denial is included in its clerk’s minutes.

**Section II**

Effective Date. *This ordinance shall take effect on the day after publication.*

PASSED:                    June 9, 2026  
PUBLISHED:                June 18, 2026

\_\_\_\_\_  
Charles Ortman, Council President

ATTEST:

\_\_\_\_\_  
Denise Oliphant, City Clerk

\_\_\_\_\_  
Matthew MacKenzie, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Tyler Wickman, City Attorney

**SUBJECT:** Accept Bid from JGJ Dirt, LLC and Award a Contract for the 2026 Willis Ave Watermain Replacement Project (*Public Works*) Roll

**RECOMMENDATION:** Approval

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**DEPARTMENT OF ORIGIN:** Public Works

**CLEARANCES:** Public Works Director

**EXHIBITS:** 1. Bid Summary - 2026 Willis Ave. Water Main Project

**EXPENDITURES REQUIRED:** \$ 96,583.35 - Construction Total  
\$ 14,487.50- Construction Contingency (15%)  
**111,070.85 Project Total**

**AMOUNT BUDGETED:** \$ 16,000.00 - WI DOT Local Road Improvement Project  
\$ 145,000.00 - Fund 680 Water Utility  
**\$ 161,000,00 Total**

**APPROPRIATION REQUIRED:** N/A

**TREASURER'S CERTIFICATE:** The Treasurer's Office has certified that JGJ Dirt, LLC is in compliance with the provisions of Ordinance 923.10 Ashland City Ordinances.

**COMPLIANCE WITH CHAPTER 51:** The Council as Committee of the Whole previously discussed and approved this item to move forward to the Council for formal approval.

**STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN:** The proposed development conforms to the goals and community values identified in the City of Ashland's Comprehensive Plan.

**SUMMARY STATEMENT:**

City staff received and opened three bids on June 2, 2026 for the 2026 Willis Avenue Watermain Replacement Project.

The project consists of watermain replacement, street reconstruction, and partial curb replacement for one block, south of 11th Street East. The project was prioritized due to the presence of a lead watermain serving four homes. The project was designed by Niles Fetter, Civil Engineer-Streets, with oversight from Long Island Engineering.

The City receives a small amount of reoccurring funds every two years from the Wisconsin Department of Transportation (WI DOT). The current funding cycle has provided approximately \$16,000 that is being allocated to the Willis Avenue project.

The lowest responsible bidder for the watermain replacement work was JGJ Dirt, LLC. JGJ Dirt, LLC recently completed a project successfully, related to relocation of a sewer main associated with the Bay Vue Apartments currently being constructed on Beaser Avenue, and staff recommends awarding the contract to JGJ Dirt, LLC.



**SUBJECT:** Accept a Bid from Nasi Roofing, LLC and Award a Contract for the 2026 Vaughn Library Roof Replacement Project (*Public Works*) Roll

**RECOMMENDATION:** Approval

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**DEPARTMENT OF ORIGIN:** Public Works

**CLEARANCES:** Public Works Director

**EXHIBITS:** 1. Bid Summary - 2026 Vaughn Public Library - Roof Replacement

**EXPENDITURES REQUIRED:** \$ 42,300.00 - Construction Total  
\$ 8,460.00 - Construction Contingency (20%)  
**\$ 50,760.00 Project Total**

**AMOUNT BUDGETED:** \$ 48,000.00 - Flexible Facilities Grant  
\$ 48,000.00 - 2024 General Obligation Notes  
**\$ 96,000.00 Total Capital Fund 450 Buildings & Facilities**

**APPROPRIATION REQUIRED:** N/A

**TREASURER'S CERTIFICATE:** The Treasurer's Office has certified that Nasi Roofing, LLC is in compliance with the provisions of Ordinance 923.10 Ashland City Ordinances.

**COMPLIANCE WITH CHAPTER 51:** The Council as Committee of the Whole previously discussed and approved this item to move forward to the Council for formal approval.

**STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN:** The proposed development conforms to the goals and community values identified in the City of Ashland's Comprehensive Plan.

**SUMMARY STATEMENT:**

City staff received and opened one bids on June 2, 2026 for the 2026 Vaughn Library Roof Replacement Project.

The project consists of replacement of 6,900 square feet of rubber membrane roofing on the recently renovated Vaughn Library. The condition of the roof was determined to be worse than originally anticipated during construction in 2025. The roof replacement was deferred until 2026 to ensure that a competitive bidding process was used to procure construction services for roof replacement and to save cost on engineer/architect services.

The project was designed by Niles Fetter, Civil Engineer-Streets.

The lowest responsible bidder for the roof replacement work was Nasi Roofing, LLC. The Public Works Department recommends awarding the contract to Nasi Roofing, LLC. Nasi Roofing, LLC successfully completed rubber membrane roof replacement at the Public Works building in 2022.

