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

PLAN COMMISSION MEETING MINUTES

February 17th, 2026 at 6:30PM at the City Hall Council Chambers and via Go To Meetings

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

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

**The meeting can also be joined by phone at
1 866 899 4679 using Access Code: 775-025-133**

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

Absent: David Eades (excused)

AGENDA

1. Call to Order and Roll Call
Mayor Mackenzie called the meeting to order at 6:30 pm and a quorum was declared present.
2. Approval of the Agenda
Mr. Bierl made a motion to approve the agenda and Ms. Gregor seconded. Motion Carried 6-0.
3. Consent Agenda
Mayor Mackenzie asked for approval of the minutes from the Jan 20th, 2026 Plan Commission meeting. Ms. Erickson made a motion and Mr. Brede seconded. The motion carried 6-0.
4. Identify potential conflicts of interest
5. Citizen Participation (non-agenda items)
None
6. Action Items:
 - a. Public Hearing: Review and approval of City Land Acquisition of vacant Parcel # 201-01538-0000 to be purchased from Joshua James Clark, zoned City Center (CC).
Applicant: Public Works Department

Mayor Mackenzie gave an introductory description of what the item was about. It is in regard to providing additional snow dump area to make up for the prior dumping area that had been provided by the Beaser site that is now being developed into housing. It will contain berms and other site design elements to prevent any contamination on the site into the adjacent creek. The item is not required to go through public hearing but he wanted to obtain feedback from the commission regardless.

Mr. Wiley presented on the acquisition. It is in the City Center zone district currently owned by Joshua James Clark. He reviewed the location and noted that the city already owns land in this block and currently dumps snow on a site nearby to the south. Public works was concerned the run-off from the site may drain into the creek and lake. The city is working on a grant extension to give us more time. We are proposing to buy it for the assessed value of \$14,000. He reviewed the location on the aerial GIS map in relation to our current snow storage. There were a few questions from an adjacent land owner which Mr. Wiley reviewed. The city would plan to do the work in the summer of 2026 and it will be grant funded. He covered the required review criteria. Staff recommends approval of the land acquisition with conditions as noted: agreed upon purchase price, Council approval and the implementation of best management practices. A public hearing notice was issued.

Mayor Mackenzie asked for a motion to go into public hearing. Mr. Beirl made a motion which was seconded by Ms. Gregor. Motion carried 6-0. No public comment occurred. Mackenzie asked for a motion to go out of public hearing. Motion to go out of public hearing by Ms. Gregor and seconded by Ms. Erickson. Motion carried 6-0.

A motion to put on the table for discussion and recommendation to council by Ms. Tochtermann. Seconded by Mr. Beirl.

Discussion: Mr. Beirl asked for clarification on where Bay City Creek runs through. Mr. Wiley brought up the GIS map to clarify this. Mr. Beirl asked if the sizes of the berms have been determined to hold large amounts of snow melt. Madison Krzciok, the city utility engineer, responded that the design has not yet been developed but a consultant will be hired to help determine this and preservation of the creek will be taken to account. Krzciok noted the grant is geared toward remediation of the creek and helping to restore the urban corridor. She noted that the design work and construction is being covered by the grant funds but that the purchase price will be covered by the TID 11 funding. Ms. Erickson asked if the commission is being asked to approve this before knowing all the details? Mayor Mackenzie responded yes, this would be true. He clarified that this is for recommendation for the land purchase, not the snow storage use. Ms. Erickson commented that it is possible we are acquiring land we don't need. Mayor Mackenzie noted we could potentially make the purchase offer contingent upon the ability to use the site as snow storage. During large snow events it has become necessary for the city to find additional space to store snow as we have been using the Roffers site over the recent years along with a past discussion for additional space out by Farm road with funding from the DNR that never came to fruition due to increased gas costs. Mr. Brede expressed concerns about assurance that the berms would be constructed and the potential of contaminated water run-off into the creek. Krzciok noted that currently there is trash and sediment running into the creek off the site and this new development will actually improve the existing conditions where snow is already being dumped to the south. The berms will be placed further back which will promote more snow melting and infiltration before it flows into the creek. There will be engineers and environmental scientists on board who have determined that this site can be used for snow storage without causing negative environmental effects. Mr. Beirl asked how confident Public Works was that the grant funding will cover the costs for these environmental measures? Krzciok noted there is a \$500,000 DNR grant and \$150,000 grant from the US Fish and Wildlife Service. The funds are also partially being used for other projects but this project is a priority and cost should be covered. Ms. Tochtermann asked if any other potential locations were considered for this use and are there any others that don't require as much investment? Krzciok noted that it was the previous Parks and Rec director who

helped get this project going before she became involved and she was not sure if any other sites were evaluated. Ms. Erickson asked how do we ensure that this work gets completed as planned as we have witnessed other project owners that don't follow through? Mayor Mackenzie responded that it is a city project and we should have the follow through to do what we say we are going to do. We have the ability to make them do it since we would own the property. In some other cases, such as the sand pit, we do not own the property. The future long-range plans for Bay City Creek include the development of a linear park.

Mayor Mackenzie called the question to recommend to the council that we approve this purchase with the noted conditions. Roll call vote: Brede – no, Erickson – no, Gregor – yes, Tochterman – yes, Beirl – yes, Mackenzie – yes. Motion carried 4-2.

7. Discussion Items:
 - a. Update on Property Maintenance Enforcement - none
 - b. Update on Building Permits for January 2026 - none
 - c. Update on Miscellaneous Planning and Development Items - none

8. Announcement/Reports/Comments/Questions

Ms. Gregor asked if we have obtained any more information from the owner of the Transitional Housing development. Mayor Mackenzie responded that we have not received any more information.

Mr. Brede inquired what steps would need to be taken to get the power plant painted. He's been approached about this from others. Mayor Mackenzie noted this inquiry was regarding the possibility of a mural to try to dress it up a bit.

Secondly, Brede asked us to think about how the city could support a bike path connecting Ashland to Washburn. There's a bike club in town and some people are pushing for it. The city line goes up to the county line and it may be feasible to connect into the corridor trail. There are several shorter trails along the route that could be used to tie into. It would likely be more of a regional collaboration with multiple partners involved.

9. Adjournment

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

Meeting closed at 7:13 pm

Recorded by:
Terri Erickson
Assistant Planner

It is possible that a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information or speak about a subject, over which they have decision-making responsibility. Any governmental body at the above stated meeting will take no action other than the governmental body specifically referred to above in this notice. The City of Ashland does not discriminate on the basis of sex, race, creed, color, national origin, sexual orientation, age or disability in employment or provision of services, programs or activities. NOTE: Upon reasonable notice, the City of Ashland will accommodate the needs of disabled individuals through auxiliary aids or services. For additional information or to request this service, contact the Planning & Zoning Dept. at (715) 682-7041.