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

PLAN COMMISSION MEETING AGENDA

September 22nd, 2026 at 6:30PM at the City Hall Council Chambers and via Go To Meetings

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

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

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

AGENDA

1. Call to Order and Roll Call
2. Approval of the Agenda
3. Consent Agenda
 - a. Approval of minutes from the July 21st, 2026 Plan Commission meeting
4. Identify potential conflicts of interest
5. Citizen Participation (non-agenda items)
6. Action Items:
 - a. Public Hearing: Review and approval of a Conditional Use Permit to allow a fence exceeding 4 feet in height in the front yard at 2607 Lake Shore Dr E (Parcel # 201-03325-0200), zoned Waterfront Single-Family Residential with Gateway Overlay and Waterfront Overlay (W-SFR with GTWY-O and W-O). Applicant: Heidi Nevala
 - b. Public Hearing: Review and approval of a request to acquire a piece of City-owned property (Parcel # 201-01687-0000), zoned City Center (CC). Applicant: Gregory Gehrman
 - c. Public Hearing: Review and approval of a request to rezone City-owned Parcel # 201-01687-0000 from City Center (CC) to Single and Two-Family Residential (R-2). Applicant: Planning and Development Department
 - d. Architectural Review of Public Restroom Building proposed for Miskwaa Park at 501 3rd St W (Parcel # 201-04299-0000), zoned City Center (CC), pursuant to WI Statute 62.23(5). Applicant: Planning and Development Department
7. Discussion Items:
 - a. Discussion on Miscellaneous Items: Potential Sign Ordinance Amendments, Building Permit Durations, Campers in Mobile Home Parks, and "No Permit" Violations
 - b. Update on Property Maintenance Enforcement
 - c. Update on Building Permits for July and August 2026
 - d. Update on Miscellaneous Planning and Development Items
8. Announcement/Reports/Comments/Questions
9. Adjournment

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

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

PLAN COMMISSION MEETING MINUTES

July 21st, 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>

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Present: David Eades, Nancy Sztynдор, Ana Tochtermann, Erin Cutler, Mayor Matt Mackenzie, Steven Wiley (Planning and Development Director), Terri Erickson (Assistant Planner)

Absent: Jeff Beirl (excused), Shawn Brede (excused), Laurie Gregor (excused)

AGENDA

1. Call to Order and Roll Call

The meeting was called to order by Mayor Mackenzie at 6:30 p.m. A quorum was present.

2. Approval of Agenda

Motion by Ms. Sztynдор to approve the agenda; second by Ms. Cutler. Motion carried 5–0.

3. Consent Agenda

Approval of minutes from the April 28, 2026 Plan Commission meeting. Motion by Ms. Sztynдор; second by Ms. Cutler. Motion carried 5–0.

4. Potential Conflicts of Interest

No conflicts were identified.

5. Citizen Participation (Non-Agenda Items)

No citizen comments were offered.

6. Action Items

a. Public Hearing

Review and approval of Unified Development Ordinance text amendments.

Applicant: Planning and Development Department

Mayor Mackenzie entertained a motion to enter into the public hearing. Ms. Sztynдор made a motion, seconded by Ms. Tochtermann. No discussion. Roll call vote. Motion carried 5–0. Mayor Mackenzie asked Mr. Wiley to present the information and noted he would take clarifying questions before public comments.

Mr. Wiley gave a presentation. He noted this item was before the commission at the last meeting as a discussion item. It consists of amendments to the Unified Development Ordinance (UDO). He has been working with Michael McCutchen, a local farmer and property owner, for a couple of years regarding the potential sale of local food products produced at his farm and sold at his property in town as a Home Occupation. Together they drafted proposed amendments affecting Parts Five and Twelve of the UDO. Part Five deals with Home Occupations. He is proposing an ordinance amendment that would allow the sale of locally produced farm products, meat, and/or produce, but no processing at the residential property within the City. The Ashland County Sanitarian and the City Attorney's office both provided input. The County already requires a license. He explained the proposed amendments and how they pertain to the UDO sections. Part Twelve would include a new definition for "Local Farm Products – Sales." He presented the latest refined draft with input from the prior meeting. He noted that the apparent change to the mobile home section was a mistake and not part of this proposal. He reviewed the required standards for UDO amendment revisions, such as compatibility, consistency, and no conflict with principles of sustainability. The sign allowance would remain the same as already noted in the section.

He noted that a Class II public hearing notice was published as required on July 2 and July 9.

Mayor Mackenzie asked if anyone from the public wished to comment. Michael McCutchen asked for the proposed ordinance to be displayed on the screen. He asked the commission to review the part in Section Four under "Standards for Local Farm Products," stating "the sale of local produce shall be restricted to local produce and meat products." He noted that corn chips, one of his proposed food items, would fit neither category. He proposed revising the language to "sales of ready-to-eat items are restricted to sealed packages." Secondly, Mr. McCutchen asked that the 36 × 48-inch farm stand size be clarified as a three-dimensional term by using "footprint" instead of "size."

Mr. Wiley stated that no public comments were received on the proposed amendments. Mr. McCutchen asked about the change to allowed operating hours from Monday–Saturday to Monday–Sunday. Mayor Mackenzie noted this allows more flexibility. McCutchen was okay with keeping the language but noted it would likely not benefit him personally.

Mr. Eades made a motion to exit the public hearing. Second by Ms. Cutler. Motion carried 5–0.

Ms. Sztynдор made a motion to approve, with amendments, the language in Part Four, No. 2, as discussed, changing it to "pre-packaged," and revising the farm stand dimensions to "footprint size" in No. 6. Mr. Eades asked for staff recommendations. Mr. Wiley stated he is fine with making the changes in his proposal along with McCutchen's recommendations. Mr. Eades seconded.

Discussion: Ms. Tochtermann asked if the 70% by weight noted in No. 1 is a standard. Mr. Wiley replied that no, he could not find comparable examples. This number was determined through discussions with Mr. McCutchen. Mr. Eades asked about the intent of requiring people to work at the farm. Mr. Wiley responded that they would be licensed with the County and producing the food. This restricts it further and ensures the seller is producing the items themselves with a license. The intention is that at least one person in the household is working at the farm. Mayor Mackenzie noted that one prior concern was preventing someone from occupying any house and selling products out of it. This maintains consistency with how other home occupations operate.

Mr. Eades asked if unmanned or "self-service" farm stands would be allowed. Mr. Wiley responded that this is not entirely clear as written but he would be okay with it and would not enforce against it. Ms. Cutler

asked about impacts these types of home sales could have on neighborhoods depending on scale. Mr. Wiley responded that, in most cases, he sees them as someone providing a service or selling a product. It would not become a commercial retail use. The wording could possibly be improved. There are caps on customer vehicles per hour or day to reduce traffic and keep the use at a residential scale consistent with the zoning district. Mayor Mackenzie added that the City would support the growth of home businesses to a point, but if they grew substantially, business expansion may need to occur outside a residential neighborhood.

Mr. Eades asked about Section Three, No. 2, which used to say “sales shall be limited to...” He asked whether none of the items listed could be sold from the house other than online sales. Mr. Wiley confirmed this is true but noted enforcement is difficult. Mr. Eades asked if this is truly the intent for a home business and where a home business becomes a retail store. He suggested striking No. 2 entirely and relying on No. 5 as the limiting factor to control traffic. Mr. Wiley agreed these provisions are hard to enforce. Mr. Eades made a motion to amend the text to strike No. 2 completely.

Mayor Mackenzie summarized that the motion on the table is to approve the revisions, including the packaging and footprint changes, with the further amendment to strike No. 2 under Section Three of Standards for Permitted Home Occupations. Ms. Tochtermann and Ms. Cutler seconded.

Motion carried 5–0.

Discussion regarding a permit requirement ensued. Ms. Tochtermann commented that concerns do not seem significant and she would favor not adding a permit requirement so as not to burden the department. Ms. Cutler added she would want to encourage local businesses to operate with ease and not require a permit. Ms. Sztynдор agreed.

The motion to approve and forward the ordinance revisions to Council, as recommended by staff, with changes noted for the footprint and pre-packaged items, was voted on. Roll call vote carried 5–0.

7. Discussion Items

a. Update on Property Maintenance Enforcement

Mayor Mackenzie noted staff has been busy and many residents have been coming in for permits and getting work done.

b. Update on Building Permits for May and June 2026

Mayor Mackenzie noted that Terri Erickson (Assistant Planner) does most of the permitting. It has been busy with construction, and she can answer any questions.

c. Update on Miscellaneous Planning and Development Items

Mayor Mackenzie asked the group to review the information Mr. Wiley sent regarding the Ore Dock Plan and the streetscape project for Vaughn Avenue at the highway intersection. These will be on a future agenda.

America in Bloom will be here next week. The City has received grants from this group to help with flower pots.

Mr. Wiley noted that Vision has had significant progress on the Bay Vue apartment building. The City is still working with Alex Vickroy on the Beaser School project to re-use the historic portion as market-rate

apartments. There was a kick-off meeting last week for the Comprehensive Plan, and the City has hired MSA as the consultant. The City is still looking at creating a steering committee.

Mayor Mackenzie added that Public Works has been the demolition crew for houses being taken down, which is more affordable. Progress has been slowed by damage from the recent storm. The City considered declaring a state of emergency due to extensive damage, especially with power outages and hot weather coming, but the power company handled it.

The City has considered approaching Ferrell Gas, which recently lost its roof, about relocating to a more appropriate location. Walmart also lost part of its roof.

Mr. Eades asked for updates on previously proposed UDO revisions for metal siding and surfaces allowed for boat storage, which never resulted in decisions. Mayor Mackenzie noted these items will be revisited. He also mentioned upcoming discussions regarding the use of shipping containers, which needs to be addressed in the UDO. Ms. Tochterman asked about prior discussion of commercial tobacco shops being allowed in the City. Mayor Mackenzie responded they are looking into enforceability with UDO language. Enforcing the ten-percent floor-area rule is challenging. The City is waiting for material from the American Lung Association to help address the challenges. Mr. Eades asked staff to consider more thoroughly what it means to “grandfather” something in and whether time limits should apply, perhaps five years, before noncompliant situations are no longer considered grandfathered. He noted several existing ordinances are difficult to enforce or are ignored. For example, dumpsters are required to be screened from public view, but the City Hall dumpster has no screening. Ms. Tochterman agreed and recalled the commission felt strongly about limiting tobacco sources in the community. Mayor Mackenzie emphasized the issue stems from an ordinance the City cannot enforce, and the City Attorney has advised against it. The City will work to make progress.

Mayor Mackenzie thanked the commissioners for their questions and meeting preparation; he very much appreciates it.

8. Announcements / Reports / Comments / Questions

Public Works did a good job clearing roads and trails after the storm. Mowing and maintenance of City property will be an upcoming discussion. The City has more park property to maintain than comparable cities. There have been questions about tall grass on the street across from the Breakwater and how it blocks the lake view. This area is part of a bird sanctuary under an Audubon grant.

9. Adjournment

Motion to adjourn by Ms. Szyndor, second by Ms. Cutler. Motion carried 5–0.

Meeting adjourned at 7:35 p.m.

Recorded by:
Terri Erickson
Assistant Planner



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

STAFF REPORT

Plan Commission – September 22nd, 2026

Agenda Item # 6a: **Public Hearing: Conditional Use Permit Request to allow a fence exceeding 4 feet in height in the front yard at 2607 Lake Shore Drive East**

Zoning District: Waterfront Single-Family Residential with Gateway Overlay and Waterfront Overlay (W-SFR with GTWY-O and W-O)

Property Address: 2607 Lake Shore Dr E

Parcel #: # 201-03325-0200

Applicant: Heidi Nevala

Staff Contact: Steven Wiley

Background

Applicant Heidi Nevala requests a Conditional Use Permit (CUP) to permit the installation of a fence exceeding 4 feet in height in the front yard of her property at 2607 Lake Shore Dr E (parcel # 201-03325-0200). Her proposed fence would be six (6) feet in height and meet the transparency requirement (no greater than 50% opacity) for front yard fences. Her property is located on the north side of Lake Shore Dr (Hwy 2) and has lake frontage. The parcel is approximately 39,840 square feet (0.91 acres) in area and contains a single-family home with a garage attached by a breezeway and boathouse. Access to the parcel is through a driveway shared with the neighbor to the east off of Lake Shore Drive. The applicant has had discussions with Planning staff regarding improvements she would like to make to her property including the proposed fence. Staff reviewed the applicant's proposed fence placement and determined that the proposed 6-foot fencing in the front yard of the property requires a Conditional Use Permit. The applicant submitted a Conditional Use Permit application to allow her to construct a fence up to 6 feet tall in the front yard of her property.

<i>Existing Land Use</i>	<i>Zoning</i>
Single-family Residential	Waterfront Single-Family Residential with Gateway Overlay and Waterfront Overlay (W-SFR with GTWY-O and W-O).

Existing Uses		Zoning
North	Lake Superior	N/A
South	Single-Family Residential, Lift Station	Single-Family Residential (R-1) with Gateway Overlay (GTWY-O)
East	Single-Family Residential	Waterfront Single-Family Residential with Gateway Overlay and Waterfront Overlay (W-SFR with GTWY-O and W-O)
West	Single Family Residential	Waterfront Single-Family Residential with Gateway Overlay and Waterfront Overlay (W-SFR with GTWY-O and W-O)

Land Use Recommendation	Land Use
Future Land Use Map Recommendation	Waterfront Protection



The subject property is outlined in the above aerial image

Site Design and Parking

The subject property includes a single-family home centrally located on the property with water frontage on the northern edge of the property. A ravine runs along the western side of the parcel. A shared driveway access runs from Lake Shore Drive East through the neighboring property to the east and provides access. A garage is attached to the home by a breezeway and is located between the house and the eastern property line. A boathouse is located in the northwestern corner of the property.





The image to the left and the images on the previous page were taken and provided by the applicant. The first image shows the applicant's house from the driveway looking west approaching from the driveway. The image below on the previous page is a view towards the house from the southern property line along Lake Shore Drive. Fencing would run north-south in this area and the CUP is for the fencing to exceed 4 feet in height and go up to 6 feet in the front yard. Much of the southern and western portion of the property is wooded. The image to the left shows the view along the western side of the applicant's home looking north towards the lake.

Fencing



The above image shows the proposed placement of the fencing on the western side of the property. The red line represents six-foot tall fencing that staff can review administratively and the orange line shows proposed six-foot tall fencing that requires a CUP due to its front yard placement.

The applicant would like to install a 6-foot tall fence along the western side of the property as shown in the aerial image above. The applicant stated that due to the ravine on the western edge of the property she does not plan to install the fencing along the property line. The applicant explained that she has had transient individuals repeatedly enter her property and she has found people sleeping in her boat house, on and under her decks, and bathing in the lake having accessed the lake via her pathway to the water. She believes the fence will help discourage some of the easy access individuals currently have between her western property line and house. The proposed fencing would consist of partially transparent panels. The panels appear to meet the ordinance requirement of no greater than 50% opacity for fences in front yards. Much of the front yard is wooded and visually screened from Lake Shore Drive East so staff does not have concerns with the proposed fencing.



Above is the image of panels the applicant proposes for the front yard fencing. The applicant does not plan to have any overhead lattice and the panels would be installed directly adjacent to one another without the gaps shown in the image.

Landscaping

The UDO does not require specific landscaping standards for single and two-family properties. Much of the western and southern portions of the property are wooded and visually screened by vegetation. No changes are proposed to the existing landscaping.

Lighting

The property is a single-family residential property. No lighting is required nor are any lighting-related changes proposed.

Building Elevations

No changes are proposed to the existing home or garage.

Signage

Since the property is a single-family residential property no signage exists on the parcel nor is any signage required. No exterior signage is proposed.

Standards for Conditional Use Review

The City of Ashland's Unified Development Ordinance Section 3.9 (C) Conditional Use Permit – Approval Criteria (and all subsections thereof), create the legal framework to regulate, administer, and enforce the conditional use standards for the City of Ashland. The following decision criteria were used to review the submitted conditional use:

1. Consistency with Comprehensive Plan.

The subject property is located within the Waterfront Protection zone. The Future Land Use Map does not rigidly define land use districts but allows some overlap and flexibility to accommodate different uses as needed. The subject property is occupied by a single-family home that predates the Comprehensive Plan and current UDO. The single-family land use is consistent with the UDO and will not change. The applicant will maintain the single-family land use and not intensify the land use. The Comprehensive Plan recognizes the importance of neighborhood aesthetics and staff believes that a well-maintained fence can allow the applicant to enjoy her property while maintaining/not detracting from the aesthetics of the property. Staff is of the opinion that the proposed 6-foot fence would not conflict with the intent of the Comprehensive Plan. The fence would comply with the City's opacity maximum for front yard fences and would be visually screened by much of the existing vegetation.

FUTURE LAND USE PLAN



2. Compatibility.

The single-family land use is compatible with the current Unified Development Ordinance. If the applicant agrees to meet conditions as mentioned the proposed fence would also be compatible

with the UDO. The UDO allows for property owners to construct fences that meet the ordinance height and design standards on their properties. The CUP process allows for fencing to exceed the base ordinance height maximums, in this case increasing the height to a maximum of 6 feet. The UDO design standards for fences do not allow a CUP process to deviate from the design standards. Therefore, staff would recommend conditions of approval listed above to allow a fencing height of up to 6 feet in the front yard subject to appropriate conditions. Approval conditions would ensure that the fencing is compatible with the intent of the UDO. Staff would recommend as a condition of approval that the fencing not be greater than 50% opaque (the fencing would be at least 50% open).

3. Importance of Services to the Community.

The subject property is occupied by a single-family home and attached garage. The CUP allowance for increased fence height does not directly benefit the community. However, in meeting certain conditions, the proposed fence can allow the property owner to enjoy her property to the maximum extent possible. The design and placement of the fence would not detract from the area aesthetics.

4. Neighborhood Protections.

The subject property is located on a waterfront parcel in an established residential neighborhood on the east side of the city. The UDO fencing standards are in place to establish reasonable regulations on fencing heights and designs while allowing owners options to construct fences for privacy and other reasons on their properties. Staff would have more concerns if the applicant proposed fencing that would not meet the City's design standards. Due to the design of the fence panels and placement within an area screened largely from public view, staff does not believe the fence will detract from the neighborhood character.

5. Conformance with Other Requirements:

The property must conform to all other applicable City code requirements, including (but not limited to):

- All applicable sections of the UDO.
- The applicant shall obtain necessary zoning and building approvals along with building permits for any future improvements on the property.

Review Recommendation

Staff recommends APPROVAL of the Conditional Use Permit to allow a fence exceeding 4 feet in height in the front yard at 2607 Lake Shore Dr E (Parcel # 201-00325-0200) contingent on the following conditions

1. A fence height of up to six (6) feet is permitted for proposed fencing in the front yard (the yard between the front façade of the house and property line adjacent to the Lake Shore Drive right-of-way). Solid fencing shall not be installed in the front yard of the property.
2. The front yard fencing shall be at least 50% open (no greater than 50% opaque).
3. The proposed fencing shall be installed with the supports facing inward and finished side facing outward (if supports are on one side) consistent with the UDO design standards.
4. The proposed fencing shall be maintained in a good state of repair.
5. Conditional Use Permit is only for the fencing proposed and not for any additional uses or improvements. If any additional changes are proposed such uses will require additional staff and/or Conditional Use Permit approvals through Plan Commission and the Common Council.
6. A fence permit is required prior to the installation of the proposed fencing.

Additionally, as a Public Hearing is scheduled for the proposed Conditional Use Permit, the Plan Commission should hear all input from the public prior to making a determination. The required Class 2 public hearing notice was issued on September 3rd & September 10th and discretionary letters were sent to all surrounding property owners within 200 feet of the proposed development.

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

STAFF REPORT

Plan Commission – September 22nd, 2026

Agenda Item # 6b: Public Hearing: Review and approval of a request to acquire a piece of City-owned property

Zoning District: City Center (CC) District
Property Address: Vacant – No Address Number / Adjacent to 318 2nd Ave E
Parcel #: Parcel # 201-01687-0000
Applicant: Gregory Gehrman
Staff Contact: Steven Wiley

Background

Gregory Gehrman and Katherine Bailey purchased the 318 2nd Ave E property in May of 2026. Mr. Gehrman has talked with City staff regarding the fact that his property is missing a small triangular-shaped portion of area that is currently City-owned Parcel # 201-01687-0000. Mr. Gehrman would like to acquire the triangular parcel and combine it with his property via Certified Survey Map (CSM) to create a conforming lot with more usable area. City staff told him that staff would support the land transfer and lot combination. Mr. Gehrman submitted an offer to purchase the parcel for \$200.00. Currently the dimensions and area of the triangular parcel render it unusable. Staff did not have concerns with Mr. Gehrman's offer to purchase the property.

Parcel 201-01687-0000 is approximately 940 square feet in area and triangular-shaped. It does not have the shape or area to be buildable on its own currently. Mr. Gehrman owns the residential property immediately adjacent to it and the property is adjacent to the vacated 4th St E right-of-way. The other surrounding properties consist of a mix of residential and commercial uses. The City is not using the triangular parcel Mr. Gehrman would like to acquire. Staff informed Mr. Gehrman that he would also need to have a Certified Survey Map (CSM) done to combine the triangular parcel with his existing lot. Mr. Gehrman had Nelson Surveying complete a CSM. After a zone change from City Center (CC) to Single and Two-Family Residential (R-2) zoning, the CSM would combine the subject parcel with Mr. Gehrman's existing lot to create a 10,521 square-foot parcel with a consistent 75-foot width the entire length of the parcel. Staff is referring the land transfer request to Plan Commission for review and a recommendation prior to referral to Council for a decision.

Existing Land Use	Zoning
Vacant: parking slab	City Center (CC)

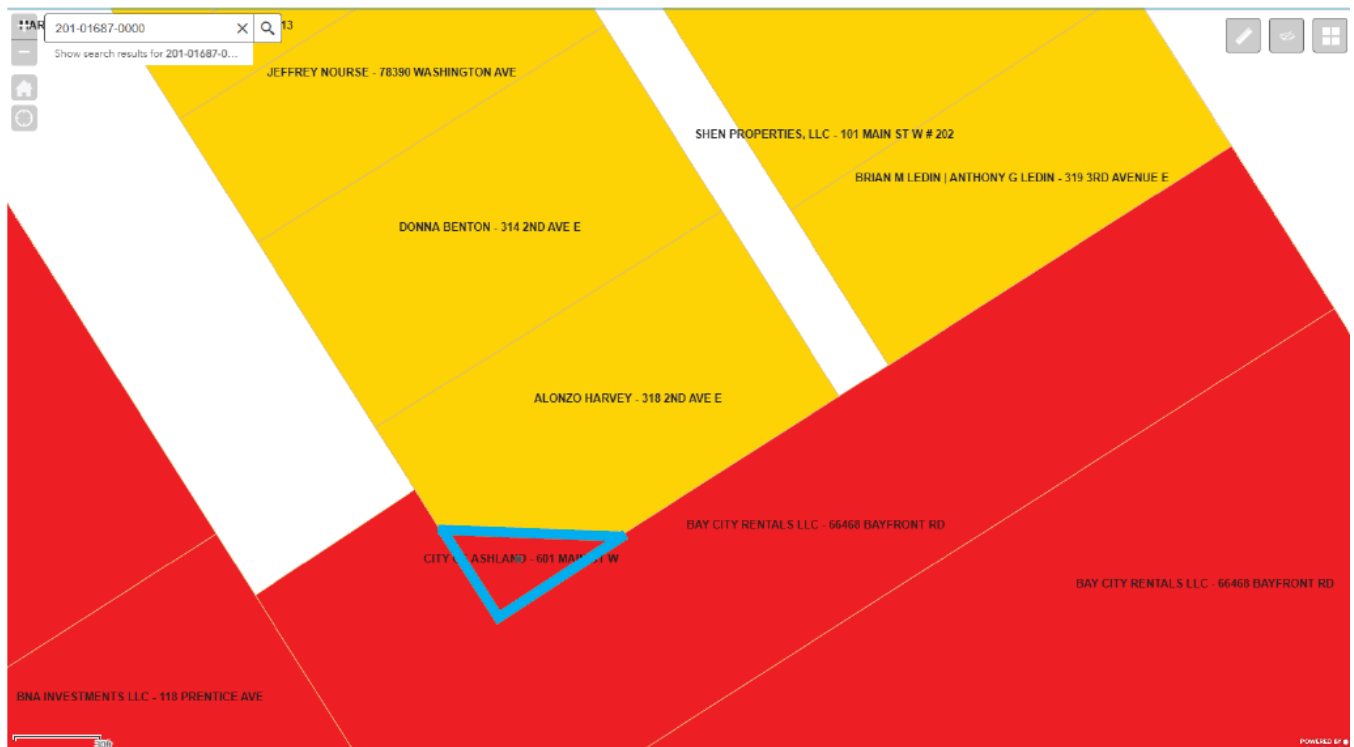
Adjacent Land Use and Zoning

Existing Uses		Zoning
North	Single-family Residential	Single and Two-Family Residential (R-2)
South	Vacant, Parking, Mixed Commercial	City Center (CC)
East	Vacant, Mixed Commercial)	City Center (CC)
West	Vacant, Commercial	City Center (CC), City Center with Gateway Overlay (CC with GTWY-O)

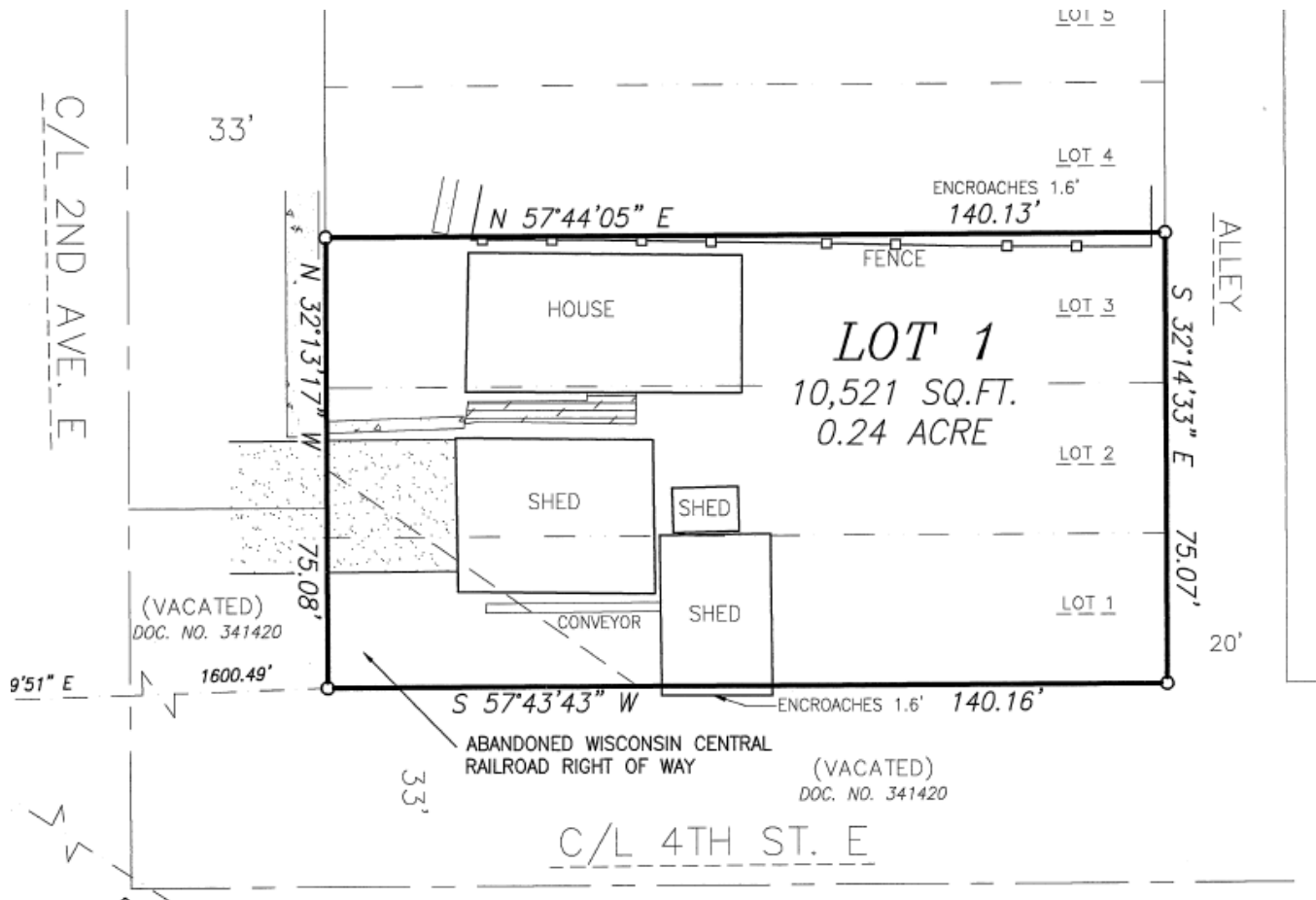
Land Use Recommendation	Land Use
Future Land Use Map Recommendation	Overlap of Waterfront Protection and Downtown Core and Commercial Districts



The above map is an aerial showing the subject parcel outlined in blue. Mr. Gehrman would purchase this parcel from the City and combine it with his residential lot immediately adjacent on the north.



The map above shows the zoning of the subject parcel and of adjacent properties. The red is City Center (CC) zoning and the yellow-orange is Single and Two-Family Residential (R-2) zoning. The image on the next page is from the Certified Survey Map the applicant had Nelson Surveying draft showing the proposed combined parcel. A zone change would be required in order for the applicant to combine the subject parcel with his residential property and the zone change is proposed as an accompanying item.



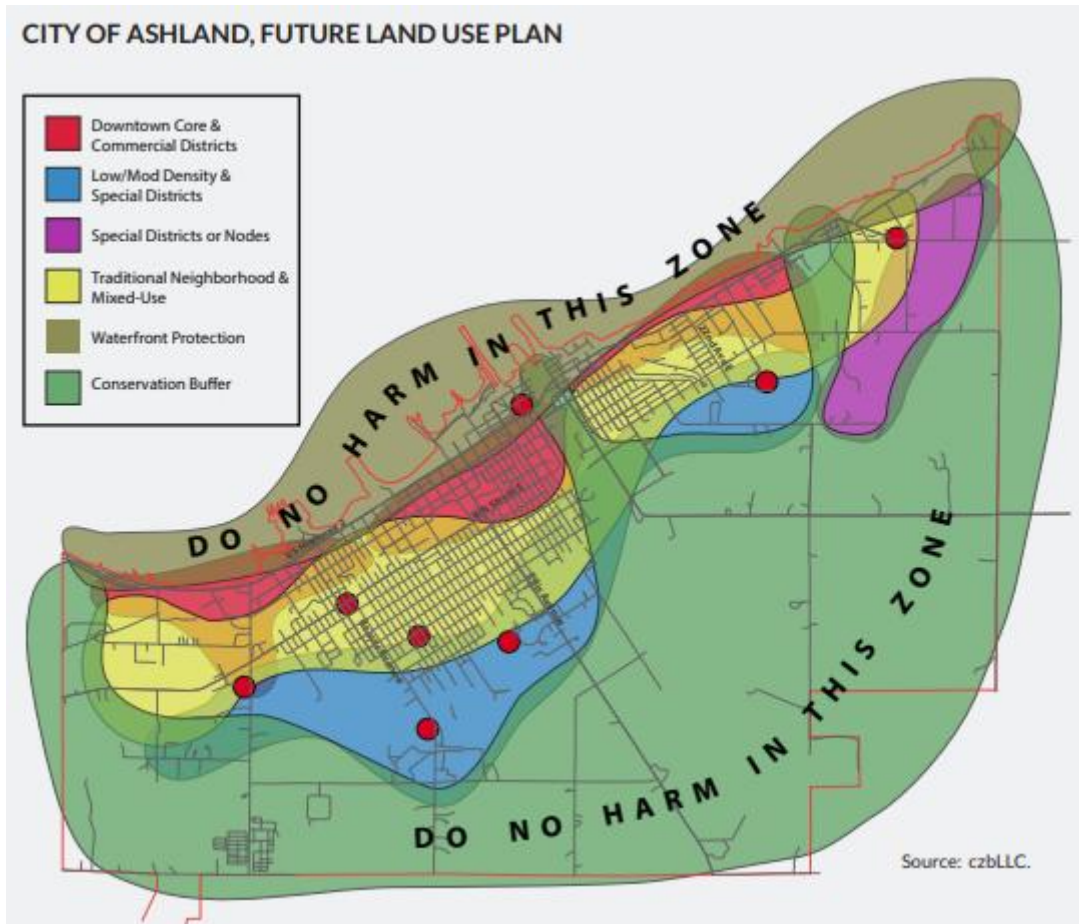
Review Criteria for Offer to Purchase and Sale of Land:

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

1. Consistency with Comprehensive Plan.

The Comprehensive Plan calls for careful disposition of vacant land. This includes making fiscally sound decisions with the land the City owns, and ensuring that the highest and best use for the land is achieved. Parcel # 201-01687-0000 is currently vacant and according to the last inventory of City-owned properties this parcel is considered non-essential. To staff's knowledge the parcel does not have easements or deed restrictions attached.

The proposed land transfer of a portion of Parcel # 201-01687-0000 is in conformance with the Future Land Use Map, and it supports the principles and goals of the Comprehensive Plan. The Waterfront Protection zone and Downtown Core and Commercial Districts comprise the areas along the waterfront and south of the waterfront within the Downtown and near Ellis Avenue and Lake Shore Drive. The Comprehensive Plan recommends protecting areas within the Waterfront Protection Zone. The plan calls for mixed-use development where possible in the Downtown Core and Commercial Districts. The site is classified in the Future Land Use Map within the overlap of the Waterfront Protection Zone and Downtown Core and Commercial Districts. The plan allows for some flexibility by not delineating firm boundaries between future land uses. Additionally, the plan recognizes that many neighborhoods such as the area of the subject property are already developed and unlikely to change significantly in the near future. The plan states that "a land use



map at this scale (scale of the Future Land Use Map in the Comprehensive Plan) cannot illustrate all existing or desired conditions on the ground level within neighborhoods.” (pg. 35).

The land transfer involves the City transferring ownership of a portion of unbuildable property to a residential property owner which would allow him greater flexibility to use and make improvements on his parcel. The property owner would combine the subject parcel with his existing parcel. His property would remain residential. The land use would not intensify and the land transfer and combination would allow for a reduction in nonconformity of the residential parcel.

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

A. Zoning District: City Center (CC), Proposed Zoning District: Single and Two-Family Residential (R-2)

The sale of the subject parcel (a portion of parcel # 201-01687-0000) and addition of this lot area to parcel 201-01688-0000 will not impact consistency with standards for the CC district. The subject parcel will require a zone change from CC to R-2 zoning so that the applicant can combine the subject parcel with his property. The applicant’s current property (parcel 201-01688-0000 at 318 2nd Ave E) is nonconforming for the R-2 district due to its shape and narrow width at one end. The land transfer as requested along with the accompanying zone change and subsequent lot combination will restore the parcel to a conforming shape and dimensions.

B. Compatibility of Proposed Development with Existing Development

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

3. **Consideration of Highest and Best Use:**

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

The proposed use is compatible with the site and surrounding areas. Many adjacent properties including the owner's residential lot are single-family residential. The applicant's existing home would remain and the intent is that this and similar land transfers would allow property owners to complete lots that were previously subdivided by former rights-of-way or for other reasons. The parcel would remain residential. The subject parcel would become part of a residential lot rather than remain a vacant parcel with no tax value.

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

- a. The applicant shall apply with Ashland County for combination of the subject property at Parcel # 201-01687-0000 with his existing property at Parcel # 201-01688-0000 via Certified Survey Map into a single tax parcel.

Review Recommendation

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

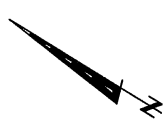
- The applicant shall be responsible for the costs associated with the land transfer including but not limited to: Certified Survey Map, closing costs, Register of Deeds recording fees, etc.
 - Purchase price of Parcel 201-01687-0000 shall be \$200.00.
 - Applicant shall combine subject parcel 201-01687-0000 with his existing property (parcel 201-01688-0000) to create one lot and City staff shall review and approve the CSM prior to recording at the County.
 - A zone change from City Center (CC) to Single and Two-Family Residential (R-2) shall occur for Parcel 201-01687-0000 prior to combining Parcel # 201-01687-0000 with Parcel # 201-01688-0000.
 - 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.

Additionally, as a Public Hearing is scheduled for the proposed Land Transfer, the Plan Commission should hear all input from the public prior to making a determination. The required Class 2 public hearing notice was issued on September 3rd and September 10th, and discretionary letters were sent to all surrounding property owners within 200 feet of the proposed development.

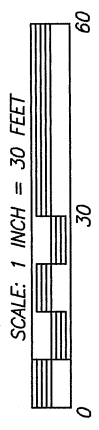
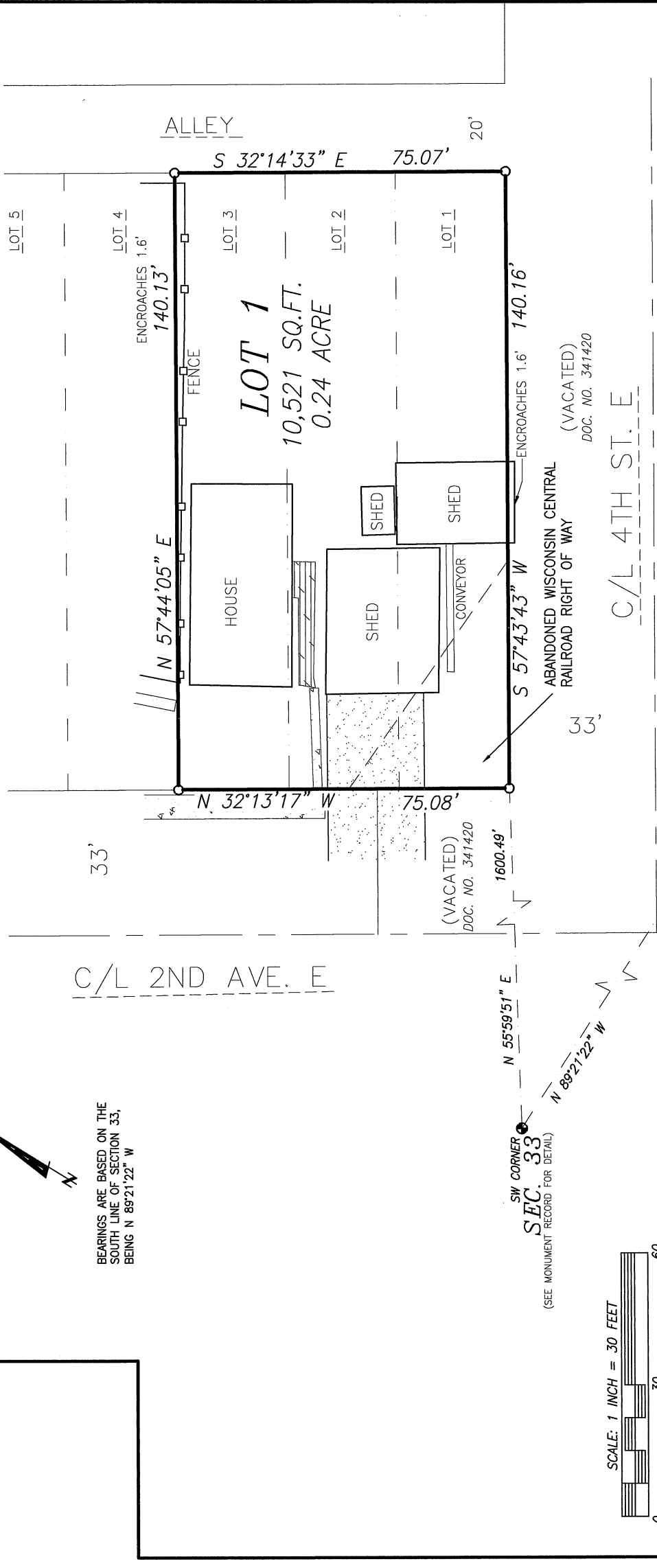
Approvals are based on background information provided by the applicant and known conditions. Deviations from this information may be considered a change in the application and reconsideration and possible revision to the approvals may be made by the Plan Commission and Common Council.

ASHLAND COUNTY CERTIFIED SURVEY MAP NO.

LOTS 1, 2 AND 3 OF BLOCK 123 OF ELLIS DIVISION AND THE ADJOINING ABANDONED WISCONSIN CENTRAL RAILROAD RIGHT OF WAY, LOCATED IN SECTION 33, T. 48 N., R. 4 W., IN THE CITY OF ASHLAND, ASHLAND COUNTY, WISCONSIN



BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 33, BEING N 89°21'22" W



SCALE: 1 INCH = 30 FEET

PIPE DIMENSIONS ARE OUTSIDE DIAMETER

LEGEND

- FOUND MONUMENT, PER FILED MONUMENT RECORD
- 1" x 18" IRON PIPE, WEIGHING 1.13 LBS/FT, SET THIS SURVEY

CLIENT: GEHRMAN

JOB NO.: N26/072
SCALE: 1 INCH = 30 FEET
JUNE 25, 2026
FIELDWORK COMPLETED: 6/19/2026

DRAFTED BY: P. NELSON

FILE: N/ASHLAND/ELLIS/
ACAD&PSDATA/BLK_123/N26_072 GEHRMAN
NB. 447 PG.67

NELSON SURVEYING INCORPORATED

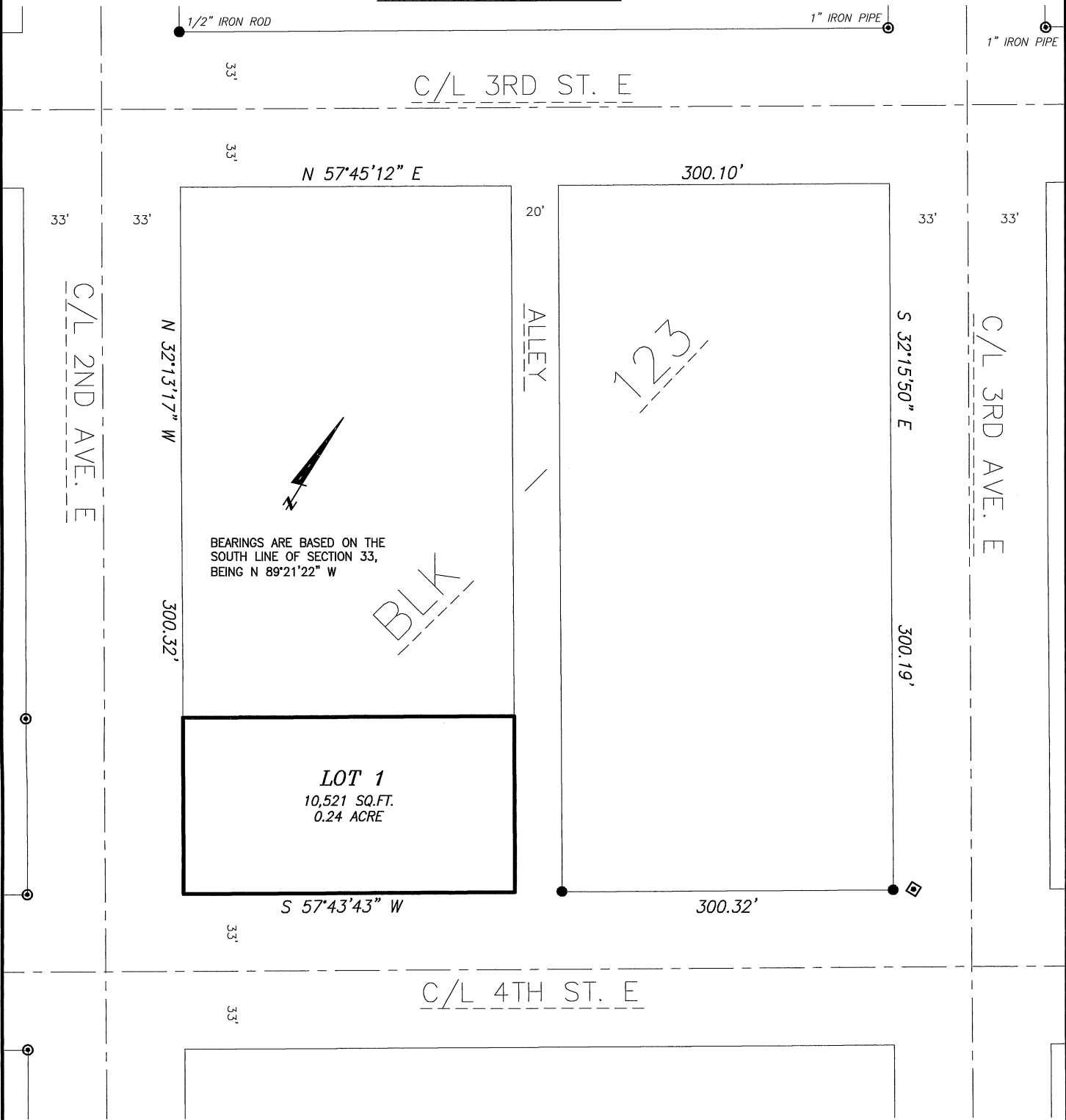
SURVEYING YOUR NECK OF THE WOODS SINCE 1864

101 W. MAIN STREET
SUITE 100 WISCONSIN 54806
(715) 682-2692
NELSONSURVEYING.COM
MAP NO. CSM 3596 ©

ASHLAND COUNTY CERTIFIED SURVEY MAP NO. _____

LOTS 1, 2 AND 3 OF BLOCK 123 OF ELLIS DIVISION AND THE ADJOINING ABANDONED WISCONSIN CENTRAL RAILROAD RIGHT OF WAY, LOCATED IN SECTION 33, T. 48 N., R. 4 W., IN THE CITY OF ASHLAND, ASHLAND COUNTY, WISCONSIN

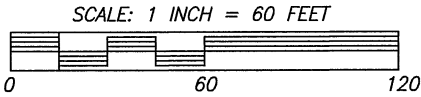
BLOCK DETAIL



NOTES:

FULL LOTS ARE RECORDED AS 25' x 140'

THE EXTERIOR OF BLOCK 123 WAS ESTABLISHED USING FOUND MONUMENTATION ON THE SOUTH LINE OF BLOCK 123, THE SOUTH LINE OF BLOCK 79, THE EAST LINE OF BLOCK 122 AND EXISTING ASHLADN CITY MONUMENTS.



LEGEND

- ◆ FOUND CITY OF ASHLAND CONCRETE MONUMENT
 - ⊙ FOUND MONUMENT, 1-1/4" IRON PIPE, UNLESS NOTED
 - FOUND MONUMENT, 3/4" IRON ROD, UNLESS NOTED
- PIPE DIMENSIONS ARE OUTSIDE DIAMETER

CLIENT: GEHRMAN

JOB NO.: N26/072
SCALE: 1 INCH = 60 FEET
JUNE 25, 2026
NB. 447 PG. 67
FIELDWORK COMPLETED: 6/19/2026

DRAFTED BY: P. NELSON
FILE: N/ASHLAND/ELLIS/
ACAD&PSDATA/BLK_123/
N26_072 GEHRMAN
SHEET 2 OF 3 SHEETS

NELSON
SURVEYING
INCORPORATED

SURVEYING YOUR NECK OF THE WOODS SINCE 1954
MAP NO. CSM 3596 ©

101 W. MAIN STREET
SUITE 100
ASHLAND, WISCONSIN 54806
(715) 682-2692
NELSONSURVEYING.COM

ASHLAND COUNTY CERTIFIED SURVEY MAP NO. _____

LOTS 1, 2 AND 3 OF BLOCK 123 OF ELLIS DIVISION AND THE ADJOINING ABANDONED WISCONSIN CENTRAL RAILROAD RIGHT OF WAY, LOCATED IN SECTION 33, T. 48 N., R. 4 W., IN THE CITY OF ASHLAND, ASHLAND COUNTY, WISCONSIN

SURVEYOR’S CERTIFICATE

I, PETER A. NELSON, PROFESSIONAL LAND SURVEYOR IN THE STATE OF WISCONSIN, HEREBY CERTIFY:

THAT ON THE ORDER OF GREG GEHRMAN, I HAVE SURVEYED AND MAPPED LOTS 1, 2 AND 3 OF BLOCK 123 OF ELLIS DIVISION AND THE ADJOINING ABANDONED WISCONSIN CENTRAL RAILROAD RIGHT OF WAY, LOCATED IN SECTION 33, T. 48 N., R. 4 W., IN THE CITY OF ASHLAND, ASHLAND COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

TO LOCATE THE BEGINNING, COMMENCE AT THE SW CORNER OF SAID SECTION 33 AND RUN, N 55°59’51” E, 1600.49 FEET TO THE SW CORNER OF BLOCK 123, WHICH IS THE POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING BY METES AND BOUNDS:

ON THE WEST LINE OF SAID BLOCK 123, N 32°13’17” W, 75.08 FEET. THENCE LEAVING SAID WEST LINE, N 57°44’05” E, 140.13 FEET ON THE NORTH LINE OF SAID LOT 3. THENCE LEAVING SAID NORTH LINE, S 32°14’33” E, 75.07 FEET ON THE EAST LINE OF SAID LOTS 1, 2 AND 3. THENCE LEAVING SAID EAST LINE, S 57°43’43” W, 140.16 FEET ON THE SOUTH LINE OF SAID BLOCK 123, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 10,521 SQUARE FEET, WHICH IS 0.24 ACRE.

SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF PUBLIC OR USE, IF ANY;

THAT THIS MAP IS A TRUE REPRESENTATION OF SAID SURVEY;

THAT I HAVE COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES AND THE CITY OF ASHLAND SUBDIVISION CONTROL ORDINANCE IN MAKING SAID SURVEY, SUBDIVISION AND MAP, AND

THAT SAID SURVEY AND MAP ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PETER A. NELSON PLS – 3071

CITY OF ASHLAND PLANNING AND DEVELOPMENT APPROVAL

THIS ASHLAND COUNTY CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF ASHLAND PLANNING AND DEVELOPMENT DEPARTMENT.

_____ DATED THIS _____ DAY OF _____, 2026.
STEVEN WILEY
DIRECTOR OF PLANNING AND DEVELOPMENT

CERTIFICATES	CLIENT: GEHRMAN	DRAFTED BY: P. NELSON FILE:N/ASHLAND/ELLIS/ ACAD&PSDATA/BLK_123/ N26_072 GEHRMAN FIELDWORK COMPLETED: 6/19/2026 SHEET 3 OF 3 SHEETS	NELSON SURVEYING INCORPORATED SURVEYING YOUR NECK OF THE WOODS SINCE 1954 MAP NO. CSM 3596 ©
	JOB NO.: N26/072 JUNE 25, 2026 NB. 447 PG. 67		

STAFF REPORT

Plan Commission – September 22nd, 2026

**Agenda Item # 6c: Public Hearing: Review and approval of a request to rezone
City-owned parcel 201-01687-0000 from City Center (CC) to
Single and Two-Family Residential (R-2)**

Current Zoning District: City Center (CC) District
Proposed Zoning District: Single and Two-Family Residential (R-2)
Property Address: Vacant – No Address Number / Adjacent to 318 2nd Ave E
Parcel #: Parcel # 201-01687-0000
Applicant: City of Ashland Planning and Development
Staff Contact: Steven Wiley

Background

Gregory Gehrman and Katherine Bailey purchased the 318 2nd Ave E property in May of 2026. Mr. Gehrman has talked with City staff regarding the fact that his property is missing a small triangular-shaped portion of area that is currently City-owned Parcel # 201-01687-0000. Mr. Gehrman would like to acquire the triangular parcel and combine it with his property via Certified Survey Map (CSM) to create a conforming lot with more usable area. City staff told him that staff would support the land transfer and lot combination covered under an accompanying item. Mr. Gehrman submitted an offer to purchase the parcel. Currently the dimensions and area of the triangular parcel render it unusable. Staff did not have concerns with Mr. Gehrman's offer to purchase the property.

Parcel 201-01687-0000 is approximately 940 square feet in area and triangular-shaped. It does not have the shape or area to be buildable on its own currently. Mr. Gehrman owns the residential property immediately adjacent to it and the property is adjacent to the vacated 4th St E right-of-way. The other surrounding properties consist of a mix of residential and commercial uses. The City is not using the triangular parcel Mr. Gehrman would like to acquire. Staff informed Mr. Gehrman that he would also need to have a Certified Survey Map (CSM) done to combine the triangular parcel with his existing lot. Mr. Gehrman had Nelson Surveying complete a CSM. After a zone change from City Center (CC) to Single and Two-Family Residential (R-2) zoning, the CSM would combine the subject parcel with Mr. Gehrman's existing lot to create a 10,521 square-foot parcel with a consistent 75-foot width the entire length of the parcel. In order to combine Parcel 201-01687-0000 with Parcel 201-01688-0000 a zone change from CC to R-2 zoning is needed. Staff is referring the zone change request to Plan Commission for review and a recommendation prior to referral to Council for a decision.

Existing Land Use	Zoning
Vacant: parking slab	City Center (CC)

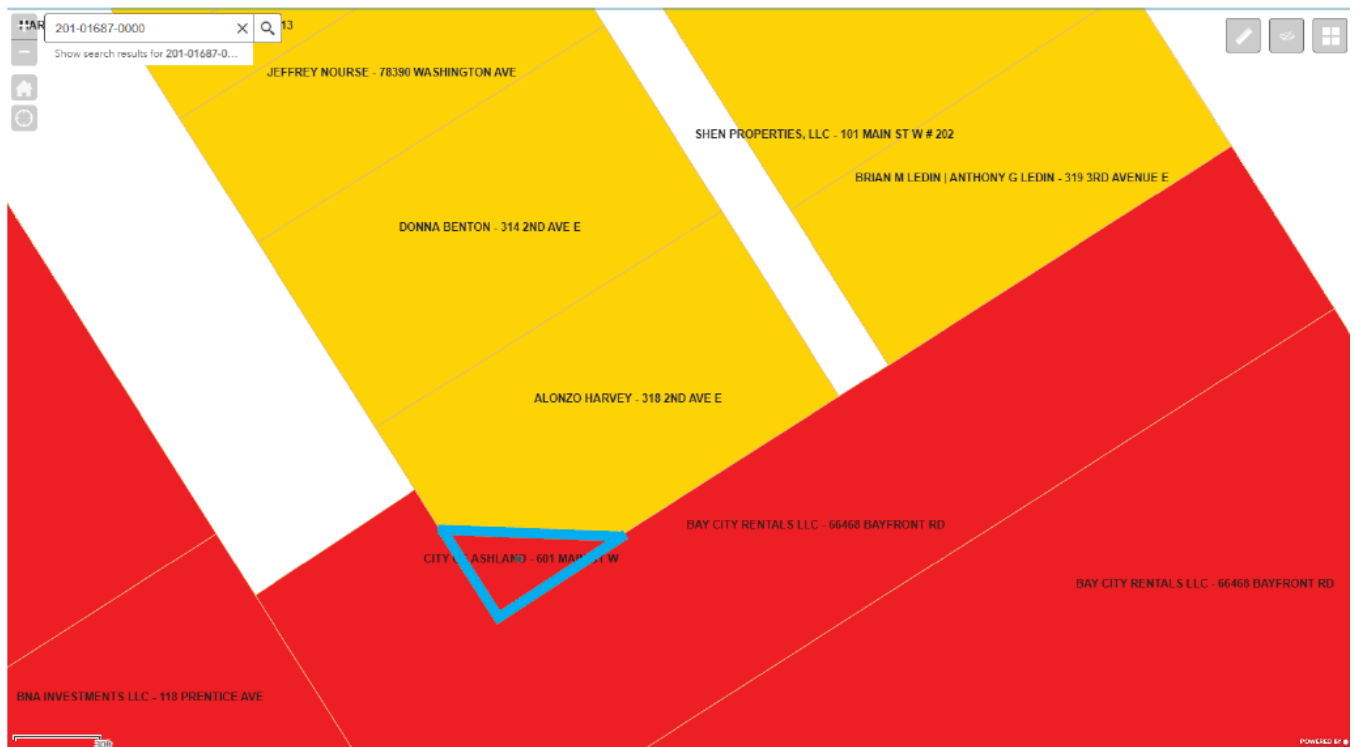
Adjacent Land Use and Zoning

Existing Uses		Zoning
North	Single-family Residential	Single and Two-Family Residential (R-2)
South	Vacant, Parking, Mixed Commercial	City Center (CC)
East	Vacant, Mixed Commercial)	City Center (CC)
West	Vacant, Commercial	City Center (CC), City Center with Gateway Overlay (GTWY-O)

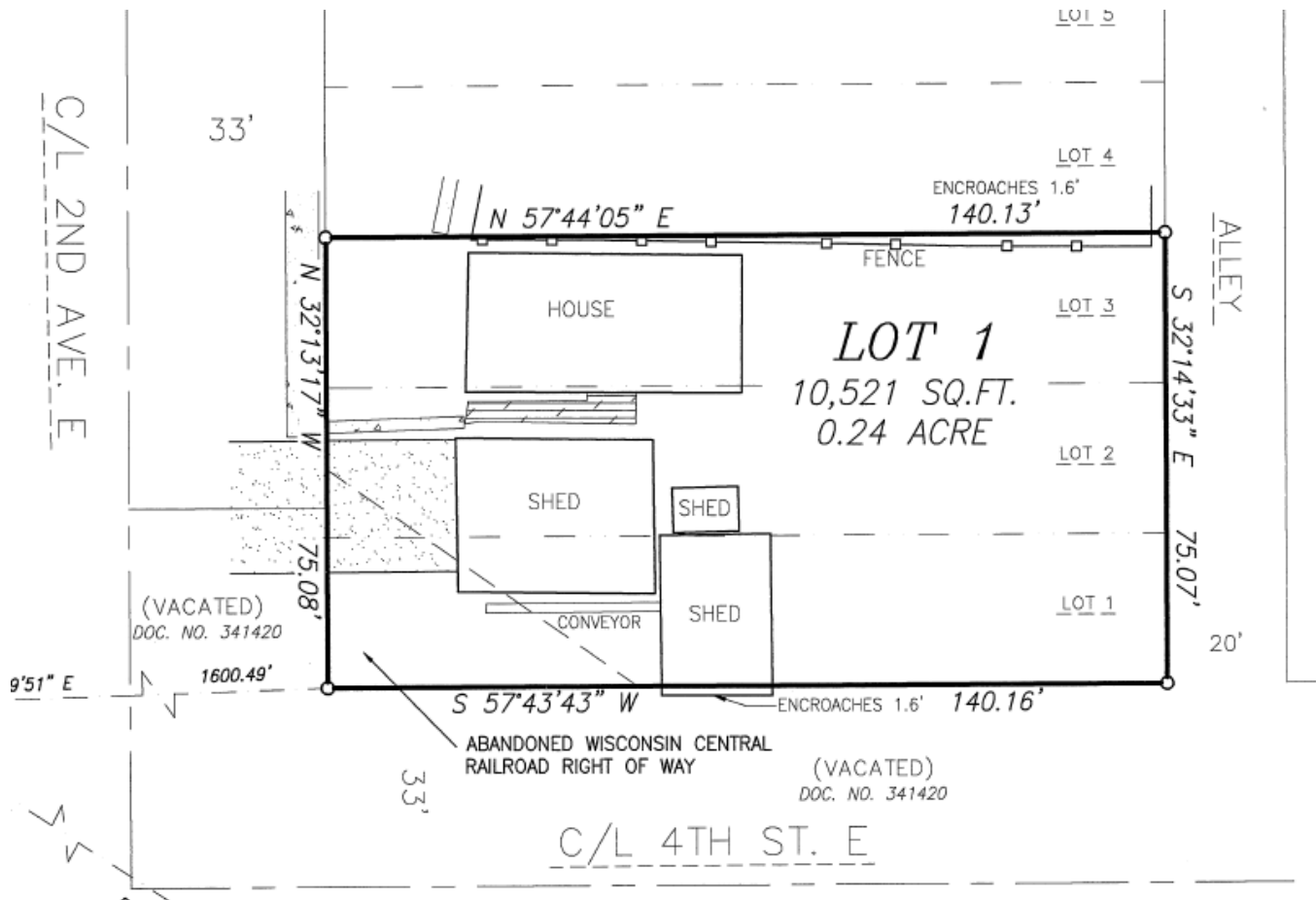
Land Use Recommendation	Land Use
Future Land Use Map Recommendation	Overlap of Waterfront Protection and Downtown Core and Commercial Districts



The above map is an aerial showing the subject parcel outlined in blue. Mr. Gehrman would purchase this parcel from the City and combine it with his residential lot immediately adjacent on the north.



The map above shows the zoning of the subject parcel and of adjacent properties. The red is City Center (CC) zoning and the yellow-orange is Single and Two-Family Residential (R-2) zoning. The image on the next page is from the Certified Survey Map the applicant had Nelson Surveying draft showing the proposed combined parcel. A zone change would be required in order for the applicant to combine the subject parcel with his residential property.



Standards for Review

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

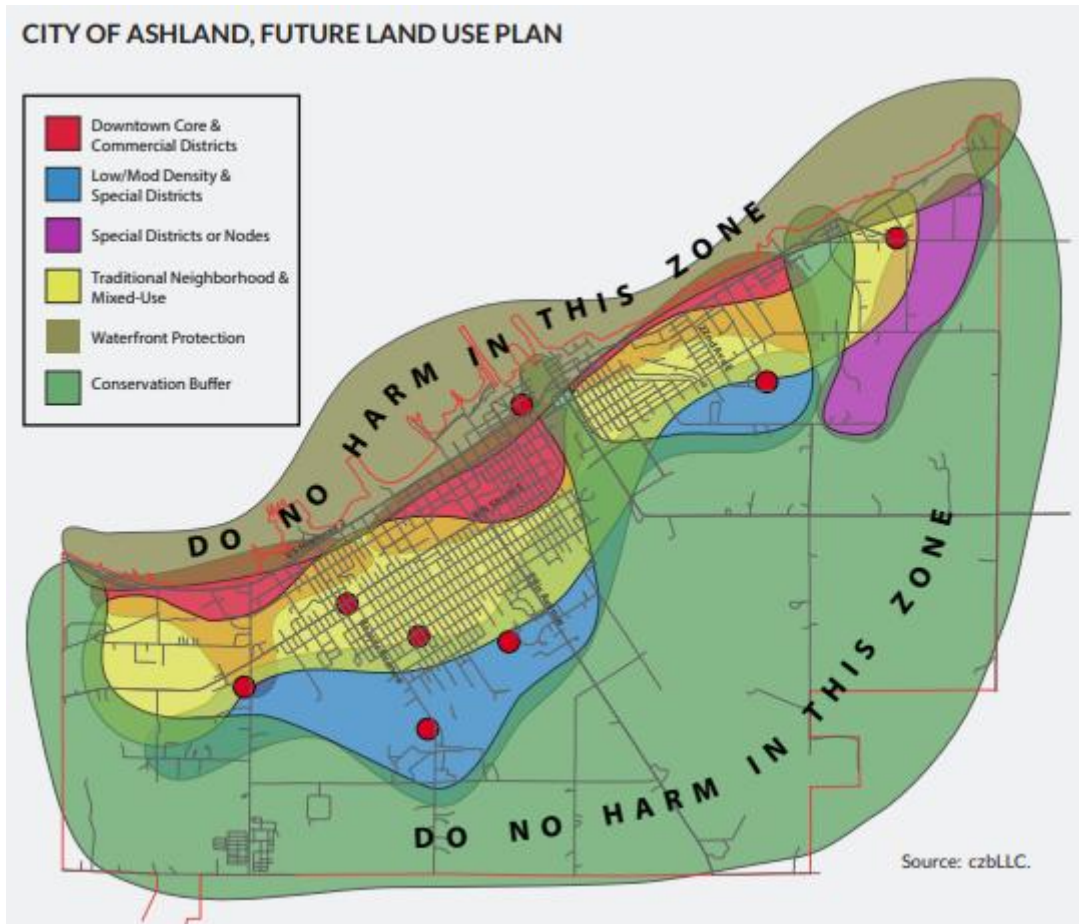
Decision Criteria

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

1. Consistency with Comprehensive Plan.

The proposed rezoning of the subject property (Parcel # 201-01687-0000) from City Center to Single and Two-Family Residential is consistent with the Future Land Use Plan identified in the City's Comprehensive Plan. The property is located within the overlap of the Waterfront Protection and Downtown Core and Commercial Districts zones. The subject property has remained vacant for several years other than a concrete slab from a previous structure that was demolished.

The Comprehensive Plan recommends protecting areas within the Waterfront Protection Zone. The plan calls for mixed-use development where possible in the Downtown Core and Commercial Districts. The site is classified in the Future Land Use Map within the overlap of the Waterfront Protection Zone and Downtown Core and Commercial Districts. The plan allows for some flexibility by not delineating firm boundaries between future land uses. Additionally, the plan



recognizes that many neighborhoods such as the area of the subject property are already developed and unlikely to change significantly in the near future. The plan states that “a land use map at this scale (scale of the Future Land Use Map in the Comprehensive Plan) cannot illustrate all existing or desired conditions on the ground level within neighborhoods.” (pg. 35).

The neighborhood contains multiple existing residential and commercial uses. Staff is not sure why the subject triangular parcel was zoned CC but realizes that the existing residential uses adjacent/nearby are unlikely to change in the near future. Rezoning the subject parcel from CC to R-2 zoning will allow the combination of the subject parcel with the abutting residential lot to the north. Staff would have greater concerns with zoning the parcel to an intensive district inconsistent with either of the two Future Land Use Zones identified on the Future Land Use Map or out of place with other zoning in the vicinity.

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

The proposed zoning amendment would balance the public health, safety, morals, and the general welfare of the area and the efficiency and economy in the process of development. The amendment would allow an existing land use to acquire and use vacant land which is near existing single-family properties. It would allow the new residential property owner to have a conforming parcel and some greater flexibility to make improvements on his property. The City is not using Parcel 201-01687-0000 and the triangular shape of the parcel render it unbuildable. Neither the City nor the applicant are gaining if the City retains ownership of the subject parcel or does not

proceed to rezone the parcel. Without rezoning the property, the residential owner may not combine it with his existing parcel. This would defeat the purpose of the accompanying land transfer. The rezoning of Parcel 201-01687-0000 to R-2 would make the parcel's zoning consistent with that of the existing residential properties on the block. It would allow the same types of improvements and principal/accessory uses that are permitted on adjacent residentially-zoned parcels.

3. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood.

The land requested for transfer by the applicant is currently vacant other than a concrete slab with no immediate development plans proposed. The land transfer and incorporation into the applicant's parcel to create a conforming lot are compatible with the existing uses and would facilitate the owner's future use of his residential property which would otherwise not be possible. The proposed R-2 zoning would be consistent with the other properties on the block and allow the same uses permitted on those properties. It is also contiguous with the R-2 zoning of all other parcels on the same block and would round out the block with consistent zoning. Since the rezoning request would not involve introducing a more intensive zoning district than what already exists into the existing neighborhood, staff does not have concerns.

4. Property to be rezoned is suitable* for the uses permitted by the Zoning District that would be applied by the proposed Zoning Map Amendment.

The property is suitable for the uses permitted in the R-2 zoning district under by-right zoning or a Conditional Use Permit, if all applicable UDO requirements are met. Staff, the Plan Commission, and Council can place conditions on any development or expansions of existing development onto the subject property through applicable review processes. Setback requirements and lot coverage maximums would mitigate the potential impacts new structures or expansions might have on neighboring properties. Any Conditionally-allowed uses would require Plan Commission and Council review and approval prior to changes occurring on site. Most of the uses permitted would consist of single and two-family residential uses along with associated accessory uses.

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

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

Reduce dependence on activities that harm life-sustaining eco-systems. (a) Encourage infill development and redevelopment at appropriate densities and locations to help reduce sprawl and encroachment on nature: The proposed zone change would allow for the combination of subject parcel 201-01687-0000 with parcel 201-01688-0000 and make the combined parcel more attractive for the residential property owner. Parcel 201-01688-0000 is an existing developed infill residential parcel. Staff would rather see parcels such as this one restored to conforming status and made more attractive to existing or future property owners than to see them remain nonconforming and limited in their usefulness. If such infill parcels are made conforming and more attractive to current or potential future owners, it may encourage more people to consider them rather than an alternative such as developing a greenfield (undeveloped property) within the conservation buffer areas of the City.

Review Recommendation

Staff recommends APPROVAL of the zone change request to rezone Parcel 201-01688-0000 from City Center (CC) to Single and Two-Family Residential (R-2) contingent on the following conditions:

- Owner of Parcel 201-01688-0000 shall combine subject parcel 201-01687-0000 with his existing property (parcel 201-01688-0000) 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.

Additionally, as a Public Hearing is scheduled for the proposed Land Transfer, the Plan Commission should hear all input from the public prior to making a determination. The required Class 2 public hearing notice was issued on September 3rd and September 10th, and discretionary letters were sent to all surrounding property owners within 200 feet of the proposed development.

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

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

Find yourself next to the water.



City of Ashland, Wisconsin

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

**DEPARTMENT OF
PLANNING &
DEVELOPMENT**

601 Main Street West
Ashland, WI 54806

STAFF REPORT

Plan Commission – September 22nd, 2026

Agenda Item # 6d: **Architectural Review of Public Restroom Building proposed for Miskwaa Park at 501 3rd St W (Parcel # 201-04299-0000), zoned City Center (CC), pursuant to WI Statute 62.23(5).**

Applicant: City of Ashland Planning and Development Department

Staff Contact: Haley Makela (Economic Development Director)

Action Request/Background

The City of Ashland has been working on a plan to redevelop the former Baron Radiator site into a public park and event space. In 2023 the City received technical assistance from the US EPA which included consulting services to come up with a vision plan for the Ore dock Upland and Baron Radiator sites. Since then, the City has further developed the plans for the former Baron site and budgeted funds to install/construct two buildings and landscaping on-site. The former Baron Radiator building was demolished. Staff has since drafted plans to install a pre-manufactured Urben Blu restroom building on the southern end of the site along with a concession building on the western side of the property. The City considered proposals to rename the former Baron Radiator site and decided on Miskwaa Park as the name for the new park.

The former Baron Radiator site is an urban infill parcel immediately south across the alley from the Vaughn Public Library. The site is a corner lot with frontage on Vaughn Avenue and 3rd Street West. It is 150 feet by 50 feet (7,500 sq. ft. in area). It is zoned City Center (CC) and the United Presbyterian and First Congregational Church is across Vaughn Avenue. The Ashland Area Enterprise Center is located across the intersection to the southeast and some residential properties are located to the south and west.

The City Administrator has tasked Economic Development Director Haley Makela with managing the project and coordination between City departments. At this time Public Works staff are continuing to finalize the site plans. Staff would like to install the restroom building this fall and the Wisconsin Statutes task the Plan Commission with the architectural review of public buildings so Planning staff advised that a Plan Commission review of the proposed restroom building is necessary. An additional architectural review of the proposed concession building and site design will occur as those site elements are finalized.

Analysis

The proposed restroom building is a pre-manufactured Urben Blu restroom building containing two toilet rooms and a central mechanical room. The restrooms are designed to be vandal-resistant and self-

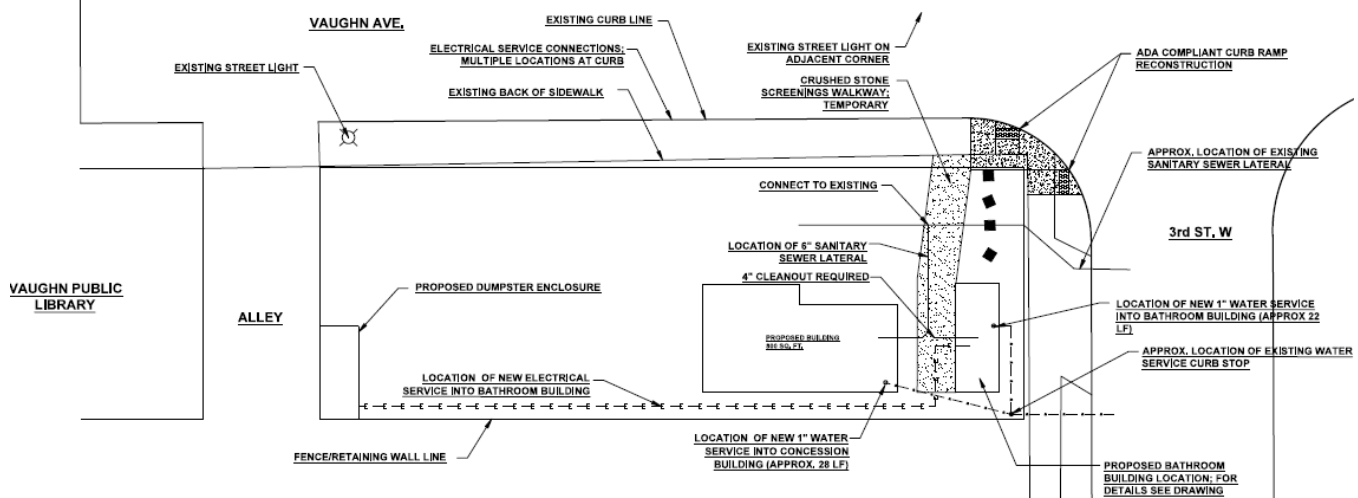
cleaning. These restrooms would be installed on a slab and connected to City water and sewer. Other cities including cities larger than Ashland have purchased and installed these restrooms. A reason City staff wants to install a separate toilet room building is because staff wants the toilets to be available to the public beyond the hours that the concession building would be open. The original single structure proposed for the site to house restrooms and concession space came in significantly over budget. Staff explored alternative site options that would come within budget and determined that the proposed restroom building and smaller concession building would come within budget.

Staff has had conversations with the City's Plan Reviewer and the two-building site arrangement is possible under the building code. Building code requires that the restroom building be open at hours that the concession building is open. An ADA-accessible path is required between the two buildings and is planned in the scope of work.

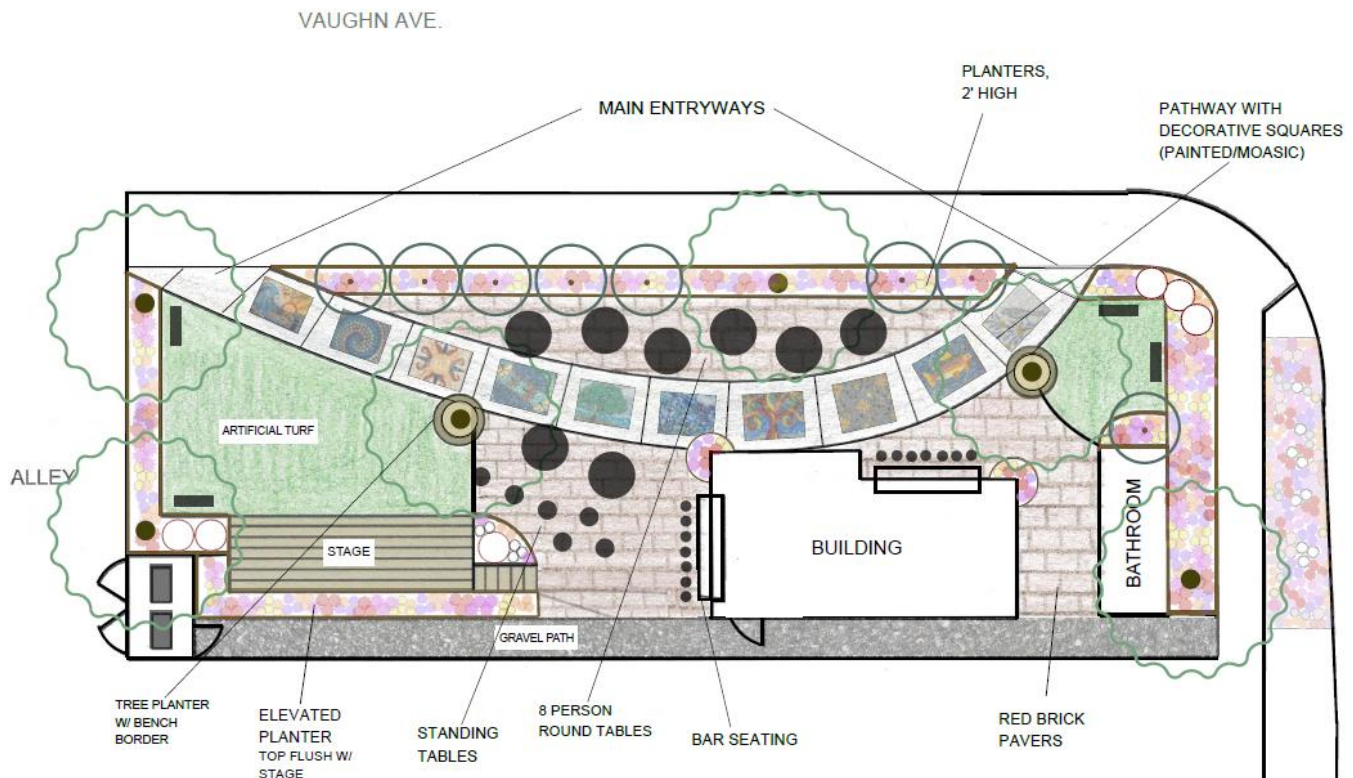
Currently City crews would like to pour concrete for the dumpster enclosure at the rear (north end) of the site and install the restroom building on the south end of the site when it arrives this fall. Planning staff are referring the proposed restroom building to Plan Commission for review and input. Staff is also providing the current site and landscaping plans so that the Commission understands the proposed site layout and building location. As Public Works staff finalizes the design of the site/landscaping plan and concession building, staff would refer these items to Plan Commission for review.

Once the plans are finalized the project team will obtain all required plan review and building permit approvals.

Site Design/Layout



A dumpster enclosure is planned on the northwestern corner of the site and the proposed restroom building is planned for the southwestern portion of the site. A concession building with some seating indoors is proposed north of the restroom building. An outdoor event space is proposed north of the concession building. The site will include an ADA-compliant curb ramp at the intersection of Vaughn Avenue and 3rd Street West. The site is zoned City Center (CC) so there is a zero-foot setback. However, staff would recommend that the restroom building's placement maintain the 15-foot by 15-foot vision triangle.



Above is the current landscaping plan for the site. The plan was developed by the City Landscape Architecture intern. This plan may change as staff finalizes the site layout. Staff is including this plan to give the Plan Commission a sense of the proposed vision for the site. Staff is not requesting formal approval of this plan at this time.

Proposed Restroom Building

The City of Ashland requests approval of the architectural design of the proposed Urban Blu restroom building. This is a prefabricated, four-season public restroom. The restroom building is an important first phase of the City's planned redevelopment of the site into a public gathering space and will provide a new, year-round public restroom amenity for downtown residents, visitors, and park users.

The Urban Blu unit was selected in response to the City's need for a durable, accessible, and easily maintained public restroom. The unit is ADA-accessible and designed for four-season operation. It includes smart restroom features intended to help reduce vandalism and misuse. These include self-cleaning capabilities and occupancy time limitations. These features are also intended to reduce the amount of staff time required for routine maintenance. The City will be able to program and manage the cleaning and maintenance schedule based on use and seasonal needs.

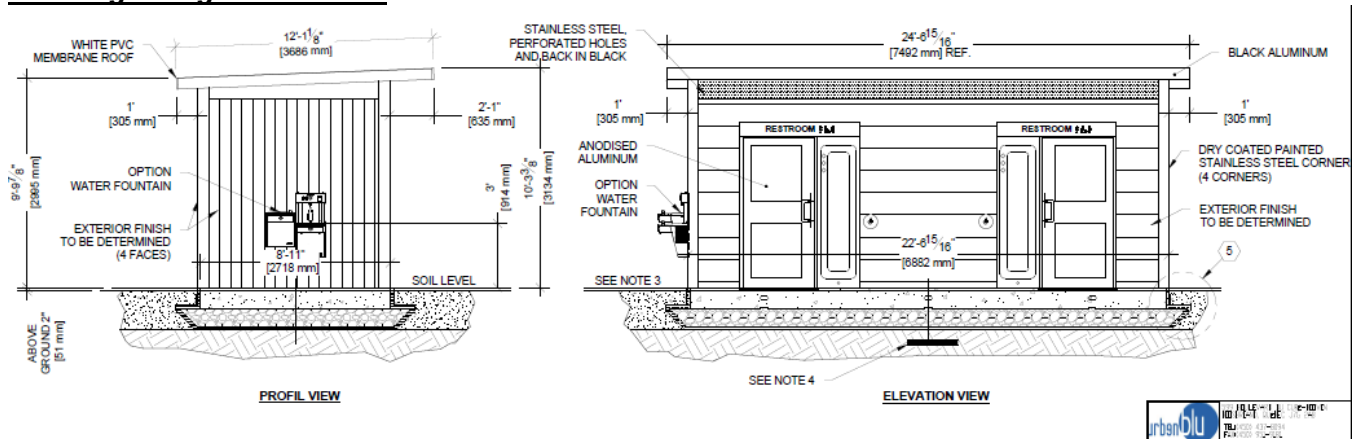
An ADA-compliant gravel pathway will initially provide accessible pedestrian access to the restroom. The pathway and restroom installation will be completed as part of the first phase of site development. The restroom is anticipated to be delivered and installed by the end of October, 2026. Installation will be completed by City staff with contracted assistance for specialized trades, including plumbing and electrical work, as needed.

The restroom is the first component of a larger site improvement project that is anticipated to be substantially completed by summer 2027. Future improvements will include a concession building, a

platform for live music and performances, additional green space, a garbage enclosure, food truck utility hookups, and landscaping throughout the site. The City will use the landscape design developed by the City Landscape Architecture intern as a guide for the overall site layout, planting, and landscaping improvements. The final site improvements will create a cohesive public space designed to support community events, entertainment, food and beverage offerings, and informal public gathering.

The project is intentionally split into phases, allowing the City to establish the public restroom and necessary infrastructure in 2026 while continuing design and construction of the remaining park improvements in 2027. Upon completion, Miskwaa Park will provide an accessible, year-round public amenity while establishing a flexible and attractive gathering space within the downtown.

Building Design/Elevations



Above are elevations similar to the proposed building's. Note that the building to be installed at Miskwaa Park will not have water fountains on the end elevation however.

The proposed restroom building is a single-story structure with a sloped roof. It contains two entry doors on one side of the building for access to the two restrooms. It contains a single entrance door on the opposite side of the building for access to the mechanical room. The restroom building includes customizable color/finish options for the exterior. The City is opting for a black roof soffit and black roof band. The City has opted for a Dark Walnut exterior siding color for the main elevations. The building ends would have a dark vertical profile aluminum siding. The restrooms are designed for year-round operation. A series of downward-facing lights is installed in the soffit to illuminate the exterior of the restroom building and the area adjacent to the building.



The above image shows an example of an Urban Blu restroom installed on a site. The proposed restroom would be the same size and the material for the end facades would be the same.



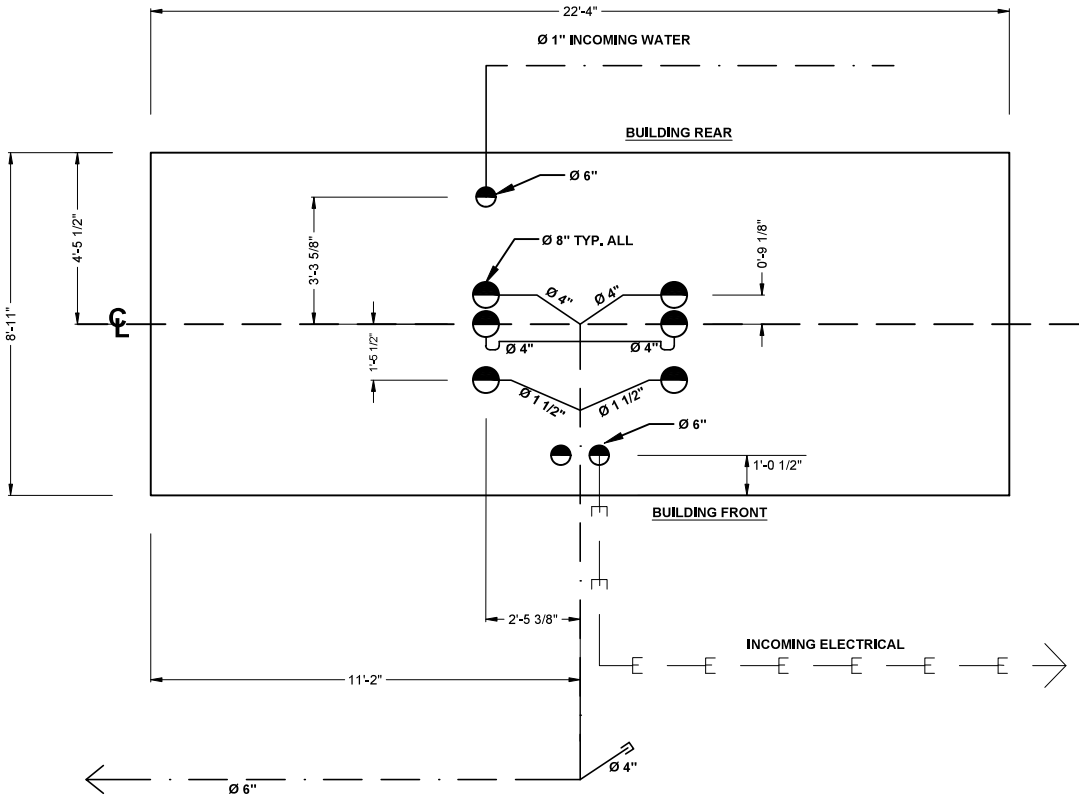
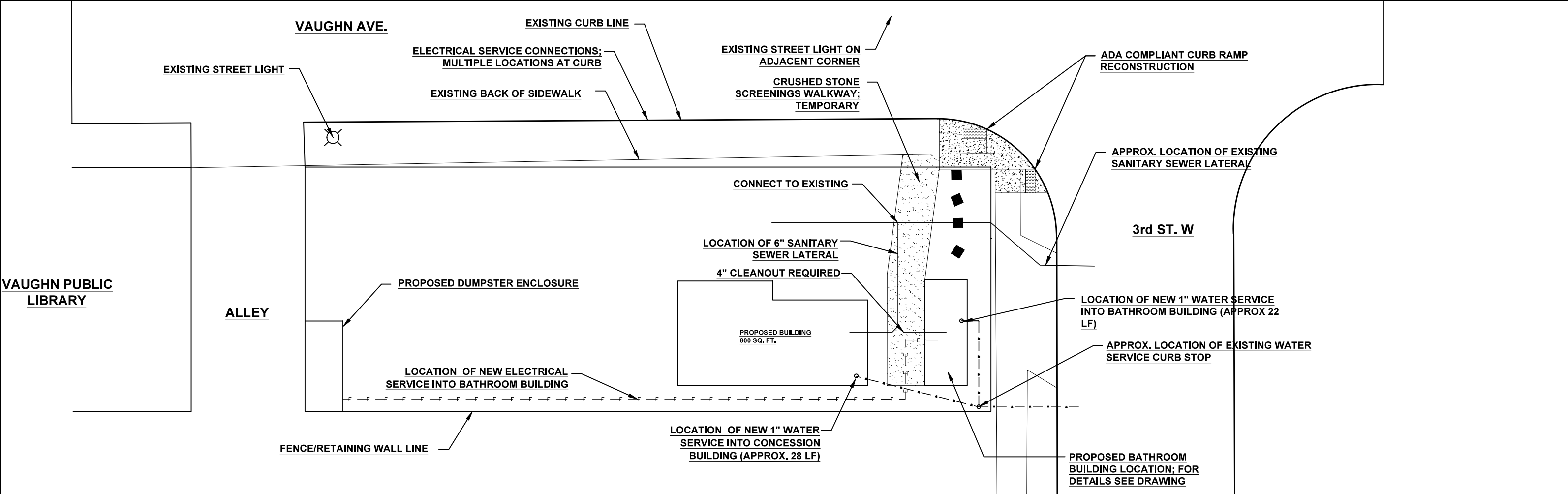
The image above shows the specific building that is planned for installation at the Miskwaa Park site. Note that the building will not have brick or stone veneer on the lower portion of the building.

Review Recommendation

Staff requests Plan Commission approval of the proposed Urban Blu restroom and building placement. Staff recommends approval of the building design and location with the following conditions:

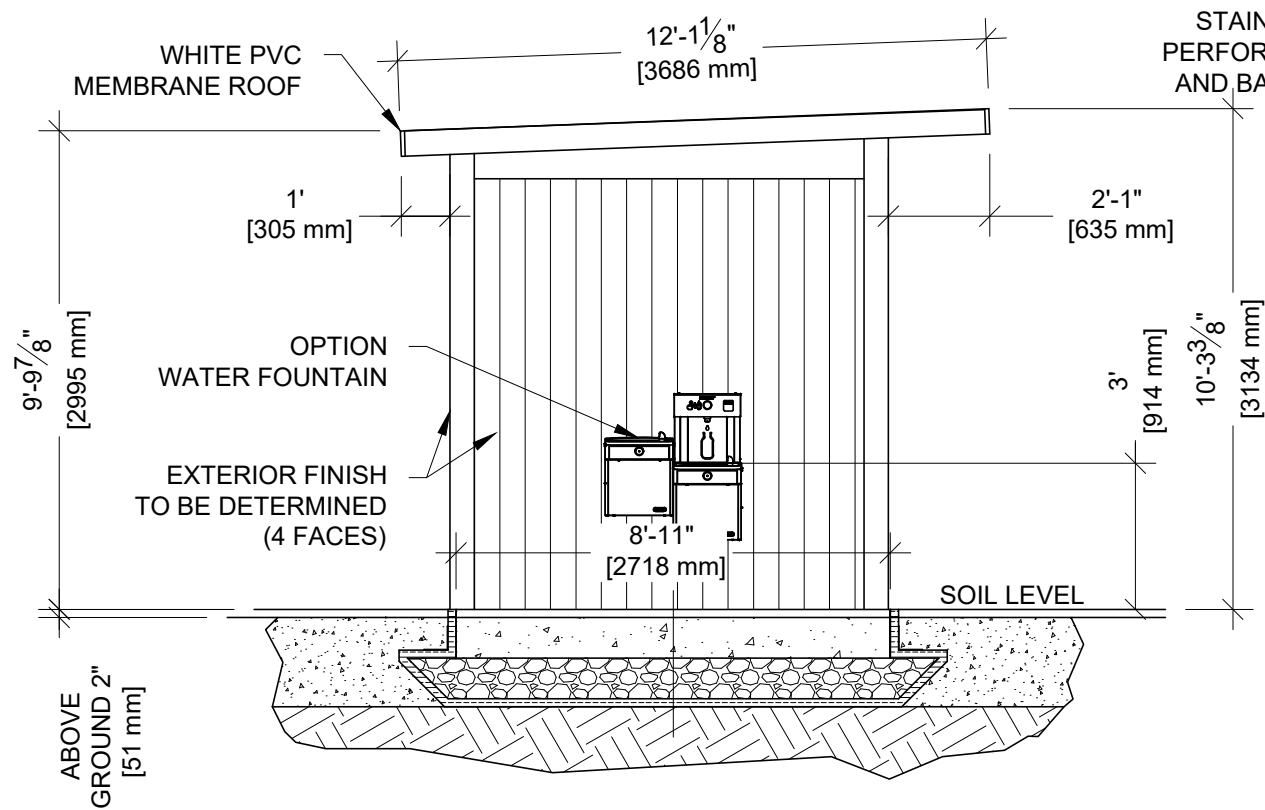
- The building shall meet all applicable building code requirements.
- The City shall provide an ADA-compliant path between the proposed restroom and concession buildings.
- The restroom building shall not be located within the required 15-foot by 15-foot vision triangle at the intersection of Vaughn Avenue and 3rd Street West.
- Approval is only for the proposed restroom building and no other site elements. If approvals for other site elements are required those elements will require future Plan Commission review.

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



DRAWN BY: NWF DATE: _____ CHECKED BY: _____	REVISION NO.	DATE	NOT TO SCALE	THIS PLAN/MAP AND THE CORRESPONDING CAD DRAFTING FILE ARE GRAPHIC REPRESENTATIONS OF THE PROJECT FEATURES COMPILED FROM THE BEST AVAILABLE INFORMATION. ANY USE OR REUSE OF THIS INFORMATION FOR PURPOSES OTHER THAN THE ORIGINAL PROJECT IS DONE AT THE SOLE RISK OF THOSE PERFORMING THE USE OR REUSE. ANYONE USING THIS INFORMATION ON SUBSEQUENT PROJECTS SHALL ASSUME TOTAL RESPONSIBILITY FOR THE USE.	THE CITY OF ASHLAND PUBLIC WORKS	City of Ashland Department of Public Works <i>Engineering Division</i>	MISKWAA PARK SITE PLAN - UTILITY ROUGH IN CITY OF ASHLAND FACILITY IMPROVEMENTS	X.X

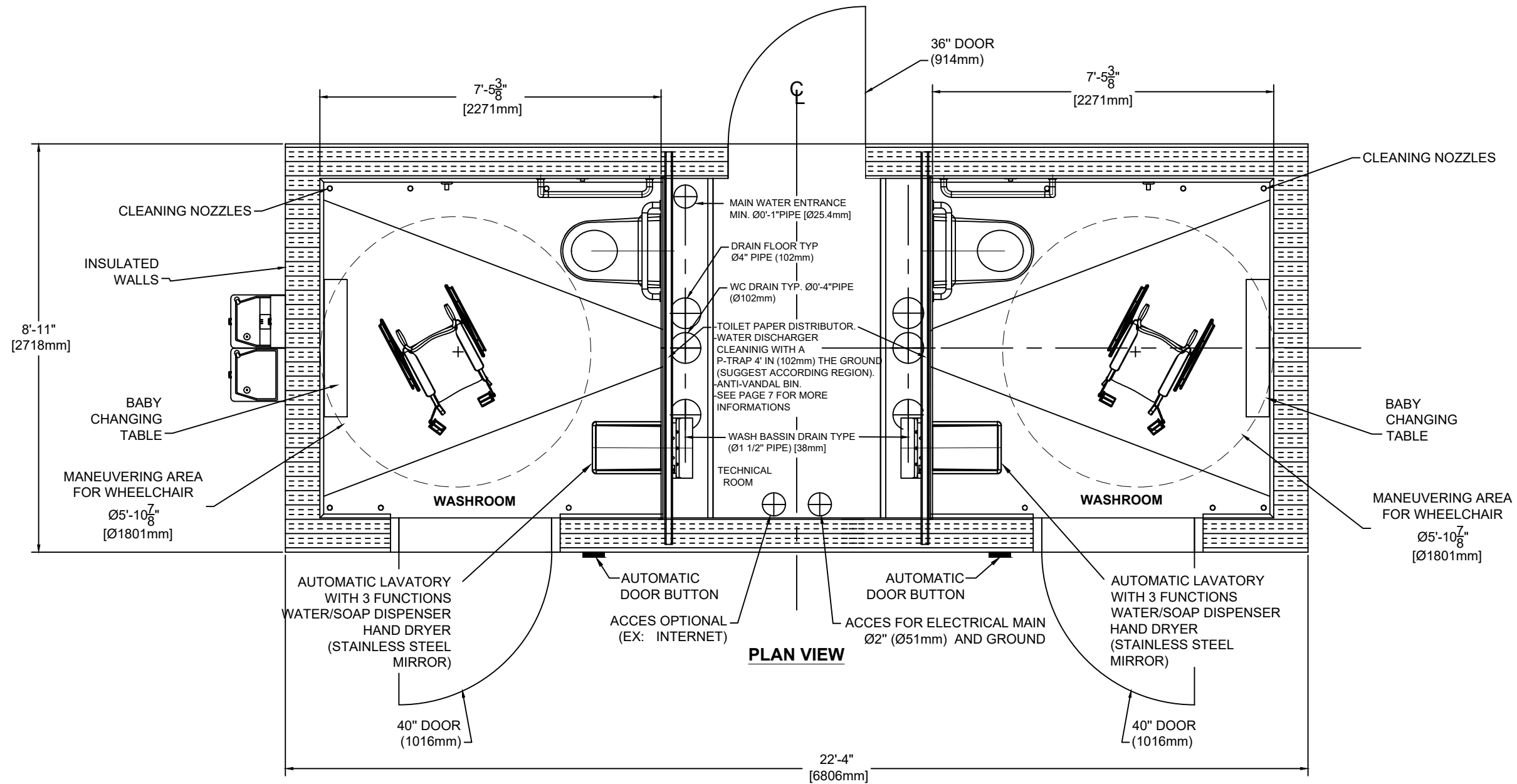
- 1-The site must have a minimum bearing capacity of 50 kpa over the entire surface of the seat of the building.
- 2-Excavate the ground (12") 300mm wider and longer than the exterior dimension of the building.
- 3-The bottom of the excavation must be (12") 300mm lower than the projected bottom of the building.
- 4-Galvanised plate of 1/4" x 14 3/4" x 9 3/4" (wired Ø5/8, 8mas to 3/0 TOR) for grounding, 24" below ground level with mesh not supplied by UrbenBlu.
- 5-An approved geotextile membrane as TEXEL 7609 or equivalent is required at the bottom of the excavation.
- 6-Install a (2") 50mm high density insulation at the bottom of the excavation, (seal any opening crossing the insulation).
- 7-Fill the excavation with a (12") 300mm layer of granular stone compacted to 95% of the modified proctor.
- 8-Install (2") 50mm high density insulation around the perimeter of the slab vertically and horizontally.



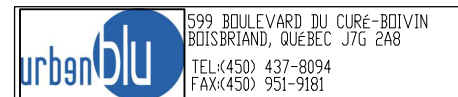
SS STEEL, ED HOLES IN BLACK
 24'-6¹⁵/₁₆" [7492 mm] REF.
 1' [305 mm]
 ANODISED ALUMINUM
 OPTION WATER FOUNTAIN
 SEE NOTE 3
 RESTROOM ♀♂
 22'-6¹⁵/₁₆" [6882 mm]
 BLACK ALUMINUM
 1' [305 mm]
 DRY COATED PAINTED STAINLESS STEEL CORNER (4 CORNERS)
 EXTERIOR FINISH TO BE DETERMINED
 5

ELEVATION VIEW

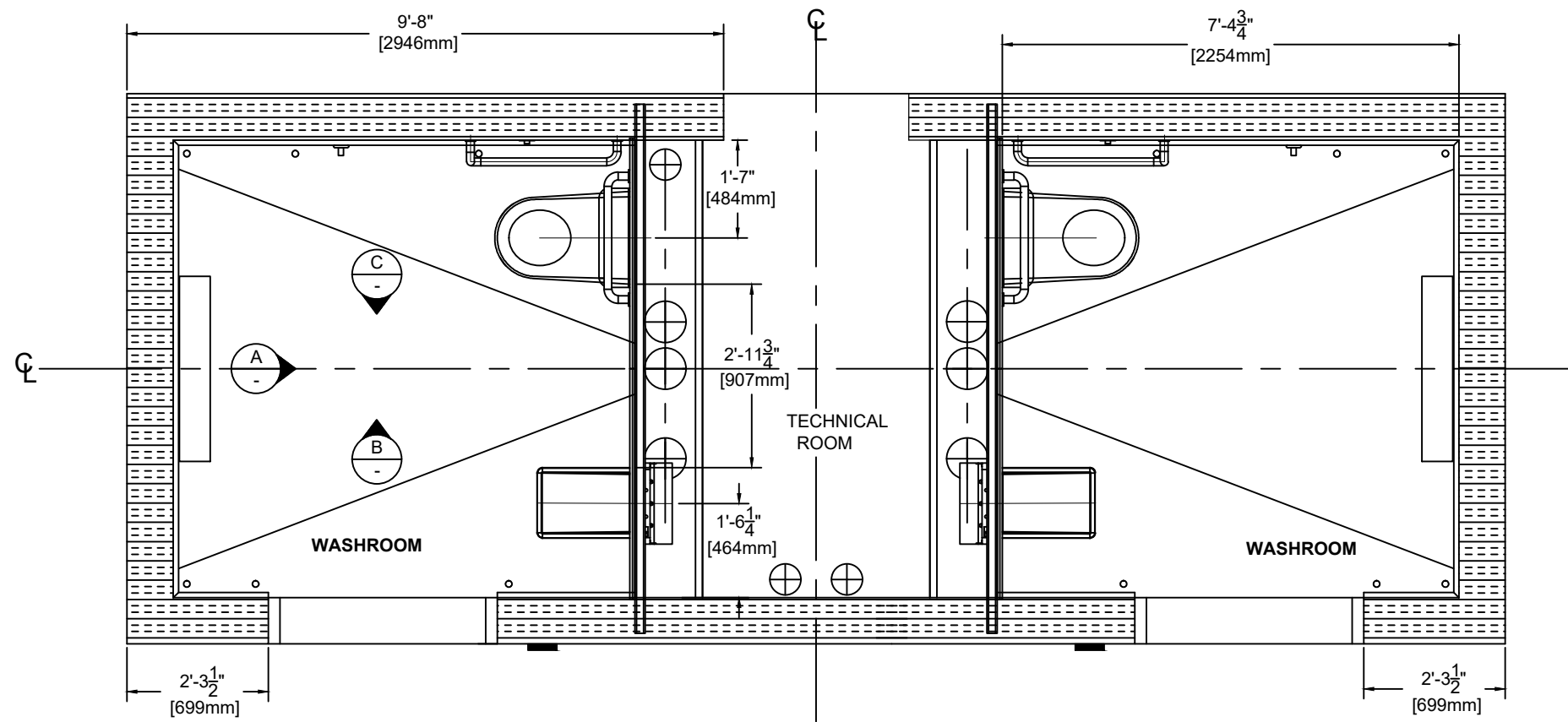
TOLERANCES / TOLÉRANCES : DIMENSIONS IN INCHES / DIMENSIONS EN POUCE TOLERANCES / TOLÉRANCES : FRACTIONAL / FRACTION ± 1/16 ANGULAR / ANGULAIRE : ±0.5° BEND / PLI ±0.020" X ±0.040" X.X ±0.020" X.XX ±0.010" X.XXX ±0.005"	CLIENT : ASHLAND, WI	PROJECT / PROJET : ASHLAND, WI		
	DRAWN BY / DESSINE PAR : S.ESSALMI	DRAWING No / No DESSIN : UB116-9100 DOUBLE ADA		
PROPRIETARY AND CONFIDENTIAL / EXCLUSIF ET CONFIDENTIEL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF URBEN BLU INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF URBEN BLU INC. IS PROHIBITED.	LES INFORMATIONS CONTENUES DANS CE DESSIN EST LA PROPRIÉTÉ UNIQUE DE URBEN BLU INC. QUELCONQUE REPRODUCTION PARTIELLE DU GLOBALE SANS L'AUTORISATION ÉCRITE DE URBEN BLU INC. EST INTERDIT.	MATERIAL / MATÉRIEL : N/A	FORMAT : B	REV : NR
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PRELIMINARY

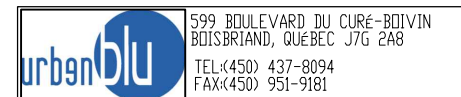


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	ASHLAND, WI	ASHLAND, WI	
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	SESSALMI	UB116-9100 DOUBLE ADA	
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	APPROVED BY / APPROUVÉ PAR :	N/A	B
	GUY THIBAUT	PEINT / PEINTURE :	REV : NR
		N/A	PAGE : 2 OF / DE 7

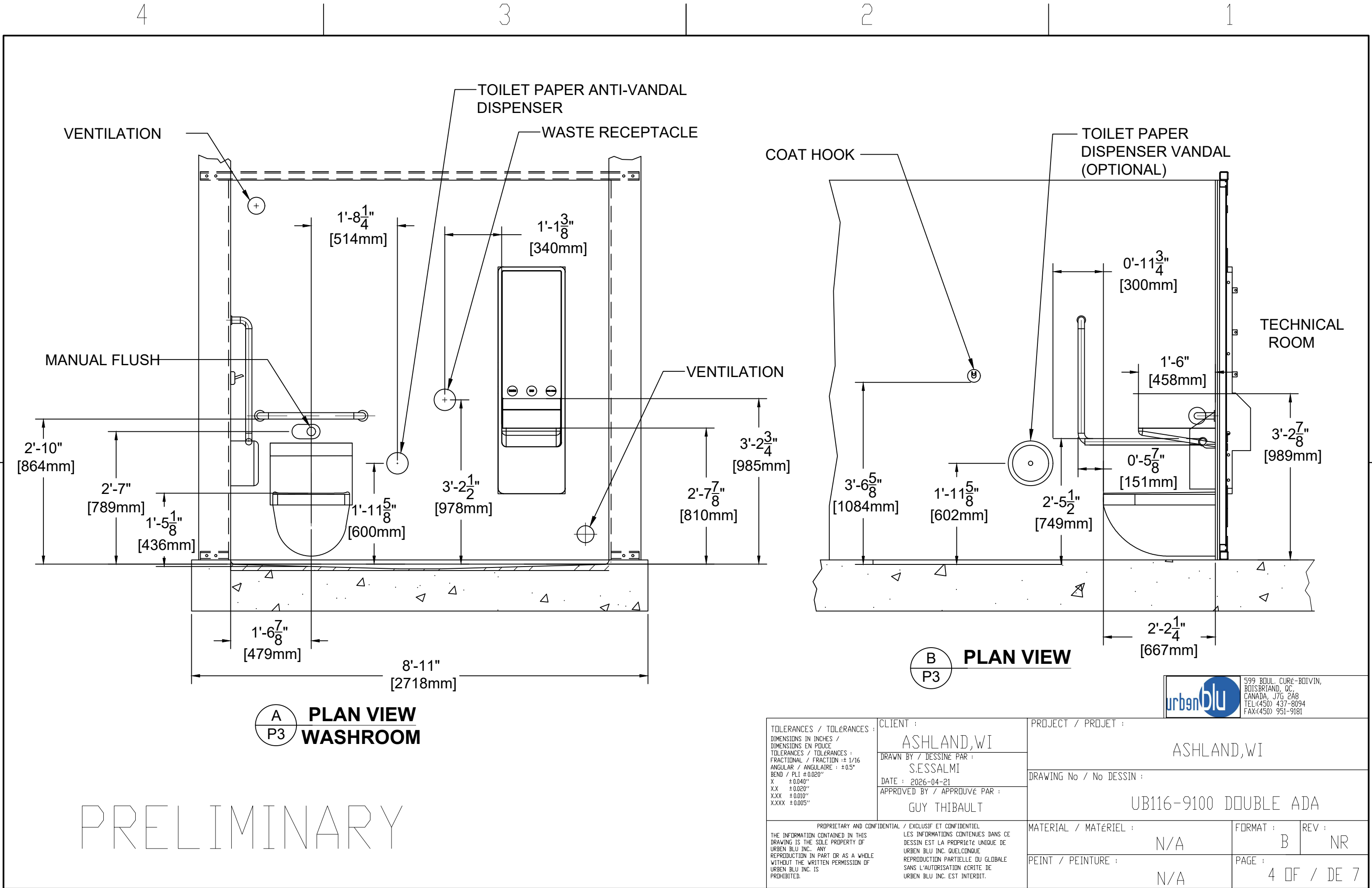


PLAN VIEW

PRELIMINARY



TOLERANCES / TOLERANCES : DIMENSIONS IN INCHES / DIMENSIONS EN POUCES TOLERANCES / TOLERANCES : FRACTIONAL / FRACTION : ± 1/16 ANGULAR / ANGULAIRE : ± 0.5° BEND / PLI ± 0.020" X ± 0.040" X.X ± 0.020" X.XX ± 0.010" X.XXX ± 0.005"	CLIENT :	PROJECT / PROJET :		
	ASHLAND, WI	ASHLAND, WI		
	DRAWN BY / DESSINÉ PAR : S.ESSALMI DATE : 2026-04-21	DRAWING No / No DESSIN :		
	APPROVED BY / APPROUVÉ PAR : GUY THIBAUT	UB116-9100 DOUBLE ADA		
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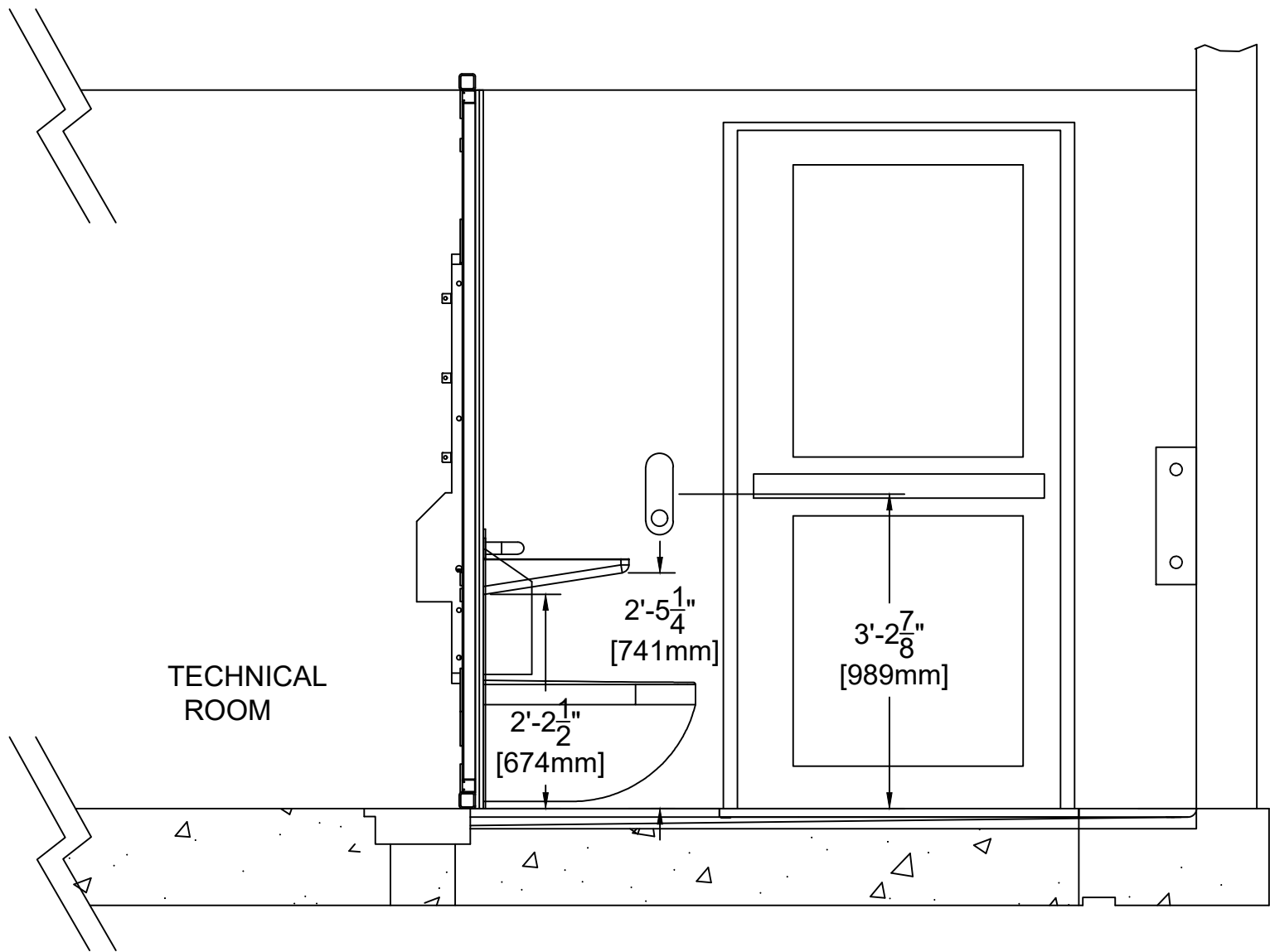
A
P3 **PLAN VIEW**
WASHROOM

B
P3 **PLAN VIEW**

PRELIMINARY

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	DRAWN BY / DESSINE PAR : SESSALMI	DRAWING No / No DESSIN :		
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		PEINT / PEINTURE : N/A	PAGE : 4 OF / DE 7	

urbanblu
599 BOUL. CURÉ-BOIVIN,
BOISBRIAND, QC,
CANADA, J7G 2A8
TEL:(450) 437-8094
FAX:(450) 951-9181



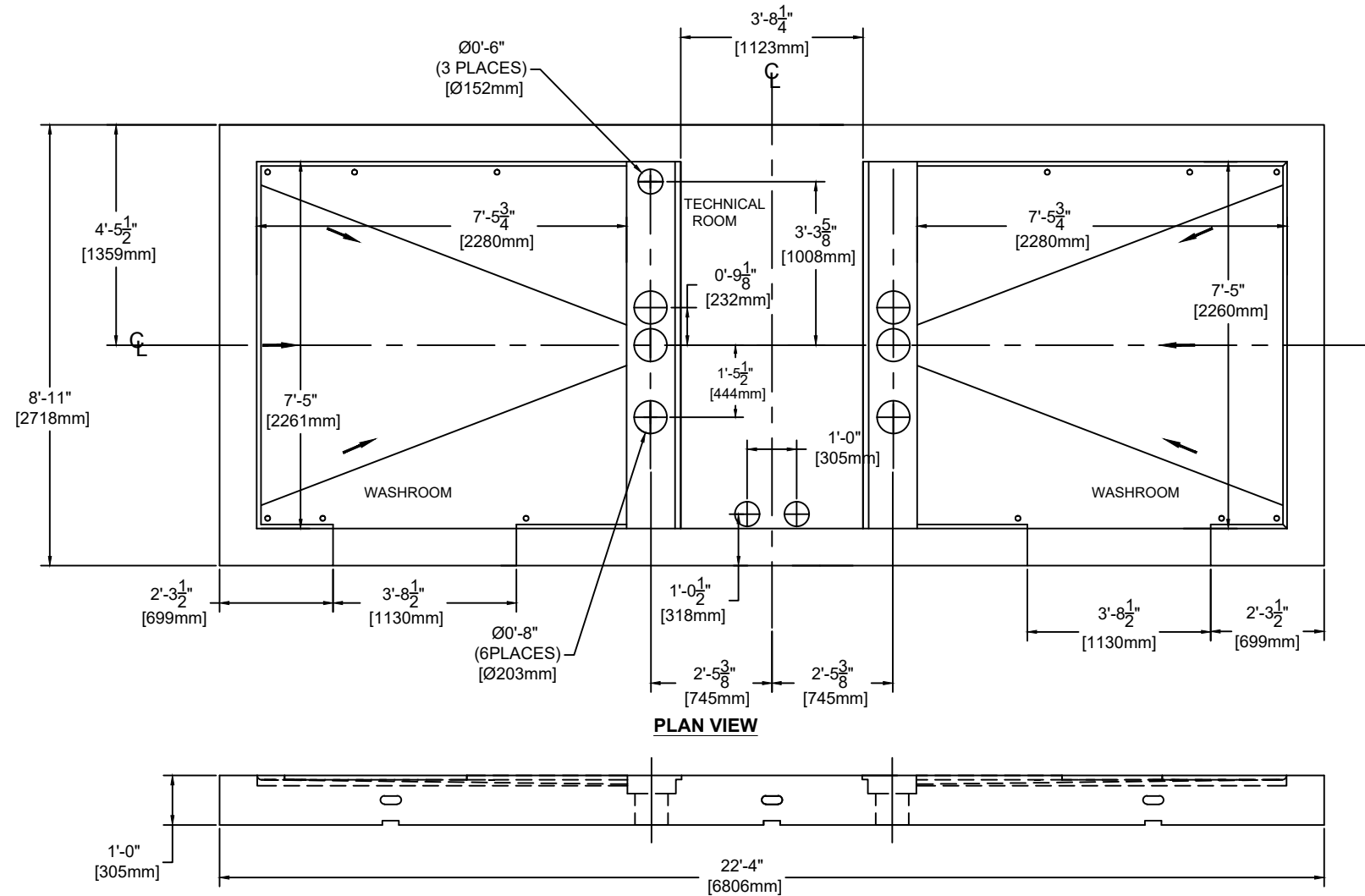
C
P3 PLAN VIEW
WASHROOM

PRELIMINARY

urban blu
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BOISBRIAND, QC,
CANADA, J7G 2A8
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→ SLOPE



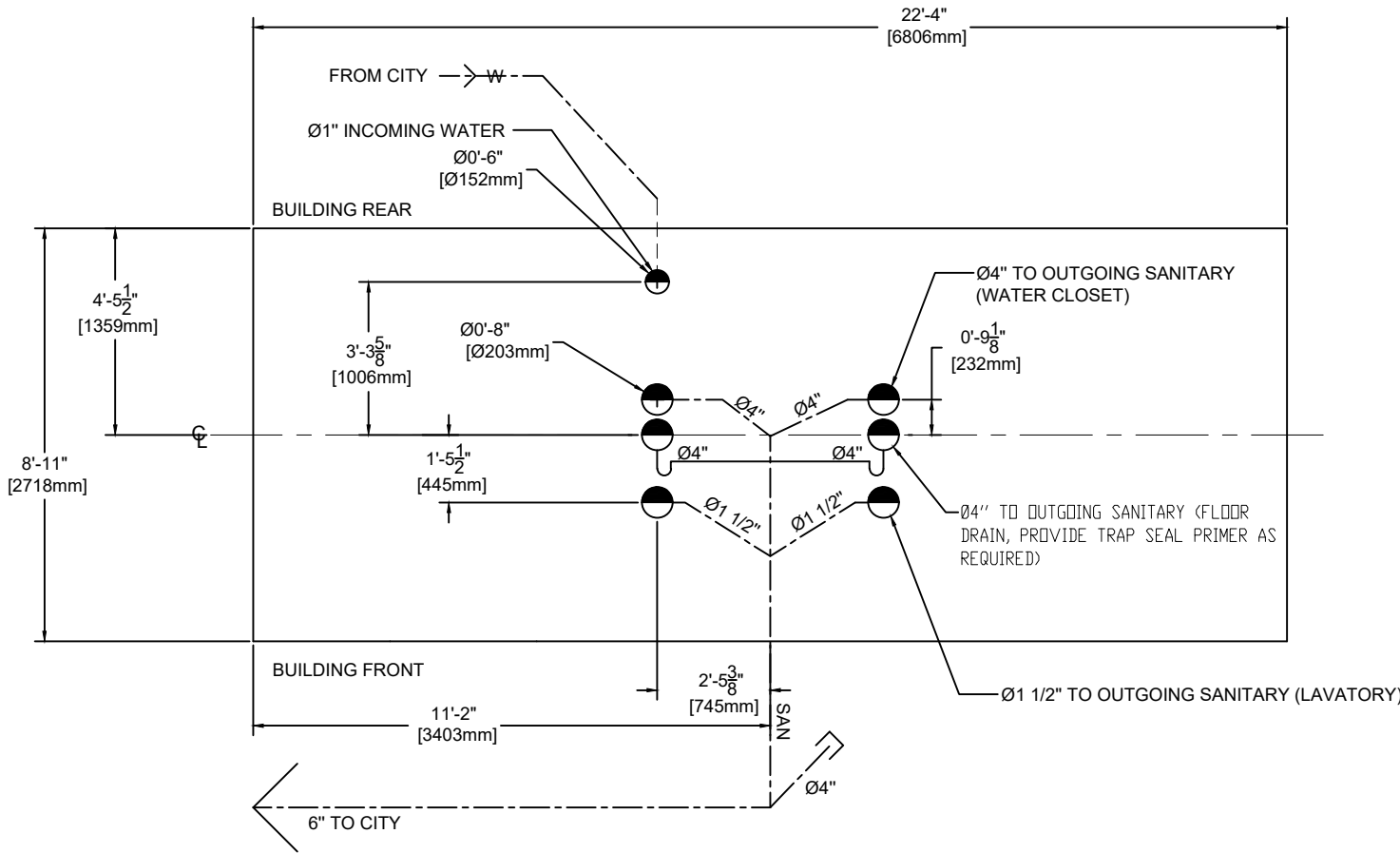
PRELIMINARY

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		PEINT / PEINTURE : N/A	PAGE : 6 OF / DE 7	

NOTE : READ THESE DRAWINGS IN CONJUNCTION WITH ALL THE REFERENCE DRAWINGS LISTED

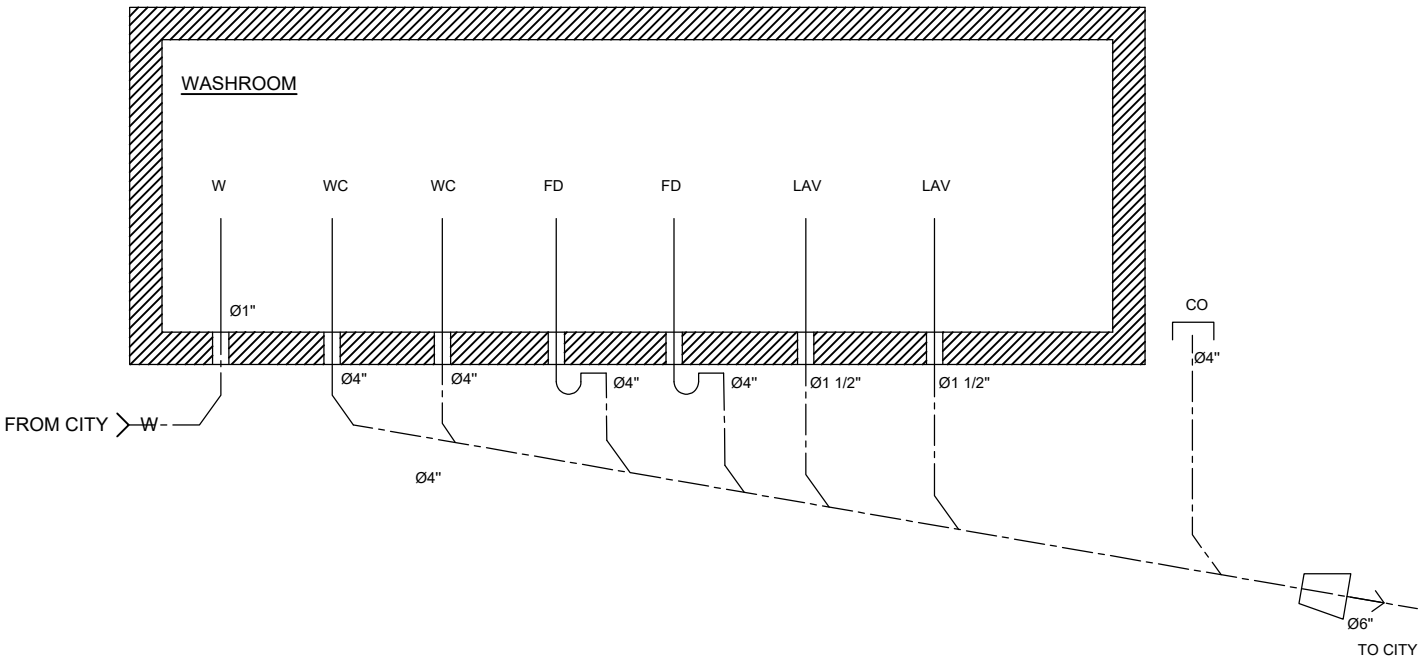
LEGEND

- NEW SANITARY DRAIN BLOW GRADE
- NEW SANITARY SERVICE BLOW GRADE
- SANITARY TRAP
- PIPE SECTION
- WC WATER CLOSET
- LAV LAVATORY
- FD FLOOR DRAIN
- CO CLEAN OUT
- W CLEAN WATER



PRELIMINARY

PLUMBING PLAN BELOW GRADE



599 BOULEVARD DU CURÉ-BOIVIN
BOISBRIAND, QUÉBEC J7G 2A8
TEL:(450) 437-8094
FAX:(450) 951-9181

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		PEINT / PEINTURE :	PAGE :		
		N/A	7 OF / DE 7		

Note that the (\$) sign next to an option means that there will be an additional amount to pay. (If included in your RFP or contract, no charges will apply.)



LIST OF OPTIONS FOR SMART OUR SMART RESTROOMS

Project name: City of Ashland, WI - Miskwa Park Bathroom

Approbation signature: *Niles Fetter*
Niles Fetter
City of Ashland
Civil Engineer - Public Works

Note that the (\$) sign next to an option means that there will be an additional amount to pay. (If included in your RFP or contract, no charges will apply.)

Exterior options

Model

☐ DESCRIPTION: Double ADA - Full

Roof type

☒ Flat

Roof soffit

☐ White

☒ Black



Roof band

☐ White

☒ Black



Note that the (\$) sign next to an option means that there will be an additional amount to pay. (If included in your RFP or contract, no charges will apply.)



Commercial aluminum



Corrugué



Commercial Aluminum + Stone

Facade coating

- ☒ Commercial Aluminum – Default Option (Color: DWL)
- ☐ Commercial Aluminum + Stone (Color: _____)
- ☐ Alumi-Panel (For Vinyl wrap) (Color: _____)

Sides & back Coating

- ☒ Corrugué – Default
- ☐ Commercial Aluminium (\$) (Color: _____)
- ☐ Commercial Aluminum + Stone (\$) (Color: _____)
- ☐ Alumi-Panel (For Vinyl wrap) (Color: _____)

Outside Lighting

- ☒ All 4 sides – Default option
- ☐ Facade only

Note that the (\$) sign next to an option means that there will be an additional amount to pay. (If included in your RFP or contract, no charges will apply.)

Interior Options

Inside Wall color

- ☒ Orange – Default option
- ☐ Other color (\$): _____



Additional Options

Changing Table (\$)

- ☐ Adults
- ☐ Kids

External electrical outlets (250\$/each)

- ☐ Number and where _____

Amplified electricity (Default: 110/220V 125Amp) (\$)

- ☐ Specifications: _____

Water fountain (\$)

- ☐ Model: Elkay VRCTLRDDWSK



Double units

Right side of the building: ☐

Left side of the building: ☐

Single unit the fountain is default in the front of the building

Note that the (\$) sign next to an option means that there will be an additional amount to pay. (If included in your RFP or contract, no charges will apply.)

Commercial Aluminum colors

Woodgrains

Longboard's woodgrain finishes have a slight texture with a matte sheen.



Solid & Specialty



Note that the (\$) sign next to an option means that there will be an additional amount to pay. (If included in your RFP or contract, no charges will apply.)

Stone color options

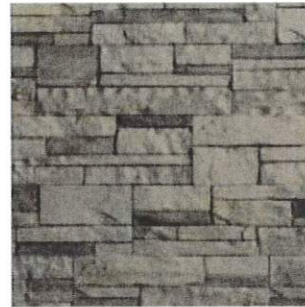
<https://vena-stones.com/fr/castle-rock/>



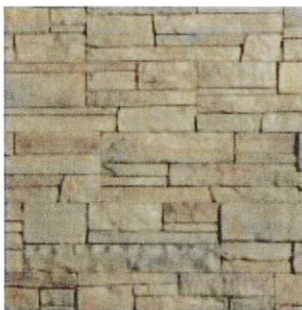
Everest



Graphite



Silver



Telluride



Titane

Find yourself next to the water.



City of Ashland, Wisconsin

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

**DEPARTMENT OF
PLANNING &
DEVELOPMENT**

601 Main Street West
Ashland, WI 54806

Memo

To: Mayor and Members of the Plan Commission

From: Steven D. Wiley, AICP, Planning and Development Director

Subject: Discussion Item (Miscellaneous Planning Items)

Date: 09/22/2026

City staff have discussed several miscellaneous items for which staff would like to obtain Plan Commission input. Some items would involve potential ordinance amendments. Staff has not yet prepared draft ordinance language but has encountered a number of situations over the past few months that have raised questions for staff. Staff is including these items only as discussion items at this time. No formal action is requested.

Potential Sign Ordinance Amendments

Many communities prohibit signage on fences, trees, natural features, etc. Staff have encountered some situations where property owners have installed signage on fences. An example is signage on fencing at the corner of 3rd Ave E and 6th St E. Staff are considering drafting an ordinance amendment to restrict or prohibit new signage on fences. The sign standards allow for freestanding or wall-mounted signage so staff seeks Plan Commission input. There are other sections of the sign ordinance that lack clarity. Recently a residential property owner approached Planning staff regarding putting up a flagpole/flags which would vary depending on the time of year. Part 6 of the UDO addresses signage and states that governmental flags do not require permits. However, there is no clarity on other flags on what to require or if the City would need to permit them. Additionally, there are height maximums for flagpoles associated with governmental flags and area maximums for the flags themselves but not for other flags. Staff is aware of constitutional and case law considerations and wants to ensure that the ordinance is not regulating based on content. Staff believes that the Plan Commission can consider this issue and share input if Commissioners have any.

Permit Durations

Recently several Property Maintenance cases have raised questions regarding permit durations. According to the City's Comprehensive Fee Schedule which is contained in Municipal Code Section 165, residential building permits are valid for one year (12 months) from time of issuance, and commercial/industrial permits are valid for two years (24 months) from time of issuance. Property Maintenance staff are working on several cases (siding-related) where owners obtained permits and have not completed the work a number of years later. Staff then proceeds with enforcement action if the properties remain unsided. Staff would support an amendment to the Fee Schedule language to say that residential permits are valid for up to one year (12 months) unless otherwise stated on the specific permit

and that commercial/industrial permits are valid for up to two years (24 months) unless otherwise stated on the original permit. Staff seeks clear language in the ordinance/fee schedule to allow issuance of permits for shorter durations in the event that the City is working with owners who have not/are not making good faith efforts to complete outstanding work on their properties. Staff does not want property owners to have the current false impression that a one-year or two-year building permit is a stay on enforcement and a license to do nothing.

Campers in Mobile Home Parks

The two mobile home parks in the City contain vacant mobile home lots. With the pipeline work occurring, staff's understanding is that the park managers have rented some of these parcels out for temporary use by workers who park their RVs/campers on the parcels. Municipal Code Section 871.04 regulates the use of recreational vehicles for camping/occupancy outside of designated campsites. The ordinance prohibits parking and occupying recreational vehicles or other camping units for more than 24 hours in areas other than residential campgrounds or private residences. For recreational vehicles, tents, or other camping units the ordinance prohibits occupying these for more than 30 days on private properties. Staff has discussed the mobile home park situation and can see prohibiting the parking/occupying of recreational vehicles/campers long-term or entering into a Memorandum of Understanding with the mobile home park management stating that the use of the lots by people occupying recreational vehicles is a temporary, not permanent arrangement and specifying an end date by which all vehicles must be removed and no more occupancy is to occur.

"No Permit" Violations

Staff often address issues where work has started on a project/property without the required building permit(s). Often the owner or the contractor point to one another and in recent scenarios contractors have stated that obtaining the permit was not the contractor's responsibility but the property owner's. Municipal Code section 748.40 requires building permits for applicable work. Section 748.90 states that "The enforcement of this chapter and all other laws and ordinances relating to building shall be by means of the withholding or revocation of building permits, and/or the imposition of forfeitures, and/or injunctive action against any person, contractor, company, or agent who commences work without a valid permit."

The ordinance allows City staff to pursue enforcement action against any owner or contractor who begins work without required permits. Staff may propose some language in the UDO to further clarify there also that anyone who begins work without a permit is subject to enforcement action. Property Maintenance staff are considering drafting a separate letter that goes also to the contractor rather than the property owner including a caveat that a second "no permit" violation for the same contractor within 26 months will result in citations or other enforcement action. Letters would go to the owner and the contractor. Staff may propose ordinance language similar to the Property Maintenance Ordinance language to address repeat violations within 26 months. Staff intends for this to resolve some of the repeated issues where the same contractor does multiple projects without required permits.

If there are any questions please reach out to Steven Wiley at 715-685-1610 or swiley@coawi.org.

Case Violation Detail Report

07/01/2026 - 07/31/2026

Case #	Case Date	Assigned To	Main Status	Description	Closed Date	Parcel #	Parcel Address	Violation Name	Violation Date	Violation Status
20260368	7/31/2026	Raymond Kallio	Closed	disabled trailer parked on neighboring property	8/17/2026	201007000000	318 9TH 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	7/31/2026	Closed
20260366	7/29/2026	Raymond Kallio	Open	weeds		201016380000	114 MAIN ST W	Section 750, B., 11. Miscellaneous Storage	7/29/2026	Open
20260367	7/29/2026	Raymond Kallio	Open	long weeds behind garage		201016500100	208 3RD AVE W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/29/2026	Open
20260366	7/29/2026	Raymond Kallio	Open	weeds		201016380000	114 MAIN ST W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/29/2026	Open

20260362	7/29/2026	Raymond Kallio	Open	long weeds by the back door and alley		201016470000	110 MAIN ST W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/29/2026	Open
20260363	7/29/2026	Raymond Kallio	Open	weeds		201016510000	212 MAIN ST W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/29/2026	Open
20260365	7/29/2026	Raymond Kallio	Open	weeds/brush		201013440000	314 LAKE SHORE DR E	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/29/2026	Open
20260364	7/29/2026	Raymond Kallio	Closed	weeds	8/12/2026	201013370000	117 3RD AVE E	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/29/2026	Closed
20260361	7/29/2026	Raymond Kallio	Closed	Truck on right of way	8/20/2026	201000710000	1301 MAIN ST W	501.07 Public right-of-way regulation. Temporary Obstructions.	7/29/2026	Closed

20260354	7/28/2026	Raymond Kallio	Closed	long grass and weeds, no street numbers	8/10/2026	201012600000	112 N PRENTICE AVE	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/28/2026	Closed
20260357	7/28/2026	Raymond Kallio	Closed	Lawn	8/10/2026	201012610000	407 LAKE SHORE DR E	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/28/2026	Closed
20260354	7/28/2026	Raymond Kallio	Closed	long grass and weeds, no street numbers	8/10/2026	201012600000	112 N PRENTICE AVE	Section 750, C., 7. Street Numbers	7/28/2026	Closed
20260356	7/28/2026	Raymond Kallio	Open	long grass, weeds brush by garage, missing street numbers		201012470000	108 5TH AVE E	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/28/2026	Open
20260358	7/28/2026	Raymond Kallio	Closed	UTV on lawn	8/4/2026	201025920000	901 CHAPPLE AVE	Section 750, B., 21., c., 1), a) and b) Parking or storage (lawn)	7/28/2026	Open

20260356	7/28/2026	Raymond Kallio	Open	long grass, weeds brush by garage, missing street numbers		201012470000	108 5TH AVE E	Section 750, C., 7. Street Numbers	7/28/2026	Open
20260356	7/28/2026	Raymond Kallio	Open	long grass, weeds brush by garage, missing street numbers		201012470000	108 5TH AVE E	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	7/28/2026	Open
20260360	7/28/2026	Raymond Kallio	Closed	Tire in yard	8/10/2026	201010220000	323 ST CLAIRE ST	Section 750, B., 11. Miscellaneous Storage	7/28/2026	Closed
20260355	7/28/2026	Raymond Kallio	Closed	muffler parts by shed	8/10/2026	201018290000	402 12TH AVE E	Section 750, B., 11. Miscellaneous Storage	7/28/2026	Closed
20260359	7/28/2026	Raymond Kallio	Closed	tire off rim stored in garden area	8/20/2026	201024790000	800 PRENTICE AVE	Section 750, B., 11. Miscellaneous Storage	7/28/2026	Closed
20260348	7/27/2026	Raymond Kallio	Closed	junk/rubbish by shed in back yard	8/20/2026	201004920000	607 17TH AVE W	Section 750, B., 11. Miscellaneous Storage	7/27/2026	Closed

20260352	7/27/2026	Raymond Kallio	Open	vehicle damaged by fire		201033740000	2719 MAIN ST E	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	7/27/2026	Open
20260353	7/27/2026	Raymond Kallio	Closed	trailer 11 building no permit		201047320000	WHISPERING PINES COMMUNITY 1600 8TH ST W	748.40 Building Permits	7/27/2026	Open
20260351	7/27/2026	Raymond Kallio	Closed	wood in front yard	8/3/2026	201005700000	1408 7TH ST W	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	7/27/2026	Closed
20260347	7/24/2026	Raymond Kallio	Closed	garbage and lawn	8/20/2026	201035690000	2107 5TH ST E	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/24/2026	Closed

20260347	7/24/2026	Raymond Kallio	Closed	garbage and lawn	8/20/2026	201035690000	2107 5TH ST E	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	7/24/2026	Closed
20260345	7/23/2026	Raymond Kallio	Closed	long grass and weeds	8/10/2026	201023680000	310 7TH ST E	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/23/2026	Closed
20260340	7/23/2026	Raymond Kallio	Closed	no siding on garage	8/20/2026	201023880000	711 5TH AVE E	Section 750, C., 1., & 3.a. & b. C. Exterior Structure - Exterior walls and exterior surfaces	7/23/2026	Closed
20260342	7/23/2026	Raymond Kallio	Closed	misc storage	8/20/2026	201021590000	619 5TH AVE E	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	7/23/2026	Closed
20260342	7/23/2026	Raymond Kallio	Closed	misc storage	8/20/2026	201021590000	619 5TH AVE E	Section 750, B., 11. Miscellaneous Storage	7/23/2026	Closed
20260343	7/23/2026	Raymond Kallio	Closed	Tires	8/5/2026	201025150000	120 8TH ST E	Section 750, B., 11. Miscellaneous Storage	7/23/2026	Closed

20260346	7/23/2026	Raymond Kallio	Closed	case closed 08/18/2026, 4-tires not on rims behind garage by alley	8/18/2026	201026580000	923 3RD AVE E	Section 750, B., 11. Miscellaneous Storage	8/5/2026	Closed
20260344	7/23/2026	Raymond Kallio	Closed	lawn	8/5/2026	201002950000	321 17TH AVE W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/23/2026	Closed
20260341	7/23/2026	Raymond Kallio	Closed	long grass and weeds by alley/cars and yard and no house numbers	8/18/2026	201024600000	608 8TH ST E	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/23/2026	Closed
20260341	7/23/2026	Raymond Kallio	Closed	long grass and weeds by alley/cars and yard and no house numbers	8/18/2026	201024600000	608 8TH ST E	Section 750, C., 7. Street Numbers	7/23/2026	Closed
20260345	7/23/2026	Raymond Kallio	Closed	long grass and weeds	8/10/2026	201023680000	310 7TH ST E	845.03 Residential Rental Registration Required	7/27/2026	Closed
20260346	7/23/2026	Raymond Kallio	Closed	case closed 08/18/2026, 4-tires not on rims behind garage by alley	8/18/2026	201026580000	923 3RD AVE E	Section 750, B., 21., c., 1), a) and b) Parking or storage (lawn)	8/5/2026	Closed

20260338	7/22/2026	Raymond Kallio	Open	disabled vehicle-flat tire by garage, complaint hasnt moved in over a year		201003870000	512 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	7/22/2026	Open
20260339	7/22/2026	Raymond Kallio	Open	shrubs and invasive weeds		201003830000	505 11TH AVE W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/22/2026	Open
20260339	7/22/2026	Raymond Kallio	Open	shrubs and invasive weeds		201003830000	505 11TH AVE W	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	7/22/2026	Open
20260337	7/22/2026	Raymond Kallio	Closed	cars and trucks parked on grass	8/5/2026	201036910000	1608 6TH ST E	Section 750, B., 21, a., 1), a)&b): B. Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property	7/22/2026	Closed

20260335	7/21/2026	Raymond Kallio	Closed	weeds and misc storage	8/12/2026	201016520000	218 MAIN ST W	Section 750, B., 11. Miscellaneous Storage	7/21/2026	Closed
20260336	7/21/2026	Raymond Kallio	Closed	misc storage, vehicles on lawn	8/5/2026	201038030000	2409 JUNCTION RD	Section 750, B., 11. Miscellaneous Storage	7/21/2026	Closed
20260336	7/21/2026	Raymond Kallio	Closed	misc storage, vehicles on lawn	8/5/2026	201038030000	2409 JUNCTION RD	Section 750, B., 21., c., 1), a) and b) Parking or storage (lawn)	7/21/2026	Closed
20260335	7/21/2026	Raymond Kallio	Closed	weeds and misc storage	8/12/2026	201016520000	218 MAIN ST W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/21/2026	Closed
20260333	7/20/2026	Raymond Kallio	Closed	long grass and weeds	8/5/2026	201018600000	402 STUNTZ AVE	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/20/2026	Closed
20260331	7/20/2026	Raymond Kallio	Closed	long grass and weeds	8/4/2026	201005090000	607 15TH AVE W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/20/2026	Closed

20260332	7/20/2026	Raymond Kallio	Closed	Lawn	7/24/2026	201025380000	820 4TH AVE W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/20/2026	Closed
20260334	7/20/2026	Raymond Kallio	Closed	new metal roof no permit and junk and rubbish on porches and yard	8/12/2026	201015250000	1121 3RD ST E	748.40 Building Permits	7/20/2026	Closed
20260334	7/20/2026	Raymond Kallio	Closed	new metal roof no permit and junk and rubbish on porches and yard	8/12/2026	201015250000	1121 3RD ST E	Section 750, B., 11. Miscellaneous Storage	8/3/2026	Closed
20260330	7/17/2026	Raymond Kallio	Closed	misc storage	8/4/2026	201027660000	1001 ELLIS AVE	Section 750, B., 11. Miscellaneous Storage	7/29/2026	Closed
20260329	7/16/2026	Raymond Kallio	Closed	misc storage unregistered vehicle	8/5/2026	201024780000	804 PRENTICE AVE	Section 750, B., 11. Miscellaneous Storage	7/16/2026	Closed

20260329	7/16/2026	Raymond Kallio	Closed	misc storage unregistered vehicle	8/5/2026	201024780000	804 PRENTICE 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	7/16/2026	Closed
20260329	7/16/2026	Raymond Kallio	Closed	misc storage unregistered vehicle	8/5/2026	201024780000	804 PRENTICE AVE	Section 750, B., 21., 7) Vehicles or trailers used for storage of goods.	7/16/2026	Closed
20260324	7/15/2026	Raymond Kallio	Closed	long grass and weeds and brush	7/29/2026	201021640000	603 5TH AVE E	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/15/2026	Closed
20260322	7/15/2026	Raymond Kallio	Closed	long grass and weeds	7/29/2026	201024580000	808 WILLIS AVE	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/15/2026	Closed

20260323	7/15/2026	Raymond Kallio	Closed	long grass and weeds especially back yard	7/29/2026	201021620000	609 5TH AVE E	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/15/2026	Closed
20260328	7/15/2026	Raymond Kallio	Open	large brush pile behind garage		201031340000	1222 11TH AVE W	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	7/15/2026	Open
20260326	7/15/2026	Raymond Kallio	Closed	lawn	8/10/2026	201047030200	1405 10TH AVE W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/15/2026	Closed
20260325	7/15/2026	Raymond Kallio	Closed	trailer loaded with old tires off rims	8/4/2026	201017611000	310 STUNTZ AVE	Section 750, B., 11. Miscellaneous Storage	7/15/2026	Closed
20260327	7/15/2026	Raymond Kallio	Closed	misc storage	8/5/2026	201038730000	1201 9TH AVE W	Section 750, B., 11. Miscellaneous Storage	7/15/2026	Closed
20260321	7/14/2026	Raymond Kallio	Closed	recliner, tire, and door dispose or store inside	7/29/2026	201026680000	921 PRENTICE AVE	Section 750, B., 11. Miscellaneous Storage	7/14/2026	Closed

20260316	7/14/2026	Raymond Kallio	Open	long grass and weeds, dumpster in back yard with building materials, permit?		201022270000	619 3RD AVE W	748.40 Building Permits	7/14/2026	Open
20260318	7/14/2026	Raymond Kallio	Open	new bathroom? no building permit		201044570000	817 9TH AVE W	748.40 Building Permits	7/14/2026	Open
20260314	7/14/2026	Raymond Kallio	Open	long grass, disabled non reg vehicle and no house numbers		201038610000	1121 MACARTHUR AVE	Section 750, B., 21., a., 3), b) Parking or storage of unregistered, unlicensed, or inoperable vehicles on public property.	7/14/2026	Open
20260316	7/14/2026	Raymond Kallio	Open	long grass and weeds, dumpster in back yard with building materials, permit?		201022270000	619 3RD AVE W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/14/2026	Open
20260317	7/14/2026	Raymond Kallio	Closed	long grass, weeds	7/29/2026	201044620000	916 8TH ST W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/14/2026	Closed

20260314	7/14/2026	Raymond Kallio	Open	long grass, disabled non reg vehicle and no house numbers		201038610000	1121 MACARTHUR AVE	Section 750, C., 7. Street Numbers	7/14/2026	Closed
20260319	7/14/2026	Raymond Kallio	Closed	garage reroof no building permit		201044580000	813 9TH AVE W	748.40 Building Permits	7/14/2026	Closed
20260320	7/14/2026	Raymond Kallio	Closed	long grass and weeds	7/28/2026	201028641000	1108 PRENTICE AVE	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/14/2026	Closed
20260314	7/14/2026	Raymond Kallio	Open	long grass, disabled non reg vehicle and no house numbers		201038610000	1121 MACARTHUR AVE	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/14/2026	Closed
20260315	7/14/2026	Raymond Kallio	Closed	long grass and weeds	7/29/2026	201026390000	902 2ND AVE W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/14/2026	Closed
20260311	7/13/2026	Raymond Kallio	Closed	roofing-no permit	7/20/2026	201025170000	816 2ND AVE W	748.40 Building Permits	7/13/2026	Closed

20260312	7/13/2026	Raymond Kallio	Closed	siding-no permit	7/20/2026	201025180000	812 2ND AVE W	748.40 Building Permits	7/13/2026	Closed
20260309	7/13/2026	Raymond Kallio	Closed	truck parked on lawn, no house numbers, rubbish behind house and garage	8/3/2026	201007060000	210 MACARTHUR AVE	Section 750, C., 7. Street Numbers	7/13/2026	Closed
20260310	7/13/2026	Raymond Kallio	Open	long grass and weeds		201048110000	SANBORN AVE	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/13/2026	Open
20260309	7/13/2026	Raymond Kallio	Closed	truck parked on lawn, no house numbers, rubbish behind house and garage	8/3/2026	201007060000	210 MACARTHUR AVE	Section 750, B., 11. Miscellaneous Storage	7/13/2026	Closed
20260309	7/13/2026	Raymond Kallio	Closed	truck parked on lawn, no house numbers, rubbish behind house and garage	8/3/2026	201007060000	210 MACARTHUR AVE	Section 750, B., 21, a., 1), a)&b): B. Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property	7/13/2026	Closed

20260308	7/13/2026	Raymond Kallio	Closed	disabled vehicle on grass	7/23/2026	201007530000	220 CHAPPLE 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	7/13/2026	Closed
20260304	7/10/2026	Raymond Kallio	Closed	truck topper and lumber in yard	8/19/2026	201006090000	822 15TH AVE W	Section 750, B., 11. Miscellaneous Storage	7/10/2026	Closed
20260305	7/10/2026	Raymond Kallio	Closed	mattress and box spring in back yard	7/22/2026	201002560000	322 BEASER AVE	Section 750, B., 11. Miscellaneous Storage	7/10/2026	Closed
20260307	7/10/2026	Raymond Kallio	Open	JUNK YARD illegal parking on terrace		201011950000	1100 LAKE SHORE DR E	Section 750, B., 21., a., 7) B. Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Vehicles or trailers used for storage of goods	7/13/2026	Open

20260306	7/10/2026	Raymond Kallio	Open	tires, junk in disabled truck, front yard a mess		201002400000	314 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	8/20/2026	Open
20260306	7/10/2026	Raymond Kallio	Open	tires, junk in disabled truck, front yard a mess		201002400000	314 12TH AVE W	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	8/20/2026	Open
20260306	7/10/2026	Raymond Kallio	Open	tires, junk in disabled truck, front yard a mess		201002400000	314 12TH AVE W	Section 750, B., 11. Miscellaneous Storage	8/20/2026	Open
20260307	7/10/2026	Raymond Kallio	Open	JUNK YARD illegal parking on terrace		201011950000	1100 LAKE SHORE DR E	Section 750, B., 21., a., 3), b) Parking or storage of unregistered, unlicensed, or inoperable vehicles on public property.	7/13/2026	Open

20260307	7/10/2026	Raymond Kallio	Open	JUNK YARD illegal parking on terrace		201011950000	1100 LAKE SHORE DR E	UDO Section 4.8 MRC Mixed Residential/Co mmercial District (B.) Uses. (1) Permitted uses and (2) Conditional uses	7/13/2026	Open
20260307	7/10/2026	Raymond Kallio	Open	JUNK YARD illegal parking on terrace		201011950000	1100 LAKE SHORE DR E	Conditional Use Permit Resolution	7/23/2026	Open
20260296	7/9/2026	Raymond Kallio	Open	failure to register rental units		201003790000	1101 6TH ST W	845.03 Residential Rental Registration Required	7/9/2026	Open
20260302	7/9/2026	Raymond Kallio	Closed	truck topper on lawn, truck parked on grass backyard, tires outside	7/21/2026	201025610000	801 4TH AVE W	Section 750, B., 21., c., 1), a) and b) Parking or storage (lawn)	7/9/2026	Closed
20260302	7/9/2026	Raymond Kallio	Closed	truck topper on lawn, truck parked on grass backyard, tires outside	7/21/2026	201025610000	801 4TH AVE W	Section 750, B., 11. Miscellaneous Storage	7/9/2026	Closed
20260301	7/9/2026	Raymond Kallio	Closed	no roofing permit		201047580000	2601 JUNCTION RD	Sequential Ordinance No. 1797 – Codification Ordinance No. 165 - Building Permits	7/9/2026	Closed

20260300	7/9/2026	Raymond Kallio	Closed	long grass and weeds	7/20/2026	201002510000	300 BEASER AVE	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/9/2026	Closed
20260298	7/9/2026	Raymond Kallio	Closed	long grass and weeds	7/20/2026	201044520000	810 9TH AVE W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/9/2026	Closed
20260299	7/9/2026	Raymond Kallio	Closed	lawn	7/21/2026	201025570000	411 9TH ST W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/9/2026	Closed
20260295	7/8/2026	Raymond Kallio	Closed	long grass and weeds	7/29/2026	201018590000	408 STUNTZ AVE	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/8/2026	Closed

20260293	7/8/2026	Raymond Kallio	Open	long grass		201049650200	306 BINSFIELD RD	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/8/2026	Open
20260292	7/7/2026	Raymond Kallio	Open	storage containers		201016180000	200 MAIN ST E	748.40 Building Permits	7/7/2026	Open
20260290	7/7/2026	Raymond Kallio	Open	disabled vehicle on lawn		201001790000	1005 3RD ST 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	7/7/2026	Open
20260291	7/7/2026	Raymond Kallio	Closed	lawn	7/20/2026	201034240100		Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/20/2026	Closed

20260288	7/6/2026	Raymond Kallio	Closed	lawn	7/21/2026	201045070000	612 6TH ST W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/6/2026	Closed
20260289	7/6/2026	Raymond Kallio	Closed	long grass	7/21/2026	201044150000	718 9TH AVE W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/6/2026	Closed
20260286	7/6/2026	Raymond Kallio	Closed	lawn	7/21/2026	201027780000	1006 4TH AVE W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/6/2026	Closed
20260287	7/6/2026	Raymond Kallio	Closed	lawn	8/11/2026	201043690000	812 6TH ST W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/6/2026	Closed
20260287	7/6/2026	Raymond Kallio	Closed	lawn	8/11/2026	201043690000	812 6TH ST W	845.03 Residential Rental Registration Required	7/6/2026	Closed

20260285	7/2/2026	Raymond Kallio	Closed	weeds vehicle parked on lawn	7/20/2026	201015790000		Section 750, B., 21., c., 1), a) and b) Parking or storage (lawn)	7/2/2026	Closed
20260283	7/2/2026	Raymond Kallio	Closed	lawn	8/14/2026	201043340000	805 6TH ST W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/2/2026	Closed
20260284	7/2/2026	Raymond Kallio	Closed	lawn	7/20/2026	201015960000	213 WILLIS AVE	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/2/2026	Closed
20260285	7/2/2026	Raymond Kallio	Closed	weeds vehicle parked on lawn	7/20/2026	201015790000		Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/2/2026	Closed
20260282	7/1/2026	Raymond Kallio	Open	misc storage, disable vehicles		201005560000	711 11TH AVE W	Section 750, B., 21., c., 1), a) and b) Parking or storage (lawn)	7/1/2026	Open

20260282	7/1/2026	Raymond Kallio	Open	misc storage, disable vehicles		201005560000	711 11TH 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	7/1/2026	Open
20260281	7/1/2026	Raymond Kallio	Open	misc storage, grass and weeds		201021940000	610 2ND AVE W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	7/1/2026	Open
20260281	7/1/2026	Raymond Kallio	Open	misc storage, grass and weeds		201021940000	610 2ND AVE W	Section 750, B., 11. Miscellaneous Storage	7/1/2026	Open
20260074	7/1/2026	Raymond Kallio	Open	misc storage		201050790100	2215 KNIGHT RD	Section 750, B., 11. Miscellaneous Storage	4/15/2026	Open
20260282	7/1/2026	Raymond Kallio	Open	misc storage, disable vehicles		201005560000	711 11TH AVE W	Section 750, B., 11. Miscellaneous Storage	7/1/2026	Open

20260074	7/1/2026	Raymond Kallio	Open	misc storage		201050790100	2215 KNIGHT RD	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	4/15/2026	Open
20260282	7/1/2026	Raymond Kallio	Open	misc strorage, disable vehicles		201005560000	711 11TH AVE W	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	7/1/2026	Open

Total Records: 116

8/21/2026

Case Violation Detail Report

08/01/2026 - 08/31/2026

Case #	Case Date	Assigned To	Main Status	Description	Closed Date	Parcel #	Parcel Address	Violation Name	Violation Date	Violation Status
20260403	8/31/2026	Raymond Kallio	Open	brush between garages		201003840000	501 11TH AVE W	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	8/31/2026	Open
20260404	8/31/2026	Raymond Kallio	Open	appliance and mattress		201003380000	408 14TH AVE W	Section 750, B., 11. Miscellaneous Storage	8/31/2026	Open
20260405	8/31/2026	Raymond Kallio	Open	grass and misc storage		201027280100		Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	8/31/2026	Open
20260405	8/31/2026	Raymond Kallio	Open	grass and misc storage		201027280100		Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	8/31/2026	Open
20260406	8/31/2026	Raymond Kallio	Closed	mattress on terrace	9/2/2026	201003790000	1101 6TH ST W	Section 750, B., 11. Miscellaneous Storage	8/31/2026	Closed

20260407	8/31/2026	Raymond Kallio	Closed	weeds	9/9/2026	201005490000	1122 6TH ST W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	8/31/2026	Closed
20260402	8/27/2026	Raymond Kallio	Open	partial roof missing on shed		201011730000	1314 LAKE SHORE DR E	Section 750, C., 4.,a. C. Exterior Structure 4. Roofs and roof drainage.	8/27/2026	Open
20260400	8/26/2026	Raymond Kallio	Closed	junk , tires, debris behind the garage	8/31/2026	201027860000	1010 VAUGHN AVE	Section 750, B., 11. Miscellaneous Storage	8/31/2026	Closed
20260401	8/26/2026	Raymond Kallio	Closed	brush pile by garage and alley	9/9/2026	201024830000	807 5TH AVE E	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	8/26/2026	Closed
20260399	8/25/2026	Raymond Kallio	Open	Tree's impeding sidewalk		201006980000	300 9TH AVE W	Section 750, B. Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - 3. Vegetation and Landscaping - Visibility	8/25/2026	Open
20260398	8/24/2026	Raymond Kallio	Closed	No Permit		201038340000	1017 CHAPPLE AVE	748.40 Building Permits	8/24/2026	Open

20260397	8/21/2026	Raymond Kallio	Closed	trailer storage	9/10/2026	201020250000	500 WILLIS AVE	Section 750, B., 21., a., 7) B. Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Vehicles or trailers used for storage of goods	8/21/2026	Closed
20260395	8/20/2026	Raymond Kallio	Closed	fence in front yard, no permit	8/31/2026	201005050000	618 17TH AVE W	748.40 Building Permits	8/20/2026	Closed
20260393	8/18/2026	Raymond Kallio	Open	Porta potty		201012010000	103 N 11TH AVE E	748.40 Building Permits	8/18/2026	Open
20260393	8/18/2026	Raymond Kallio	Open	Porta potty		201012010000	103 N 11TH AVE E	Section 750, B., 8. Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Accessory structures	8/18/2026	Open
20260394	8/18/2026	Raymond Kallio	Closed	long grass and weeds	8/27/2026	201016050000	419 3RD ST E	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	8/18/2026	Closed

20260392	8/14/2026	Raymond Kallio	Closed	weeds	8/31/2026	201007600000	223 CHAPPLE AVE	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	8/14/2026	Closed
20260251	8/14/2026	Raymond Kallio	Closed	long grass and weeds	8/14/2026	201044660000	913 MACARTHUR AVE	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	6/23/2026	Closed
20260387	8/13/2026	Raymond Kallio	Closed	atv in front yard	8/31/2026	201024120000	716 7TH AVE E	Section 750, B., 21., c., 1), a) and b) Parking or storage (lawn)	8/13/2026	Closed
20260388	8/13/2026	Raymond Kallio	Closed	junk on right of way	8/24/2026	201020230000	512 WILLIS AVE	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	8/13/2026	Closed
20260388	8/13/2026	Raymond Kallio	Closed	junk on right of way	8/24/2026	201020230000	512 WILLIS AVE	845.03 Residential Rental Registration Required	8/13/2026	Open
20260389	8/13/2026	Raymond Kallio	Closed	sofa outside by steps	9/1/2026	201020330000	520 7TH AVE E	Section 750, B., 11. Miscellaneous Storage	8/13/2026	Closed

20260390	8/13/2026	Steve Schraufnagel	Closed	building permit needed	8/18/2026	201049190000	2600 MAPLE LN	748.40 Building Permits	8/13/2026	Closed
20260383	8/12/2026	Raymond Kallio	Closed	tires by shed and long weeds	8/24/2026	201034800000	2902 2ND ST E	Section 750, B., 11. Miscellaneous Storage	8/12/2026	Closed
20260383	8/12/2026	Raymond Kallio	Closed	tires by shed and long weeds	8/24/2026	201034800000	2902 2ND ST E	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	8/12/2026	Closed
20260384	8/12/2026	Raymond Kallio	Closed	lawn and tires	8/27/2026	201034800000	2902 2ND ST E	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	8/12/2026	Closed
20260384	8/12/2026	Raymond Kallio	Closed	lawn and tires	8/27/2026	201034800000	2902 2ND ST E	Section 750, B., 11. Miscellaneous Storage	8/12/2026	Closed
20260378	8/6/2026	Raymond Kallio	Closed	building materials, rubbish from sets	8/17/2026	201015910000	210 5TH AVE E	Section 750, B., 11. Miscellaneous Storage	8/6/2026	Closed

20260379	8/6/2026	Raymond Kallio	Closed	Tree branches on sidewalk	8/17/2026	201002310000	320 11TH AVE W	Section 750, B. Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - 3. Vegetation and Landscaping - Visibility	8/6/2026	Closed
20260380	8/6/2026	Raymond Kallio	Closed	vehicle parked on lawn back yard	8/31/2026	201024640000	816 5TH AVE E	Section 750, B., 21., c., 1), a) and b) Parking or storage (lawn)	8/6/2026	Closed
20260381	8/6/2026	Raymond Kallio	Closed	long grass	8/7/2026	201001330000	1514 MAIN ST W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	8/6/2026	Closed
20260382	8/6/2026	Raymond Kallio	Closed	long grass and weeds	8/31/2026	201003380000	408 14TH AVE W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	8/6/2026	Closed

20260373	8/4/2026	Raymond Kallio	Closed	Garbage, shingles	8/17/2026	201022790000	714 VAUGHN AVE	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	8/4/2026	Closed
20260374	8/4/2026	Raymond Kallio	Closed	long grass on terrace and weeds in the yard	8/10/2026	201023100000	700 3RD AVE W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	8/4/2026	Closed
20260375	8/4/2026	Raymond Kallio	Closed	long grass, misc storage	8/24/2026	201039720000	1600 ELLIS AVE	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	8/4/2026	Closed
20260375	8/4/2026	Raymond Kallio	Closed	long grass, misc storage	8/24/2026	201039720000	1600 ELLIS AVE	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	8/4/2026	Closed
20260375	8/4/2026	Raymond Kallio	Closed	long grass, misc storage	8/24/2026	201039720000	1600 ELLIS AVE	Section 750, B., 11. Miscellaneous Storage	8/4/2026	Closed

20260376	8/4/2026	Raymond Kallio	Closed	lawn and weeds	8/27/2026	201022990000	711 3RD AVE W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	8/4/2026	Closed
20260377	8/4/2026	Raymond Kallio	Closed	long weeds	8/17/2026	201042530000	420 LAKE SHORE DR W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	8/4/2026	Closed
20260369	8/3/2026	Raymond Kallio	Closed	rubbish	8/17/2026	201006710000	619 10TH AVE W	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	8/3/2026	Closed
20260370	8/3/2026	Raymond Kallio	Closed	roof blown off the building		201033030000	2019 LAKE SHORE DR E	Section 750, C., 4.,a. C. Exterior Structure 4. Roofs and roof drainage.	8/3/2026	Closed
20260370	8/3/2026	Raymond Kallio	Closed	roof blown off the building		201033030000	2019 LAKE SHORE DR E	Section 750, B., 1. Clean, Safe, Sanitary and Attractive Maintenance of Exterior Property	8/3/2026	Closed

20260370	8/3/2026	Raymond Kallio	Closed	roof blown off the building		201033030000	2019 LAKE SHORE DR E	501.07 Public right-of-way regulation. Temporary Obstructions.	8/3/2026	Closed
20260371	8/3/2026	Raymond Kallio	Open	selling cars in city central zoning, no CUP allowing it		201016180000	200 MAIN ST E	UDO Section 4.17 CC City Center District B. Uses. 1. Permitted Uses and 2. Conditional Uses.	8/3/2026	Open
20260372	8/3/2026	Raymond Kallio	Closed	weeds/invasive	8/17/2026	201046880000	1310 10TH AVE W	Section 750, B., 4., c., 5) Clean, Safe, Sanitary, and Attractive Maintenance of Exterior Property - Noxious Weeds	8/3/2026	Closed

Total Records: 45

9/10/2026

Permit Detail Report

07/01/2026 - 07/31/2026

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
20260269	7/31/2026	Residential - Roofing (Material cost over 1,000)	Jon Cantrall	315 turner rd	Ashland WI 54806	Tear off 4 layers of shingles. Install Malarkey Vista. Ice & water and synthetic. Drip edge starter ridge cap and vents.	1,400	13,000	8/6/2026	Primary Structure	609 14th Ave E	\$30.00	201036720000	609 14TH AVE E
20260268	7/31/2026	Residential - Roofing (Material cost over 1,000)	Monarch Home Improvement LLC dba Dabella	5075 Miller Trunk Hwy	Hermantown, MN 55811	Tear off and install 14sq of GAF asphalt roof.	1,400	8,936	8/5/2026	Primary Structure	314 8th St W	\$30.00	201025420000	314 8TH ST W
20260267	7/31/2026	Residential - Roofing (Material cost over 1,000)	Jon Hegbloom	804 Prentice Ave	Ashland WI 54806	Tear off 3 layers of shingles and cedar shake. Install new OSB. Install ice & water and synthetic Malarkey Highlander shingles, valleys, drip edge, starter, ridge, and vents.	1,300	13,000	8/5/2026	Primary Structure	804 Prentice Ave	\$30.00	201024780000	804 Prentice Ave
20260266	7/30/2026	Residential - Roofing (Material cost over 1,000)	Marcia Kraft	203 27th Avenue East	Ashland, WI 54806	Take off old shingles, put down new roll roof and shingles, new soffit and fascia and rain gutters spouts.	4,500	31,500	8/5/2026	Primary Structure	203 27th Avenue East	\$30.00	201034640000	203 27TH AVE E
20260265	7/30/2026	Residential - Demolition Interior/Exteri	EDWARD CROTEAU	307 Maple Dr	Foley 56329	Tear down house structure.	1,000	10,000		Primary Structure	2705 Main St E	\$50.00	201033750000	2705 MAIN ST E

20260264	7/30/2026	Residential - Remodel/Repair/Additions (over 5,000)	Debra Bates	206 Stuntz Ave	Ashland, WI 54806	Remove existing roofing and replace with new asphalt shingles. Remove existing siding on back and replace with vinyl. Removing back porch and replacing with a new deck and partial roof attached to	0	16,000	8/6/2026	Primary Structure	206 Stuntz Ave	\$80.00	201015510000	206 STUNTZ AVE
20260263	7/29/2026	Residential - Roofing (Material cost over 1,000)	Kathy Pingel	419 Beaser Ave	Ashland, WI 54806	Removing existing shingles and replace with new asphalt shingles.	0	8,500	7/29/2026	Primary Structure	419 Beaser Ave	\$30.00	201003330000	419 BEASER AVE

20260262	7/29/2026	Residential - Roofing (Material cost over 1,000)	Connie J Engelman-Witting	319 14th Ave W	Ashland	Replace garage roofing. Remove existing deck/steps and replace with new 12' x 8' deck. Deck to comply with UDC (Uniform Dwelling Code) standards. Removed existing deteriorated fence and install new fence as shown on aerial map. Fence in front yard, as noted, to be no taller than 4-feet high and 50 % open, as viewed	576	2,000	7/30/2026	Accessory Structure	319 14th Ave W	\$75.00	201002700000	319 14TH AVE W
20260261	7/28/2026	Commercial - Miscellaneous Repair of a Commercial Structure	Royalty Roofing USA, LLC dba Nasi Roofing	2610 S Casaloma Dr	Appleton WI 54914	Remove roofing to insulation. Replace any wet insulation. Install separator sheet and single ply membrane.	8,795	91,400	8/4/2026	Primary Structure	321 Main St W	\$75.00	201042510000	321 Main St W
20260260	7/28/2026	Commercial - Miscellaneous Repair of a Commercial Structure	Royalty Roofing USA LLC dba Nasi Roofing	2610 S Casaloma Dr	Appleton WI 54914	Flat roof overlay, no structural changes.	8,088	42,223	7/29/2026	Primary Structure	502 Main St W		201043000000	502 MAIN ST W
20260259	7/28/2026	Residential - Siding (material cost over 1,000)	Mary & Dan Anderson	711 5th Ave E	ASHLAND, WI 54806	Siding and wrap for garage. Three new window replacements. 24x28 feet.	672	3,000	7/28/2026	Accessory Structure	711 5th Ave E	\$30.00	201023880000	711 5TH AVE E

20260258	7/28/2026	Commercial - Structural Addition/Alteration	Ninth Avenue Storage, LLC	24715 Garden Lake Rd.	CABLE	New Roof eave/overhang over handicap access ramp approximately 5-feet out from existing exterior wall. This permit is contingent upon: Permission to encroach into required setback is valid for 5-years and shall require re-inspection/verification in 5 years that the ramp is still required. If it is determined that the ramp is no longer essential to the current	112	4,000	8/11/2026	Primary Structure	308 9th Avenue West North side	\$25.00	201006990000	308 9TH AVE W
20260257	7/27/2026	Residential - Roofing (Material cost over 1,000)	Nick Rayner (Not Just Roofing, LLC)			Remove existing asphalt shingles & dispose. Install 35-year shingle over 1/2" sheathing	0	20,000	7/29/2026	Primary Structure	1208 Main St W.	\$30.00	201001620000	1208 MAIN ST W

20260256	7/24/2026	Residential - Remodel/Repair/Additions (over 5,000)	Allana Halbe	70610 Clevette Rd	Ashland	Interior Demo, new drywall and insulation throughout, all new windows, new flooring, trim/finish work, updating both bathrooms but keeping layout as is, new kitchen cabinetry, all new light fixtures. Ripping off all of the lath and plaster. Adding fill, drainage and regrading. Extensive landscaping. Possibly a new fence (to be verified).	0	50,000	8/6/2026	Primary Structure	619 3rd Ave W	\$250.00	201022270000	619 3RD AVE W
20260255	7/24/2026	Commercial - Electrical	Spectrum	1201 McCann Drive	Altoona WI 54720	Fiber installation. Bore 85-feet at a minimum depth of 36". Place .625 coax cable into existing 12" x 12" x 36" pedestal attached to building.	1	2,330	7/28/2026	Other	422 3rd St W	\$50.00	201043210000	422 3RD ST W
20260254	7/23/2026	Residential - Detached Accessory Building	Joyce Cielecki	717 8th St E	Ashland, WI 54806	New LP smart siding shed. 10 x 16 feet in rear yard on gravel base.	160	5,200	7/23/2026	Accessory Structure	717 8th St E	\$50.00	201024140000	717 8TH ST E

20260253	7/22/2026	Residential - Roofing (Material cost over 1,000)	Chris Pribak	813 9th Ave W	Ashland, WI 54806	Re-roof garage. Install new asphalt shingles over existing.	0	4,000	7/22/2026	Primary Structure	813 9th Ave W	\$30.00	201044580000	813 9TH AVE W
20260252	7/22/2026	Commercial - Miscellaneous Repair of a Commercial Structure	Anthony Jennings	315 Turner Rd.	Ashland, WI 54806	RENEWAL OF SIDING PERMIT for 90 days. Permit is valid for 90 days and allows exterior siding work only. Contractor: Tom Trudeau.	0	200,000	7/22/2026	Primary Structure	315 Turner Rd.	\$18.75	201047650400	315 TURNER RD
20260251	7/22/2026	Residential - Raze/Demolition	Genova Madison	1629 Kimball St	ASHLAND, WI 54806	Removal of fire damaged mobile home unit. Existing concrete slab is to remain.	0	1,500	7/22/2026	Primary Structure	1629 Kimball St	\$30.00	201034240000	KENWOOD TERRACE COMMUNITY 18th Ave E and Main St E
20260250	7/22/2026	Commercial - Structural Addition/Alteration	Angelo Luppino, INC (Rick)	PO Box 100	Iron Belt, WI 54536	Removing existing concrete entry stoop/step and installing new step at main entrance to building.	0	3,933	7/22/2026	Primary Structure	504 Main St W	\$25.00	201043010000	504 MAIN ST W

20260249	7/21/2026	Residential - Fence	Noelle Kichak	1323 11th Ave W	Ashland, WI	Install a new fence on a corner lot (per revised site plan with required vision triangles). It is more than 50% open, 4' tall. Wood frame with utility panel infill. Structural posts to be located on the inside with finished side facing out.	310	8,500	7/29/2026	Other	1323 11th Ave W	\$100.00	201031610000	1323 11TH AVE W
20260248	7/21/2026	Commercial - Miscellaneous Repair of a Commercial Structure	Charter Spectrum	1201 McCann Drive	Altoona, WI 54720	Bore 120-feet from pole to existing pedestal at building to replace water damaged Coax. To follow same path as original through ROW. Depth of 36-feet. Restore any disturbed ground. ROW permit required for this project.	1	2,716	8/4/2026	Telecommunications	319 Chapple Ave	\$25.00	201007660000	319 CHAPPLE AVE
20260247	7/20/2026	Residential - Roofing (Material cost over 1,000)	Max Brinker	371 E 2nd St	Glidden WI 54527	Removing existing asphalt and replacing with new asphalt shingles.	4,100	38,000	7/21/2026	Primary Structure	1411 Ellis Ave	\$75.00	201029170000	1411 ELLIS AVE

20260246	7/20/2026	Residential - Parking Lot/Driveway	Kay Reader	70459 Gilgen Rd	Mellen, WI	Remove existing gravel and black top driveway surface. Install new concrete driveway and patio between house and garage. (Approx. 800 SF)	800	8,056	7/20/2026	Driveway	1014 11th Ave W	\$75.00	201030650000	1014 11TH AVE W
20260245	7/20/2026	Residential - Roofing (Material cost over 1,000)	Travis Listing	1022 14th St W	ASHLAND, WI 54806	Removal of two layers of roofing (including old metal) to replace with new metal roof	700	10,000	7/20/2026	Primary Structure	1022 14th St W	\$30.00	201031760000	1022 14TH ST W
20260244	7/20/2026	Residential - Roofing (Material cost over 1,000)	Robert Mahnke	816 2nd Ave W	ASHLAND, WI 54806	Remove old asphalt shingles and replace with new 30-year 3-tab shingles.	0	1,200	7/20/2026	Primary Structure	816 2nd Ave W	\$30.00	201025170000	816 2ND AVE W
20260243	7/19/2026	Residential - Roofing (Material cost over 1,000)	Bruce and Sue Delnay	70385 State Hwy 13	Ashland, WI 54806	Roof, siding soffit and fascia replacement	6,713	20,000			70385 State Hwy 13			
20260242	7/17/2026	Zoning Approval - Keeping of Animals	Mitzi Lee	2106 4th St E	Ashland, WI 54806	Keeping of Animals Permit for keeping up to 6 hens, with 7' x 3' hutch. This permit is good until December 31st, 2028.	21	0	8/10/2026	Other	2106 4th St E	\$50.00	201035640000	2106 4TH ST E

20260241	7/17/2026	Commercial - New/Replacement HVAC System	CHARLES THURNER	350 Sunday Drive	Altoona WI 54720	Replacement of (3) Hot Water Boilers in north end of main building mezzanine. This permit is contingent upon: 1) Please provide our office with a construction work schedule. 2) Please provide our office with the boiler shop drawings and their specifications.	0	450,000	8/19/2026	Primary Structure	2400 Farm Road	\$2,250.00	201049400000	2400 FARM RD
20260240	7/15/2026	Residential - Fence	Hefko, Aletha	1121 9th Ave W	Ashland, WI 54806	100 linear feet of black galvanized welded wire fencing with metal structural posts. To be no higher than 6-feet from grade and the finished side of the fencing shall face the exterior.	100	4,300	8/19/2026	Other	1121 9th Ave W	\$75.00	201030810000	1121 9TH AVE W

20260239	7/15/2026	Residential - Remodel/Repair/Additions (over 5,000)	Billy Schouten	1109 Chapple Ave	Ashland, WI 54806	Window replacement for all but one exterior window. Replacement of existing entry steps and landing. The adjusted front yard setback per 6.1B-3 is 18 feet. This gives the owner 7-feet of space from the edge of the existing eave to extend a landing deck and steps in front of the house. This permit is contingent upon the deck construction.	0	46,000	7/16/2026	Primary Structure	1109 Chapple Ave	\$230.00	201038550000	1109 CHAPPLE AVE
20260238	7/14/2026	Residential - Roofing (Material cost	Chad Brownell	904 Prentice Ave	Ashland WI 54806	Roof and gutter replacement.	834	5,900	7/20/2026	Primary Structure	904 Prentice Ave	\$30.00	201026790000	904 PRENTICE AVE
20260237	7/14/2026	Residential - Fence	Simon Seifert	323 10th Ave W	Ashland, WI 54806	6-foot high wood dog-ear fully-screened fence. Located between house and garage in rear yard.	0	2,500	7/14/2026	Other	323 10th Ave W	\$50.00	201002210000	323 10TH AVE W

20260236	7/14/2026	Residential - Fence	Clive Hewland	801 4th Ave	Ashland, WI 54806	6-foot high wood picket fence along property line. 130 feet long. Structural posts to be located in the interior side of the property. Pressure treated. To be stained or painted within one year.	130	3,000	7/14/2026	Other	801 4th Ave	\$75.00	201025610000	801 4TH AVE W
20260235	7/13/2026	Residential - Siding (material cost over 1,000)	Steven Lulich	812 2nd Ave W	Ashland, WI 54806	Replace existing siding on entire house with new vinyl siding.	1,300	6,500	7/15/2026	Primary Structure	812 2nd Ave W	\$30.00	201025180000	812 2ND AVE W
20260234	7/13/2026	Residential - Fence	Seattle Lettau	609 Vaughn Ave	Ashland, Wisconsin, 54806	Installation of a 6-foot high wood fence secured to 4x4 posts with cement footings in the back and side yard. 12-foot-wide double gate and a 36-inch-wide foot traffic gate. Note: structural posts to be located on the interior side of the fence panels.	135	1,500	7/14/2026	Other	609 Vaughn Ave	\$75.00	201022530000	609 VAUGHN AVE
20260233	7/13/2026	Residential - Detached Accessory Building	Matt Hulmer	2807 Junction Rd	Ashland, WI 54806	Adding window, finishing external siding and roof repair.	250	500	7/13/2026	Primary Structure	End of 29th Avenue (boat house)		201033340000	CHEQ BOAT CLUB

20260232	7/11/2026	Residential - Remodel/Repair/Additions (over 5,000)	Tom Malyuk	1514 11th Ave west	Ashland, wi 54806	Replacing existing windows with new. Manufacturer: H window. All exterior windows on the house	0	38,000	7/13/2026	Primary Structure	1514 11th Ave west	\$190.00	201046980300	1514 11TH AVE W
20260231	7/10/2026	Commercial - Accessory Structure	Demars, Randal	1109 10th Ave W	Ashland, WI 54806	Remove existing shed and replace with new 10 x 10 shed (confirm size) w/wood composite siding. Addition of approximately 8.5 cubic yards of fill underneath and around shed area to direct water towards alley. Any exposed area to be topsoiled and seeded. This permit is contingent upon: The shed must be located a minimum of 3-	0	4,200	7/20/2026	Accessory Structure	1109 10th Ave W	\$50.00	201030920000	1109 10TH AVE W
20260230	7/9/2026	Residential - Roofing (Material cost over 1,000)	Gary Leino	2601 Junction Road	Ashland	Remove and dispose of old roof. Replace roofing, ice and water shield, felt, ridge vent. Replace two skylights.	3,000	31,400	7/13/2026	Primary Structure	2601 Junction Rd	\$30.00	201047580000	2601 JUNCTION RD

20260229	7/9/2026	Residential - Roofing (Material cost over 1,000)	Brian Lund	901 4th Ave W	Ashland, WI 54806	Installing new asphalt shingles over existing.	0	20,000	7/9/2026	Primary Structure	901 4th Ave W	\$30.00	201026220000	901 4TH AVE W
20260228	7/8/2026	Residential - Roofing (Material cost over 1,000)	Annette M Crowe Bigboy	820 15th Ave W	Ashland, WI, 54806	Replacing existing asphalt shingles with new asphalt. Removing existing	0	11,000	7/8/2026	Primary Structure	820 15th Ave W	\$30.00	201006080000	820 15TH AVE W
20260227	7/8/2026	Residential - Deck	Stacey Schraufnagel	705 MacArthur Ave	Ashland	Covering concrete stoops with wood decking on front and back doors. Repairing fascia, soffit and siding. Repairing flashing around chimney.	80	5,000	7/10/2026	Primary Structure	705 MacArthur Ave	\$50.00	201044090000	705 MACARTHUR AVE
20260226	7/8/2026	Residential - Deck	Rudy Marincel	1215 11th Ave W	Ashland, WI 54806	8 x 10 deck replacement at front entry.	0	2,000	7/8/2026	Other	1215 11th Ave W	\$50.00	201031370000	1215 11TH AVE W
20260225	7/7/2026	Residential - Renewal of Expired Permit	Justin Gingerich	1006 3rd Ave. W.	Ashland, WI	Vinyl siding, gutters, replacement of entry steps and landings: 4-foot by 6-foot enlarged landing & steps at each entry on north-east end of house.	1,000	5,000	7/8/2025	Primary Structure	314 14th Ave. W.	\$12.50	201002660000	314 14TH AVE W
20260224	7/7/2026	Zoning Approval - Development	Nicole Larson	46833 Benson Rd	Ashland, WI 54806	2026 Short Term Rental License	0	0		Primary Structure	705 Main St W	\$40.00	201000140000	705 MAIN ST W
20260223	7/7/2026	Residential - Roofing (Material cost over 1,000)	Monarch Home Improvement LLC dba Dabella	5075 Miller Trunk Hwy	Hermantown, Mn 55811	Tear off and install 11.15sq of GAF asphalt roof.	1,115	9,580	7/10/2026	Primary Structure	1611 Sanborn Ave	\$30.00	201048690000	1611 SANBORN AVE

20260222	7/7/2026	Residential - Roofing (Material cost over 1,000)	Elizabeth Abeles-Allison (Sheva)	705 11th Ave West	54806	Replace roof on garage. Asphalt shingles.	352	3,843	7/10/2026	Accessory Structure	705 11th Ave W	\$30.00	201005570000	705 11TH AVE W
20260221	7/6/2026	Commercial - Miscellaneous Repair of a Commercial Structure	Northern Waters Library Service	3200 Lakeshore Dr E	Ashland	Replace concrete slab, add concrete slab in delivery bay, replace damaged exterior cedar and paint entire exterior.	960	37,000	7/7/2026	Driveway	3200 Lakeshore Dr E, Ashland	\$185.00	201050541000	3200 LAKE SHORE DR E
20260220	7/6/2026	Zoning Approval - Keeping of Animals	Kristina M Shannon	2718 Lake Shore Dr E	Ashland, WI 54806	RENEWAL OF KOA Permit - Expires December 31st, 2028. Rabbit Enclosure and Number of Rabbits will remain the same.	0	0	7/6/2026	Other	2718 Lake Shore Dr E	\$50.00	201033710000	2718 LAKE SHORE DR E
20260219	7/6/2026	Residential - Remodel/Repair/Additions (over 5,000)	Justin Gingerich	1006 3rd Ave. W.	Ashland, WI 54806	Re-roof, insulate, and finish attached garage. Owner to provide our office with a start date and general construction work schedule.	300	15,000	7/8/2026	Accessory Structure	1016 Chapple Ave	\$50.00	201038390000	1016 CHAPPLE AVE

20260218	7/4/2026	Residential - Deck	Nathan Bean	1215 Front St E	ASHLAND, WI, 54806	16x10 deck to be attached to the north side of the home. This permit is approved with the following contingencies: 1) That all COA's setback ordinances are adhered to. 2) The owner/contractor is to provide our office with a construction work schedule. 3) All deck construction is to be constructed per the provisions of the UDC.	160	2,500	7/6/2026	Primary Structure	1215 Front St E	\$50.00	201011800000	1215 FRONT ST E
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20260217	7/1/2026	Residential - Detached Accessory Building	Shane Moilanen	1002 Vaughn Ave	Ashland	24x24 (2-car) detached garage on south-east end of the property. This permit is contingent upon: 1) The owner/contractor is to provide us with a construction work schedule. 2) All COA's ordinance setbacks and buildable/impervious surface requirements, as discussed and agreed upon, must be met.	0	32,407	7/10/2026	Accessory Structure	1002 Vaughn Ave	\$50.00	201027880000	1002 VAUGHN AVE
20260216	7/1/2026	Residential - Deck	Nicholas Rippel	514 Willis Ave	Ashland	Remove approximately 14-feet of east end of existing deck along garage. Build 7-foot x 10-foot shed. To be placed adjacent to house as part of primary structure (meets setbacks for primary structure).	0	0	7/2/2026	Accessory Structure	514 Willis Ave	\$50.00	201020220000	514 WILLIS AVE
												\$5,146.25		

Permit Detail Report

08/01/2026 - 08/31/2026

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
20260316	8/31/2026	Residential - Fence	Jeff Veldman	819 Prentice Ave	Ashland, WI 54806	Install new wood fence in front, side and rear yards. 4-foot high in front yard and 50 % open, up to 6-feet high in the interior side yard and rear yard, except in vision triangle. 4-feet max height in corner side yard. Structural posts are to be located on the interior side of fence with finished side facing out.	275	11,000	8/31/2026	Other	819 Prentice Ave	\$100.00	201024910000	819 PRENTICE AVE
20260315	8/31/2026	Residential - Parking Lot/Driveway	Scott Peterson	708 7th Ave E	ASHLAND, WI 54806	Paving existing gravel driveway with concrete. Replacing small grass area next to sidewalk with concrete. Approx. 30x40 feet. Applicant to notify city upon project start.	1,000	9,000	8/31/2026	Driveway	708 7th Ave E	\$75.00	201024130000	708 7TH AVE E

20260314	8/31/2026	Residential - Remodel/Repair/Additions (over 5,000)	Stacey McCluskey	817 9th Ave W	ASHLAND, WI 54806	8x12 bathroom remodel. New toilet, vanity, tile floor, and repaint.	0	0	8/31/2026	Primary Structure	817 9th Ave W	\$50.00	201044570000	817 9TH AVE W
20260313	8/28/2026	Zoning Approval - Signage	RHL, Inc.	25113 21st Ave	St Cloud, MN 56301	Installing a new illuminated channel letter sign on the front facade of the building per application and sign proof provided. Licensed Electrician must install the new electrical for the project. Licensed Electrician must complete the electrical work. Dan Kupczyk of Wire Right Electric LLC will do electrical work.	87	0	9/1/2026	Primary Structure	320 4th Ave W	\$50.00	201016610000	320 4TH AVE W

20260312	8/27/2026	Residential - Detached Accessory Building	Robert & Alyssa Prater	600 3rd St W	Ashland, WI 54806	Demolition of the existing garage structure, and construction of a new garage built to local code requirements. New garage will be 18' x 24' with a 10' x 18' driveway. Garage to be located a minimum of 3-feet away from the rear yard and interior side yard property lines (including eaves).	432	57,000		Accessory Structure	600 3rd St. W	\$125.00	201007780000	600 3RD ST W
20260311	8/26/2026	Residential - Detached Accessory Building	Abby Miller	1319 Sanborn Avenue	Ashland, WI 54806	Constructing a detached storage shed of 8' x 16' in area in the side yard of the property.	0	0	8/27/2026	Accessory Structure	2804 City Heights Road	\$50.00	201-048330200	2804 City Heights Rd
20260310	8/26/2026	Residential - Roofing (Material cost over 1,000)	Randol Ruffi	10485 E County Rd B	Lake Nebagaman	Tear off old asphalt shingles and install new shingles.	33	22,500	8/26/2026	Primary Structure	1017 Chapple Ave	\$30.00	201038340000	1017 CHAPPLE AVE
20260309	8/26/2026	Commercial - Miscellaneous Repair of a Commercial Structure	Donald Fisher	3600 Ellis Ave	Ashland, WI 54806	Replace existing siding and windows on the South, East, and West side of building.	0	18,000	8/31/2026	Primary Structure	3600 Ellis Ave	\$90.00	201049920000	3600 ELLIS AVE

20260308	8/25/2026	Residential - Roofing (Material cost over 1,000)	Brian Kerr	805 MacArthur Ave	Ashland, WI 54806	Install steel roofing panels on purlins over existing shingles.	1,350	33,500	8/25/2026	Primary Structure	805 MacArthur Ave	\$30.00	201044480000	805 MACARTHUR AVE
20260307	8/24/2026	Residential - Remodel/Repair/Additions (over 5,000)	Alex Strauch	27100 Brown Road	Mason	Remove existing vinyl siding and replace with board & batten LP Siding. Replacing windows, doors, soffit and fascia.	0	50,000	8/26/2026	Primary Structure	2615 Golf Course Rd	\$85.00	201048070000	2615 GOLF COURSE RD
20260306	8/24/2026	Commercial - Miscellaneous Repair of a Commercial Structure	Angelo Luppino, Inc.	PO Box 100	Iron Belt, WI 54536	Remove existing lower glass veneer and upper panels. Install Hebron Authentic Americana brick veneer onto exterior front facade (underneath existing awning). Install decorative columns as documented and paint. (No work above existing awning.)	200	22,370	8/25/2026	Other	504 Main St W	\$111.85	201043010000	504 MAIN ST W
20260305	8/23/2026	Residential - Electrical	Alex Barner	805 6th St W	Ashland, WI 54806	New circuits to attic, removal of knob and tube, grounded circuits in kitchen.	1,000	8,000	9/2/2026	Primary Structure	805 6th St W	\$100.00	201043340000	805 6TH ST W

20260304	8/21/2026	Commercial - Miscellaneous Repair of a Commercial Structure	Omer Nelson Electric	316 Main Street East	Ashland. WI, 54806	Removing shingles from roof apron of the building, installing new shingles in place.	1,800	18,000	8/27/2026	Primary Structure	316 Main Street E	\$75.00	201016140000	316 MAIN ST E
20260303	8/21/2026	Residential - Roofing (Material cost over 1,000)	Bradan Gingras	515 14th Ave E	Ashland, WI 54806	Tearing off shingles on house, 1,520 square foot roof, reroofing with shingles.	0	10,000	8/21/2026	Primary Structure	515 14th Ave E	\$30.00	201036680000	515 14TH AVE E
20260302	8/20/2026	Residential - Fence	Joelle Evans	618 17th Ave W	54806	Small fence out front of the house to keep other people dogs out of my yard there is several fences in town exactly like it	135	200		Other	618 17th Ave W		201005050000	618 17TH AVE W

20260301	8/19/2026	Commercial - Miscellaneous Repair of a Commercial Structure	Copper Creek Roofing (Tony Dalbec)	61152 Weister Rd	Ashland, WI 54806	Replace existing shingles on perimeter hip roof (14 squares). Replacing damaged roof from storm, two levels. Duro-last PVC roofing. Replacing areas of plywood- area to be determined as needed during full tear-off. Replacing insulation with "isoboard". Replacing glass of four damaged windows. Interior work: Drywall	0	100,000	8/19/2026	Primary Structure	1802 Lakeshore Dr E	\$800.00	201034222000	1802 LAKE SHORE DR E
20260300	8/19/2026	Residential - Fence	Kadin Machusak	600 11th Ave W	ASHLAND, WI 54806	Approx. 100 LF of 6-foot high fully screened vinyl fence in backyard. Any fence located in side yard may only be up to 4-feet high. Structural posts/framing must be on interior side with finished side facing out.	110	2,000	8/19/2026	Other	600 11th Ave W	\$75.00	201006760000	600 11TH AVE W

20260299	8/19/2026	Residential - Remodel/Repair/Additions (over 5,000)	Anthony Jennings	513 16th Ave W	Ashland, WI 54806	New bathroom, drywall, couple interior doors and one exit door. Floor coverings, trim, some rewiring. Electrician: Jeff McRoy MC squared.	0	10,000		Primary Structure	513 16th Ave W	\$50.00	201004400000	513 16TH AVE W
20260298	8/19/2026	Residential - Roofing (Material cost over 1,000)	Not Just Roofing LLC (Applicant) A.J. Leiden (Owner)	803 3rd Ave W	Ashland, WI 54806	Remove and dispose of old shingles, install water and ice barrier, synthetic felt, new drip edge, shingles and cap. 35 year Malarkey Vista Shingle on upper north side of the house.	0	4,020	8/20/2026	Primary Structure	803 3rd Ave W	\$30.00	201025480000	803 3RD AVE W
20260297	8/18/2026	Commercial - Fence	Ashland Water Utility	2020 6th St E	Ashland, WI 54806	Replacing 1150LF of existing chain link barbed fence surrounding our water plant. Fence to be 7-feet high with three strands of barbed wire in top foot of fence. Will also be installing a new electric gate opener to increase security at our plant.	99,848	71,492	8/31/2026	Other	1200 Water St		201011300000	1200 WATER ST

20260296	8/17/2026	Residential - Roofing (Material cost over 1,000)	Roger Halvorson	2120 2nd Ave E	Ashland, WI 54806	Roof replacement on house. Removal of old roofing being replaced with asphalt.	2,579	9,000	8/24/2026	Primary Structure	2120 2nd Ave E	\$30.00	201041760000	2120 2ND AVE E
20260295	8/17/2026	Residential - Roofing (Material cost over 1,000)	Sue Henderson	1625 Kimball Street	Ashland, WI 54806	Roof replacement	1,260	3,900		Primary Structure	1625 Kimball St (Kenwood Terrace)	\$30.00	201034240000	KENWOOD TERRACE COMMUNITY 18th Ave E and Main St E
20260294	8/17/2026	Residential - Remodel/Repair/Additions (over 5,000)	Nancy Tobisch	522 3rd st w St	Ashland, WI 54806	Roof and siding replacement. Removing existing and replacing with new asphalt shingles and vinyl siding.	2,104	11,000	8/24/2026	Primary Structure	522 3rd st w St	\$30.00	201007520000	522 3RD ST W
20260293	8/13/2026	Residential - Remodel/Repair/Additions (over 5,000)	Eric Kim Brye	2506 Maple Lane	Ashland	electrical upgrade, paint, kitchen countertop, interior door panels, carpet. Steve Parent will do the Electrical work	1,400	14,000	8/18/2026	Primary Structure	2600 Maple Lane	\$70.00	201049190000	2600 MAPLE LN
20260292	8/13/2026	Residential - Deck	Nancy K Larson	320 Turner Road	Ashland, WI 54806	replacing boards on deck. No change in size/structure.	0	0	8/13/2026	Other	320 Turner Road	\$50.00	201047550000	320 TURNER RD
20260291	8/13/2026	Residential - Deck	Diane Neveux	412 St Claire Street	Ashland, WI 54806	Replacing the existing 10x14 deck with all new material including frame. Not attached to the house.	140	2,500		Other	412 St Claire St	\$50.00	201012670000	412 ST CLAIRE ST
20260290	8/12/2026	Commercial - Demolition Interior/Exterior	Charles Jerome	14035 N Pine Rock Rd	Drummond	remove lean to roof that blew off	250	5,500		Other	2019 east lakeshore drive	\$30.00	201033030000	2019 LAKE SHORE DR E

20260289	8/12/2026	Residential - Detached Accessory Building	Jeffrey A. Welty	415 14th Ave E	Ashland, WI 54806	Installing an 8' x 12' pre-made detached shed in the rear yard per site plan provided. Also replacing 20' of fencing in the side yard. Fencing is 6' tall solid cedar dog-eared fencing.	0	0	8/12/2026	Accessory Structure	415 14th Ave E	\$50.00	201018210000	415 14TH AVE E
20260288	8/11/2026	Residential - Renewal of Expired Permit	Timothy R Leier	3204 Lake Shore Drive E	Ashland WI 54806	Continue interior remodel of breezeway renovation/addition with bathroom installation. Build/replace demolished exterior deck with new	45	25,000	8/25/2026	Primary Structure	3204 Lake Shore Dr E	\$31.25	201008170000	3204 LAKE SHORE DR E
20260287	8/11/2026	Residential - Parking Lot/Driveway	William McPherson	1423 9th Ave W	Ashland, WI, 54806	Remove old gravel driveway, 10" of base, Hot mix asphalt compacted to 2-1/2" Driveway will remain in the same location and footprint as the existing per property owner.	2,200	16,148	8/17/2026	Driveway	1423 9th Ave W	\$80.74	201032360000	1423 9TH AVE W

20260286	8/11/2026	Zoning Approval - Signage	Tamarack Health (via Graphic House)	8101 International Dr	Wausau, WI 54401	New 60 sq. ft. directional pole sign, non-lit at South entrance to medical campus. This permit is contingent upon the following: 1) Landscaping providing around the base of the sign.	60	0		Other	1615 Maple Lane	\$50.00	201048930400	1615 MAPLE LN
20260285	8/10/2026	Commercial - Fence	Alex Strauch	27100 Brown Road	Mason	Build an approximately 120-130 feet of brown treated 6-ft high privacy fence in rear yard as shown on submitted site aerial. Structural posts are to be located on the interior side of the fence with the finished side facing out.	125	9,000	8/11/2026	Other	310 STUNTZ AVE	\$75.00	201017611000	310 STUNTZ AVE
20260284	8/10/2026	Commercial - Structural Addition/Alteration	Justin Grill	49717 State Highway 112	Ashland, WI 54806	Add new wall paneling to the bathrooms, new flooring, install bath partitions, new drop ceilings and new toilets.	170	25,000	8/20/2026	Primary Structure	210 5th Ave E	\$125.00	201015910000	210 5TH AVE E

20260283	8/10/2026	Residential - Roofing (Material cost over 1,000)	Perrault Construction/Lisa	5913 Tower Ave	Superior, WI 54880	Remove existing shingles from original house only. Install new tar paper, ice & water protection and architectural shingles.	1,727	12,500	8/25/2026	Primary Structure	808 Water St	\$30.00	201011020000	808 WATER ST
20260282	8/10/2026	Residential - Roofing (Material cost over 1,000)	Robin Kemkes	1223 MacArthur Ave	ASHLAND, WI 54806	Removing existing asphalt shingles. Installing asphalt shingles.	0	12,042	8/10/2026	Primary Structure	1223 MacArthur Ave	\$30.00	201038780000	1223 MACARTHUR AVE
20260281	8/10/2026	Residential - Siding (material cost over 1,000)	Tom Tardiff	1523 9th Ave W	ASHLAND, WI 54806	New siding on house and garage, soffit and fascia. Replacement of (3) entry doors.	0	60,000	8/10/2026	Primary Structure	1523 9th Ave W	\$30.00	201032700000	1523 9TH AVE W
20260280	8/7/2026	Residential - Remodel/Repair/Additions (over 5,000)	Makayla Casey	N16833 Agenda Rd	Butternut, WI, 54806	New exterior siding (removed aluminum and replaced with house wrapped OSB and vinyl siding, interior wall thickening (add 2x2 studs) plus insulation and paneling. No structural walls. Replace 6 windows and one patio door.	440	7,500	8/20/2026	Primary Structure	1600 8th St W - Whispering Pines (Mobile Home on Lot 11)	\$50.00	201047320000	WHISPERING PINES COMMUNITY 1600 8TH ST W

20260279	8/7/2026	Residential - Siding (material cost over 1,000)	KIM BROWN	4613 ISLAND LAKE DR	DULUTH, MN 55803	OVERLAY DORMERS WITH VINYL SHAKES AND INSTALL 2 DOORS	2	8,530		Primary Structure	700 WILLIS AVE			
20260278	8/7/2026	Residential - Roofing (Material cost over 1,000)	KIM BROWN	4613 ISLAND LAKE DR	DULUTH, MN 55803	Remove existing shingles and replace with new asphalt shingles. Overlay Dormers with vinyl shakes and install two (2) doors.	24	17,950	8/11/2026	Primary Structure	700 WILLIS AVE	\$30.00	201024040000	700 WILLIS AVE
20260277	8/7/2026	Residential - Permit for new home	Eric Lindman	2315 Elmwood Blvd	Wausau	Demolish existing cabin. Build a new one-story cabin with storage trusses per updated site plan and floor plan submitted. This permit is contingent upon: 1) The Owner providing the planning office with updated work schedule and start date.	1,380	80,000	8/31/2026	Primary Structure	4009 Lake Park Road	\$794.00	201050350000	4009 LAKE PARK RD

20260276	8/4/2026	Commercial - Miscellaneous Repair of a Commercial Structure	HPL Holdings LLC		Ashland, WI 54806	Remove existing stair treads and railing to second floor deck. Install new 2x6 treads and treated 2x4's/2x2's for railings. Install handrail to each side of steps. Existing stair stringers and deck joists to remain as is.	0	3,000	8/7/2026	Primary Structure	116 14th Ave E	\$25.00	201014570000	116 14TH AVE E
20260275	8/6/2026	Residential - Roofing (Material cost over 1,000)	Michael McCutcheon	210 3rd St E	ASHLAND, WI 54806	Tearing off OSB and shingles. Installing metal roof with insulation	0	13,000	8/6/2026	Primary Structure	210 3rd St E	\$30.00	201016950000	210 3RD ST E
20260274	8/6/2026	Residential - Roofing (Material cost over 1,000)	Yolanda Volak	13126 Lower Dam Rd	Norton KA 67654	Installation of metal roof over existing asphalt shingles.	0	3,000	8/6/2026	Primary Structure	1121 3rd St E	\$30.00	201015250000	1121 3RD ST E
20260273	8/6/2026	Residential - Roofing (Material cost over 1,000)	Kim Brown	4613 Island Lake Dr	Duluth, MN 55803	Tear off and replace house roof - install new metal roof.	29	47,680	8/7/2026	Primary Structure	1522 9th Ave W	\$30.00	201032600000	1522 9TH AVE W
20260272	8/5/2026	Residential - Deck	James Clevette	623 Main St East	Ashland, WI 54806	Build addition onto current deck as shown on submitted aerial plan. Detach current deck from building to make it a "floating deck" size 14x24, under 24" total height.	384	2,800	8/6/2026	Primary Structure	623 Main St E	\$50.00	201013830000	623 MAIN ST E

20260271	8/4/2026	Residential - Roofing (Material cost over 1,000)	Paul Vig	1114 2nd Ave W	Ashland, WI, 54806	Replacing cedar shingles over the porch that could not be salvaged when repainting. Maintaining same shingle material and design.	175	2,500	8/10/2026	Primary Structure	1114 2nd Ave W	\$30.00	201028460000	1114 2ND AVE W
20260270	8/2/2026	Commercial - Accessory Structure	Rose Lawyer	701 Chapple Ave	Ashland	Construct Portable Sauna from Superior Sauna, 72inches x 64 inches. Sauna will be at least 6 feet from home and deck and at least 3 feet from property line. A licensed electrician (Mike Koeneman) will install necessary electrical service, and the portable structure will sit on a solid surface, ground level, hardscaped patio that is	32	13,000	8/10/2026	Accessory Structure	701 Chapple Ave	\$50.00	201044200000	701 CHAPPLE AVE
												\$3,867.84		

Total Records: 47

9/10/2026