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

City of Ashland – Plan Commission Meeting Minutes

A meeting of the Ashland Plan Commission was held on **Tuesday, November 9th, 2021 at 6:30 p.m.** via GoToMeeting.

Committee Members Present: Ana Tochterman, David Mettillie, Mayor Lewis, Eric Lindell, John Beirl, Katie Gellatly

Committee Members Absent: Laurie Gregor

Staff Present: Megan McBride

Mayor Lewis opened the meeting at 6:30 p.m.

Agenda

1) Approval of Agenda

Motion to approve the agenda by Eric Lindell, seconded by David Mettillie. Passed unanimously.

2) Consent Agenda

a) Approval of minutes from the October 19, 2021 Plan Commission meeting

Motion to approve the minutes from the October 19, 2021 Plan Commission meeting by Eric Lindell, seconded by Katie Gellatly. Passed unanimously.

3) Public Comment (non-agenda items)

Laura Nagro from Maple Lane commented on a previously approved conditional use permit for a non-metallic mine saying that she would like to see more neighbor notification for CUPs. She noted she is concerned that the process didn't reach enough neighbors, and didn't adequately take into consideration key concerns.

John Beirl commented that he believed we had met all legal requirements for public notice related to that issue, and asked for confirmation.

Megan McBride confirmed that all legal requirements were met. She said that she believed Laura Nagro was suggesting the City review and potentially expand our current ordinance requirements regarding public notification.

4) Action Items

a) Public Hearing and Vote on a request to rezone City-owned parcel #201-05070-

0000 from Light Industrial (LI) to Single-Family Residential (R-1). Applicant Lawrence Pufall.

Motion to go into public hearing by Eric Lindell, seconded by Ana Tochterman. Unanimously approved.

Megan McBride summarized the legal class 2 public hearing notice as well as the neighbor letters. She also read into the record citizen comments provided prior to the meeting:

- 1) Matthew Remec commented that he supports this project and is happy to see the possibility of new development in the area. He feels that if somebody is interested in developing in Ashland, the City should support this and not create barriers.
- 2) Lawrence Pufall, the applicant, commented that he has contractors ready and would like to begin construction yet this building season if the rezoning and subsequent request to purchase are approved. The value of the home that he would build is between \$300,000- \$400,000.
- 3) Ted Kramolis commented on behalf of the Chequameogn Humane Association, and asked if any additional requirements or restrictions could be placed on the shelter if there are noise complaints from a new residential use in this area. Megan Explained that she

Megan McBride then summarized her staff report and the decision criteria for rezoning. There are six acres of developable land on the property and rezoning it for a single-family home is not recommended based on Comp Plan recommendations for this area, anticipated short-term development, and that it is not in line with the City's Principles of Sustainability for development.

Katie Gellatly asked if the whole 19 acres is owned by the city.

Megan responded that the 19 acres is owned by the city. She explained that subdividing the property was discussed with the applicant, but that they would want to purchase the entire lot.

Laura Nargo commented that she agreed with Megan's assessment in the staff report, and said she felt this would potentially be an underutilization of the site.

Motion to go out of public hearing by Ana Tochterman, seconded by Eric Lindell. Passed unanimously.

Eric Lindell commented that a property of this size being dedicated to one single-family home does not reflect sustainable development practice.

Ana Tochterman agreed with Eric and with Megan's staff report. She also noted that there is a lot of residential zoned area already in the City, so we should be hesitant to rezone one of the few pieces of available Light Industrial land owned by the City.

John Beirl asked about the security of the developers for the Timeless Timber site.

Megan McBride said for the residential development we will be drafting a Development Agreement for approval. For the restaurant to be developed on the northern portion of the site, this project already has state approval and the developers would like to begin construction in spring 2022.

John Beirl asked if the parcel requested for rezone would be used for Lawrence Pufall's primary residence. Megan confirmed that it would be

John Beirl asked if he the applicant would be willing to purchase part of the lot.

Megan said that they discussed this and the applicant would like to request the entire property at this time. It is unclear if he would be interested in a smaller portion of this property, or would look for alternative properties to build.

Mayor Lewis asked about the utilities available to the site.

Megan confirmed that the site is served by City utilities.

Motion to deny the request by Eric Lindell, seconded by Ana Tochterman.
Passed unanimously.

b) Review and Vote on a Site Plan for expansion of Deltco Plastics building located at 601 Industrial Rd, parcel #201-05056-1000, zoned Heavy Industrial (HI). Applicant: Deltco Plastics

Megan McBride summarized the site plan for expansion of Deltco Plastics, which would be a 20% increase of their building size. The intent of this expansion is to add another recycling line for more efficient operations and adding up to six jobs. Staff recommendation was approval of the proposed site plan.

Motion to approve the proposed Site Plan for Deltco Plastics by Ana Tochterman, seconded by Eric Lindell. Passes unanimously.

c) Review and recommendation regarding updates to Unified Development Ordinance Section 4.46: W-O Waterfront Overlay District.

Megan updated the committee regarding the UDO Section on the Waterfront Overlay District.

Eric Lindell commented on the landscaping requirements for new developers and was wondering why only 50% of landscaping had to be native plantings and asked if the percentage could be higher.

Megan noted that this was discussed by the Sustainability committee, who ultimately decided 50% is realistic at this time based on availability and local sourcing options. Staff will work with developers to recommend higher than 50%, but this will be the minimum requirement.

Megan asked the committee how they feel about screening and prohibiting parking as a primary use.

Ana Tochterman said that she appreciates that the updates specifically call out prohibited uses.

Mayor Lewis noted that the City does own a piece of land where the primary use is a parking lot north of U.S. Highway 2, and asked if the new amendments would change that.

Megan answered that these amendments would only apply to new developments, not existing uses.

Katie Gellatly asked about the prohibition of hazardous storage and if that also would apply to mini-storage or storage sheds.

Megan said that both would be prohibited, and can be explicitly identified as such.

Ana Tochterman asked if there are building size guidelines for the waterfront.

Megan said that there aren't limitations on size of buildings beyond height restrictions for each zoning district, but there is language discouraging creating uninterrupted views of the lake.

5) Announcements/Reports/Comments/Questions

There are two new businesses opening on Main Street this week.

The City will be submitting an application for an EPA Brownfield Site Assessment Grant to create a reuse plan for the Oredock upland, as well as several other City-owned waterfront brownfield sites.

There will be a holiday tree lighting ceremony this year on November 27th.

6) Adjournment

Motion to adjourn by Eric Lindell. Seconded by Mayor Lewis. Passed unanimously.

Meeting was adjourned at 7:33 pm. Minutes done by Megan McBride and Mandelyn Lyons.