

1. Agenda

Documents:

[AUGUST 7TH, 2018 AGENDA.DOC](#)

2. Supporting Meeting Documents

Documents:

[AUGUST 7, 2018 PC FULL PACKET.PDF](#)

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City of Ashland, Wisconsin

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

PLAN COMMISSION

August 7, 2018

City Hall Council Chambers

6:30 pm

AGENDA

1. Call to Order and Roll Call
2. Approval of Agenda
3. Consent Agenda
 - a. Approval of minutes from the July 17th, 2018 Plan Commission meeting
4. Public Comment (non-agenda items)
5. Action Items:
 - a. Public Hearing and consideration of a Conditional Use Permit to allow a wall **sign on a building façade that does not face a public right-of-way at 211 6th Street W, zoned City Center (CC).**
 - b. Public Hearing and consideration of a Conditional Use Permit to allow long-term housing pursuant to UDO Section 5.2, F: Social Services/Sober Living Home at 1007 6th Street W, zoned Single- and Two-Family Residential (R-2).
6. Discussion Items
 - a. Discussion of potential UDO amendments pertaining to Permitted and Conditional Uses and CUP approval criteria
7. Announcements/Reports/Comments/Questions
8. 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 Megan McBride at (715) 682-7041.

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Minutes of the City of Ashland Plan Commission

A meeting of the Plan Commission was called to order on **Tuesday, July 17th, 2018**
at 6:30 p.m. in the City Hall Council Chambers.

PRESENT: Mayor Lewis, Mike Amman, Charmaine Swan, Ernie Bliss, John Beirl
EXCUSED: David Mettill, Katie Gellatly
STAFF: April Kroner, Megan McBride, Aidan Johan

MEETING AGENDA ORDER

1) Call to Order and Roll Call

Mayor Lewis called the meeting to order at 6:30pm.

2) Approval of Agenda

Motion to approve the Agenda by Ernie Bliss. Seconded by Charmaine Swan. Passed unanimously.

3) Consent Agenda

Motion to approve minutes from June 19th by Mike Amman. Seconded by Ernie Bliss. Passed unanimously.

4) Public Comment

No comments where received

5) Action Items

- a) Public Hearing and consideration of a Conditional Use Permit request to allow a fence that is eight (8) feet in height in Central Railyard Park/Purple Park, zoned Public Park (PP), zoned Mixed Residential/Commercial (MRC).

Motion to go into Public Hearing by John Beirl. Seconded by Mayor Lewis. Passed unanimously.

Megan McBride detailed the Class 2 Public Hearing notice that was given, and went through the criteria of review used to inform staff's recommendation of approval.

Comments received prior to the meeting:

Zygmund Jablonski Jr, President and member of Triangle Holdings, LLC submitted the following comments: "For the record: Triangle Holdings, LLC a neighbor to the "Purple Park" hereby submits its opposition to the requested CUP for a fence to exceed the 6-foot limit. Our opposition is for many reasons.

- We believe that "porta Potty's" are in inappropriate in this setting.

- We believe that the exceeding the 6-foot height limitation will only embolden and allow drug other nefarious activity we frequently witness in this area.

- We believe it is wrong for the city of Ashland to request a CUP and variance for exceeding the height of a fence when the city itself refuses to allow its citizens the ability to exceed the height limit in appropriate applications.

As stated above the main reason to curb drug activity is paramount in protecting the citizens of Ashland especially the children who are most vulnerable.”

Comments During Meeting:

Jack Hوجلund expressed his support for an identical fence around the porta potty at Beaser Park, and believes that there is a similar need for both the porta potty and fence at Central Railyard Park.

Megan McBride provided background of the proposed project.

Jack Hوجلund expressed his support for an identical fence around the porta potty at Beaser Park, and believes that there is a similar need, for both the porta potty and fence, at Central Railyard Park.

Motion to go out of Public Hearing by Mayor Lewis. Seconded by Ernie Bliss. Passed unanimously.

Ernie Bliss suggested a need to reconsider fence height ordinances, allowing for 8ft fences instead of 6ft.

April Kroner stated that the planning department can look into changing the height requirement for the public parks, to avoid the need for future conditional use permits for this type of project.

Motion to approve by Ernie Bliss. Seconded by Mike Ammon. Passed unanimously.

- b) Public Hearing and consideration of a Conditional Use Permit request to allow a duplex in the Single-Family Residential (R-1) zoning district at 508 16th Ave W, zoned Single-Family Residential (R-1).

Motion to go into Public Hearing by John Beirl. Seconded by Mayor Lewis. Passed unanimously.

Megan McBride detailed the Class 2 Public Hearing notice that was given, and went through the criteria of review used to inform staff’s recommendation of approval.

Comments Received Prior to the Meeting:

Matthew Remec called to state that he is very in favor of this proposed development. He said that Ashland needs growth, and this may be a small part of it. He urged that the City should do what they can to assist this development.

Caleb Anderson who lives directly across the street from the proposed duplex called to say that he is not in favor of a duplex in this location, and would prefer if the neighborhood remained single-family only.

Comments Received During the Meeting:

- Jack Hوجلund expressed his reasoning for making the conversion from single family residents to a duplex....

- The footprint of the house will not change, only the interior;
- When purchased the property had unsafe wiring and needed to be redone regardless of the intended use; and while working on the project he received calls from renters asking if he had any one-bedroom units. At the time he only he only rentals with two or more bedrooms, but could see the need for single apartments.

Brian Nabozny expressed his support for the duplex saying he believes...

- It will fill a community need for housing;
- The number of people living in the house will not be greater than if it were a single family home since they are one-bedroom apartments and therefore will likely be occupied by one to two people each; and
- Jack Hoglund does good work and his other properties are beautiful so the Plan Commission can expect the same with this project as well.

John Beirl expressed concern that allowing a duplex in this location may set a precedent for other single family districts.

Staff response:

- With the new state statuette we have limited ability to say no if the use is Conditionally allowed in the district;
- If it is a concern we can look at changing what uses are allowed in the future.
- However in the current Comprehensive Plan mixed density residential, is encouraged and this proposal conforms to the Comprehensive Plan.

John Manno expressed concern with allowing a duplex in the single family residential district...

- He supports Jack in renovating the property and is confident that it will be a high quality rental.
- John expressed concern that regardless of the quality of the rental it would be detrimental to disregard the single family zoning laid out in the Comprehensive Plan; and
- He foresees this disregard of the plan as being harmful to Ashland in the long term.

Brian Nabozny said he did not feel that there would not be a great impact to the neighborhood because the apartments are for single people, so there would be the same number of people living on the property regardless if it is a single family or duplex.

John Manno Expressed concern about...

- Allowing one exception to the comprehensive plan will result in a snowballing of exceptions
- The difference in type of tenants between that a duplex attracts as opposed to a single family home.

Jack Hoglund responded to John Manno comments by explaining that...

- His target tenants are business people, who are quite and want to enjoy the amenities of the area such as the corridor and
- He hopes that the city would like to see, someone such as himself, fill a housing need in a quality way.

Staff Response to John Manno's concerns...

- In 2012 when the Comprehensive Plan was approved the City could deny Conditional Use Permits but due to state statute changes this is no longer the case.
- The City is looking into changing what conditional uses are allowed in order to ensure that parts of the City remain single family residential, but until the ordinance is updated there is little that the City can do to deny Conditional Use Permits.

Megan McBride provided background of the proposed project.

Motion to go out of Public Hearing by Mayor Lewis. Seconded by Ernie Bliss. Passed unanimously.

Charmaine Swan asked for clarification on WI State statutes on conditional use permits.

April Kroner clarified that under the updated state statute all conditions must be based in "fact" making it harder for a city to deny a use if it is allowed as a condition.

Motion to approve by John Beirl. Seconded by Charmaine Swan .

Mayor Lewis addressed John Manno's concerns with the possibility of losing single family home, R1 zoning, and the risk it can pose if the conversion to a duplex is done poorly. These concerns are heard and understood however in this instance Jack Hoglund does good work and these pitfalls should be avoided. The concerns expressed by John Manno will be considered in future evaluations of the unified development ordinance

Ernie Bliss expressed concern about the state statute limiting conditional use permit making the Plan Commission's job obsolete.

April Kroner expressed that in the case of the proposed duplex, no additional conditions are needed, however with a different development, and a different set of circumstances, plan commission may need to impose conditions, based on evidence and fact.

John Beirl expressed that a nuanced approach is required, when re-examining our development ordinances, in order to ensure that we do not accidentally stifle development in R1 districts by making them too restrictive.

Motion to call question by Ernie Bliss. Seconded by Mayor Lewis . Passed unanimously.

Motion passed unanimously.

- c) Public Hearing and consideration of a Conditional Use Permit request to allow a utility facility/solar garden at 2400 Farm Rd, zoned Planned Residential/Institutional (PRI).

Motion to go into Public Hearing by Mayor Lewis. Seconded by Mike Amman. Passed unanimously.

Megan McBride detailed the Class 2 Public Hearing notice that was given, and went through the criteria of review used to inform staff's recommendation of approval.

Comments Received Prior to the Meeting:

Emery Mattson, who owns property on 3 sides of the proposed site for the solar garden, called to say that he has no objects to the solar garden being built in this location.

Comments Received during the Meeting:

Megan McBride provided background on the project and its compatibility with the comprehensive plan, and staff recommendations.

John Beirl, asked for clarification on whether the unified development ordinance specifies solar panels as a use.

April Kroner explained the nuances of the public residential institutional district (PRI); a utility facility is an allowed use. The solar panels fall under utility facility, much like how a sub-station would.

Motion to go out of Public Hearing by Mayor Lewis. Seconded by Charmain Swan. Passed unanimously.

Mike Amman expressed concern that trees along a neighbor's property line could block the solar panels.

Eric Udelhofen is confident that with the 50ft set back from the property line there should be no concern about trees blocking the panels.

April Kroner clarified that the cities ordinances prevents neighbors from shading solar panels on an adjacent property between the hours of 9am and 3pm.

Ernie Bliss expressed concerns about the ascetics of the solar facility.

Charmaine Swan expressed support for Ashland being a leader in sustainability through implementing the solar garden.

Mike Amman expressed interest in the direct economic benefit to Ashland, through jobs created during construction of the facility.

Eric Udelhofen explained that they will try to source as much of their materials locally as possible and will contact with local business for construction as possible.

Mike Amman asked if the solar garden could be expanded in the future.

Mike Bebeau explained that currently their program requires 3 megawatts of solar gardens in the State of Wisconsin. To expand they would need approval from the Public Service Commission. Right now the focus is on ensuring full subscription for the solar garden.

Mike Amman expressed interest in the current subscription of the solar garden.

Mike Bebeau assured the commission that the 70% subscriptions they already have is enough to start construction.

Mayor Lewis clarified for full disclosure that the city will be bringing forward a proposal to subscribe to the solar garden.

Motion to approve by Ernie Bliss. Seconded by Charmaine Swan . Passed unanimously.

d) Site Plan review of a utility facility/solar garden at 2400 Farm Rd, zoned Planned Residential/Institutional (PRI).

Megan McBride described in detail the sight plan and conditions of approval, and staff's recommendations for approval.

April Kroner clarified that Xcel will be working with the DNR on a storm water plan for the sight.

Eric Udelhofen clarified that the goal is to disturb as little vegetation as possible and minimize the amount impervious surface in order to make managing storm water easier.

John Beirl expressed interest in where the solar panels are made.

Eric Udelhofen clarified that they are working with the FDA which requires a Buy America Clause, with a list of approved manufacturers. The panels for this project are made by a South Korean company; this company is opening a manufacturing plant in the United States if this plant opens in time, the panels may end up being manufactured in the US.

Megan McBride clarified that there will be a 8ft high security fence around the property.

Charmaine Swan expressed her support for the solar garden being seen through the fence and that it can serve as a symbol of Ashland being sustainable.

Charmaine Swan expressed concern on whether the access drive would inhibit school bus and other traffic.

April Kroner clarified the access drive will be used very infrequently and the city does not have the ability to regulate the connection, it falls to the State to approve or deny the access.

Mike Ammon expressed concern on the ascetics of the fence if it were to be topped with barbed wire.

Eric Udelhofen clarified that according to state electric code they must make the sight inaccessible but this does not necessarily mean that it needs barbed wire if the goal can be achieved in a different manner.

Motion to approve by John Beirl. Seconded by Mike Amman . Passed unanimously.

6) Discussion Items

- a) Discussion of potential UDO amendments pertaining to Permitted and Conditional Uses and CUP approval criteria

Item tabled until a future meeting.

7) Announcements / reports / comments / questions

April Kroner clarified that in order for a mix in uses such as duplexes in a R1 zone, a request to rezone to a "Traditional Neighborhood district" would be required. The comprehensive plan encourages allowing mixed uses in some but not all areas.

We may need to look into changing the R1 district to no longer allow for duplexes, and may need to be re-evaluated with the current state statute in mind.

Charmaine Swan expressed there is a need in Ashland for nice housing in order to keep professionals in the City rather than looking for housing in Washburn.

Mayor Lewis expressed concern that if not done with care rentals can become incompatible with the surrounding neighborhood.

April Kroner clarified that the City's goal is to provide diverse housing options.

John Beirl expressed concern that barring duplexes' could become too restrictive.

Charmaine Swan expressed that her concern with the state of current rentals is greater than the concern of whether or not one can build a duplex. She also asked for a status update on the New Day Shelter.

April Kroner said she is unsure of whether they are seeking more money, but they will need to bring it into compliance with their site plan.

Charmaine Swan asked about other sites that are not in compliance.

April Kroner explained that Aidan Johan is working on ensuring compliance with Conditional Use Permits.

Charmaine Swan inquired about welcome to Ashland signs to be installed.

April Kroner clarified that they are good grant projects, but the department does not currently have the funds or staff time to pursue these projects.

Charmaine Swan asked for a progress update for adding bike lanes to Beaser Ave.

Aidan Johan provided an update that the city has received a cost estimate and he has an upcoming meeting with the engineer to go over details of the project.

April Kroner clarified that the cost for this project is around \$140,000, so it will need to be fit into the 5 year plan and Public Works budget.

John Beirl asked for updates on the 6th Street paving project, the proposed sand pit and city staffing.

Mayor Lewis explained that the 6th street project is nearing completion with road base laid down.

April Kroner provided clarification on the sand pit. The applicant has not yet completed their application, and plan on scaling the project back. Once the full application is received it will go to public hearing and through the normal Conditional Use Permit process.

Mayor Lewis addressed staffing...

- A new city administrator has been hired and will be starting the end of August;
- The vacancy in the Public Works Director position is currently being filled by Jim Struck until a new administrator is onboard before hiring a new permanent position
- The Utility Manager position has good applicants and we are hoping to hire someone by the end of the month
- Our HR director is retiring and is being filled on an interim bases
- The Building inspector position is currently being contracted out to Steve Schraufnagel.

April Kroner explained that staff is handling some inspections in department but Steve is able to handle all other inspections, as both a Commercial and Residential inspector. The position is in flux as we evaluate future needs and priorities.

8) Adjournment

Motion to adjourn by Ernie Bliss. Seconded by Mike Ammon. Passed unanimously.

The meeting was adjourned at 8:15p.m. Minutes by Aidan Johan.



STAFF REPORT – Plan Commission – August 7th, 2018

Agenda Item # 5a: Conditional Use Permit Request to allow a wall sign on a building façade that does not face a public right-of-way

Zoning District: City Center (CC)
Property Address: 211 6th Street W
Parcel #: 201-01942-0000
Parcel Owner/Applicant: Keith Tveit on behalf of American Legion Post 90/VFW Post 690
Staff Contact: Megan McBride

Background

Keith Tveit, on behalf of the American Legion Post 90 and VFW Post 690, is requesting a Conditional Use Permit (CUP) to place a wall sign on the north façade of their building which does not face a public right-of-way. The purpose of placing an additional sign in this location would be to denote the secondary path of egress on the north side of the building, and also to gain visibility from the adjacent Super One and 5th Street Corridor.

The proposed sign was recently reconstructed and located on the American Legion/VFW's former building. The sign is 2' wide by 8' in length, and meets all sign standards laid out in the Unified Development Ordinance. The applicant has already submitted all materials for a sign permit, which will be issued contingent on approval of the CUP to place it in the proposed location.

Standards for 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.

Conditional Use Review

The following decision criteria were used to review the submitted conditional use:

1. **Consistency with Comprehensive Plan.** The proposed signage is consistent with the values and principals established in the Comprehensive Plan, which encourages the City to support civic organizations and other resident-led initiatives that enhance vibrancy in the community. Allowing this additional sign on a building façade not facing a public right-of-way but which will contribute to the visibility of these active community organizations is one way the City can offer support.
2. **Compatibility.** The proposed signage is compatible with surrounding uses, as the only property owners who would have a view of the sign would be the owners of Super One and SUD Family Limited Partnership who owns the former Chequamegon Clinic building. Staff does not see the proposed sign as creating any concerns or incompatibilities with these surrounding uses.
3. **Importance of Services to the Community.** The VFW Post 690 and American Legion Post 90 provide a wide range of community services for the Ashland area, and allowing them to place their existing sign on the rear of their building for increased visibility from the heavily traveled

Dear April & Megan,

I am submitting this letter along with the American Legion Post 90s' conditional use/Sign Permit application to be reviewed by your commission on the August 7th Planning Commission meeting scheduled for 6:30 PM.

This application is regarding a sign that the Legion would like to place on the back of the current building near the roof peak. Please review your packet for a picture of the proposed location.

We chose this location to denote the secondary path of egress as well as giving the people who are exiting the local supermarket South on 2nd Ave. West a view of it on our building.

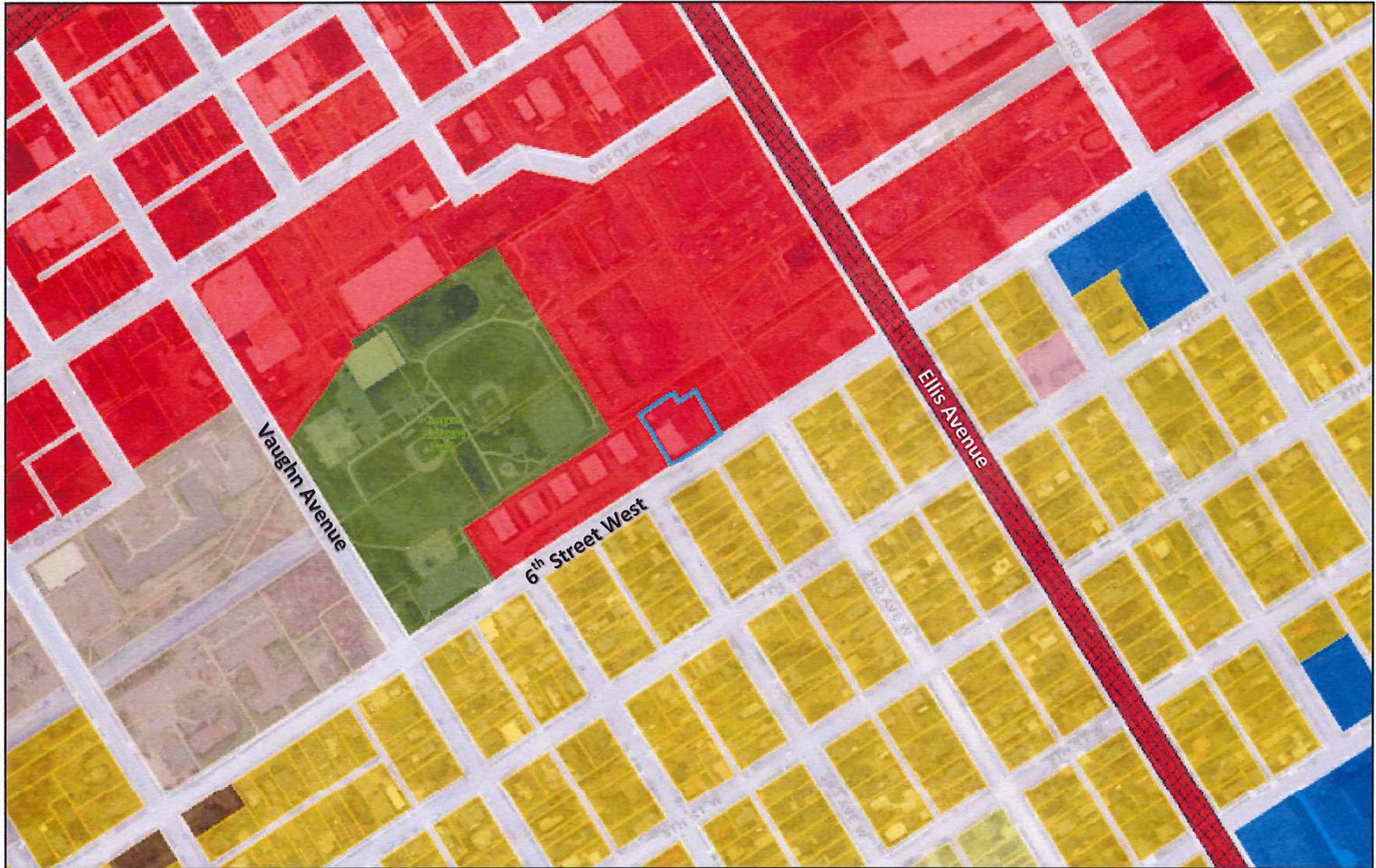
This sign was recently rebuilt and was located on our old Post building. We feel it is nicely done and would not conflict with the cities' sign ordinance.

For more information, please feel free to contact me via phone, text or email at:
Robert Kreinbring [\(715\) 681-0632](tel:7156810632) or BKrbrg10@gmail.com.

Best Regards,

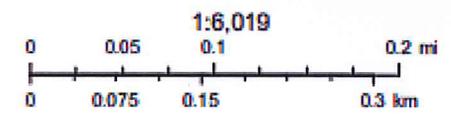
Robert Kreinbring
Commander
American Legion Post 90

Zoning Map



July 26, 2018

-  City Center (CC)
-  Single- and Two-Family Residential (R-2)
-  Mixed Residential/Commercial (MRC)
-  Public Park (PP)

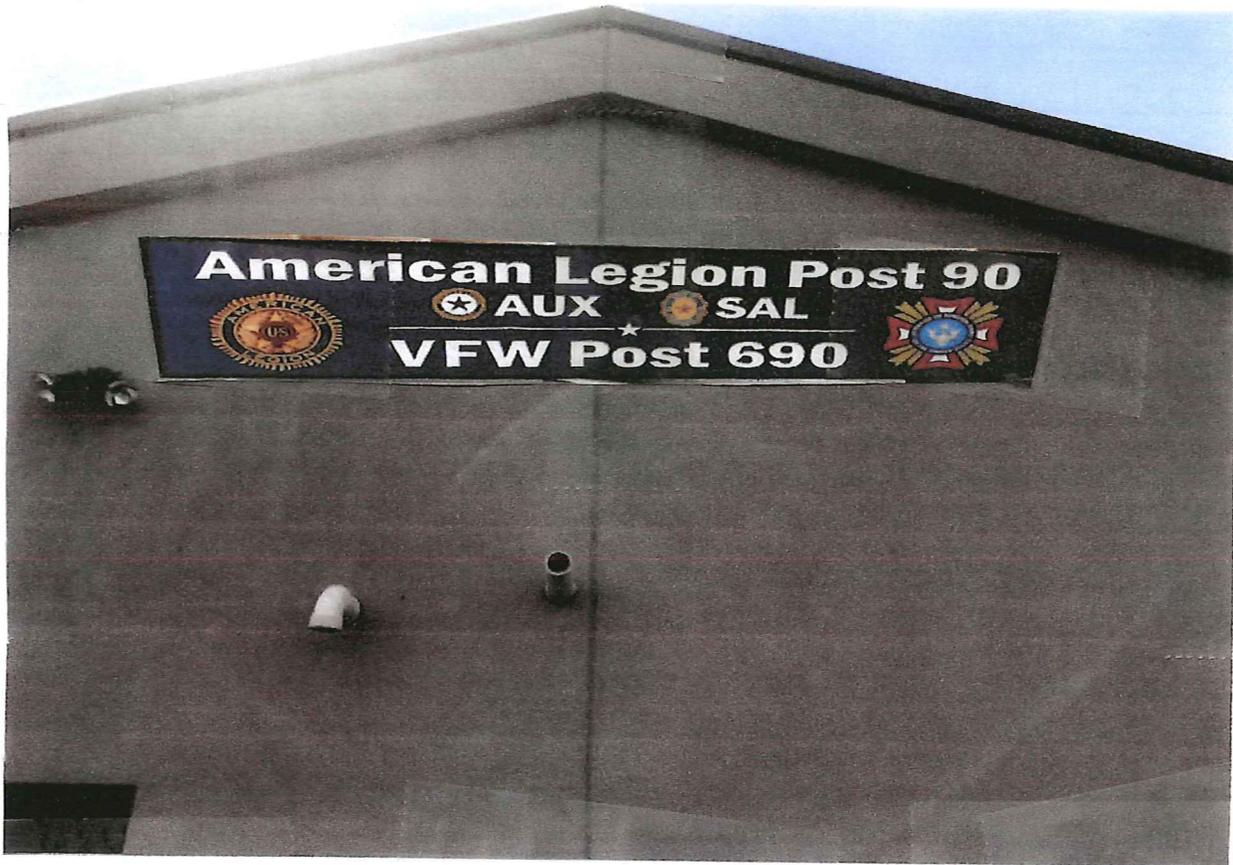


City of Ashland Public Works Department, GIS Division
City of Ashland Public Works and Planning Department



City of Ashland, Department of Planning & Development, 601 W Main Street, Ashland, WI 54806

SIGN - SITE SKETCH



Please sketch the proposed location of the sign above or attach a site diagram.
Note all buildings, parcel lines, rights-of-way and existing signage.
Include on this map, or attach, a sketch or photo of the sign design, including colors.

Find yourself next to the water.

A S H L A N D

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 – August 7th, 2018

Agenda Item # 5b: Conditional Use Permit Request to allow long-term housing pursuant to UDO Section 5.2, F: Social Services/Sober Living Home

Zoning District: Single- and Two-Family Residential (R-2)
Property Address: 1007 6th Street W
Parcel #: #201-00366-0000
Applicant: Dave Gallup Foundation
Staff Contact: Megan McBride

Background

The Dave Gallup Foundation is requesting a Conditional Use Permit to allow long-term housing pursuant to UDO Section 5.2, F: Social Services/Sober Living Home in the Single- and Two-Family Residential (R-2) zoning district at 1007 6th Street West. The home has 4 bedrooms and 2 bathrooms, and would house a maximum of eight (8) tenants. The applicant has already entered into a year lease agreement with the landlord of this property (extending through June 30, 2019) and provided proof of this to the Planning & Development Department. Tenants will pay \$700 per month for rent to cover utilities, rent, and salary for the onsite supervisor (Curtis Gauthier). The foundation fundraises to offer a first month scholarship on rent for new residents to give them time to get settled and find a job.

The City's UDO indicates that "Social service uses may not be located within 1,200 feet from another social service use unless the Plan Commission determines that the cumulative impacts of the existing and proposed uses will not adversely affect the living and working conditions of the properties located within 1,200 feet of the proposed uses" (UDO Section 5.2F: Social Services). The Prentice House (also a Social Service use) at 820 6th Street W is located less than 500 feet from the proposed use. As such, Plan Commission will need to determine if having the two social service located in this proximity will adversely affect the surrounding properties.

Standard regulations for sober living homes which will be implemented at this location include:

1. A drug and alcohol free living environment;
2. No treatment services are provided on-site but tenants are required to attend five 12-step meetings per week;

drugs/alcohol prior to treatment. The proposed sober living home would serve the community by providing a sober living environment with support provided by both a full-time onsite manager and peers to, which has been identified as a best practice in addressing substance abuse by the Substance Abuse and Mental Health Services Administration.

4. **Neighborhood Protections.** Improvements will be made to the home to bring it up to code and ensure that it is attractive and fits in with the surrounding neighborhood. There will be full-time on site managerial supervision and residents are subject to random urine drug tests to ensure all are complying with the rules and overall intent of the sober living home.
5. **Conformance with Other Requirements:** The applicant will need to conform to all UDO standards, including (but not limited to):
 - Representatives of the Dave Gallup Foundation have been working with Saron Lutheran Church to discuss the possibility of shared parking, and this matter will be discussed by the Saron Lutheran Church Council on August 21st. UDO Section 6.3E: Shared Parking requires that the location of the proposed shared parking be located within 500 feet of the proposed use, and if granted permission with proof presented to the Planning & Development Department the parking lot at Saron Lutheran Church would accommodate as it is approximately 150ft from the proposed home. According to parking standards for Social Service uses there must be 1 parking space provided for every 200 square feet of floor area. Based on assessment records the building is approximately 1,600 square feet, so 8 spaces would be required. Approval of the Conditional Use Permit is contingent upon review and approval of the applicant's final parking plans by Planning & Development staff.
 - Applicant shall obtain a building permit for any renovations that will take place on the home.

Review Recommendation

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

- No more than 8 individuals may occupy the property at one time.
- Provide proof of a shared parking agreement with Saron Lutheran Church and full parking plan to Planning & Development staff for review and approval.
- Resurface the driveway using asphalt, concrete, or a similar durable material as stated in UDO Section 6.1G: *Driveways*.

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 decision. The required Class 2 public hearing notice was issued, 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.

Cover Letter

July 30, 2018

To Whom It May Concern:

This letter is in reference to the sober living residence that will be located at 1007 6th Street West in Ashland WI. Pending approval of a conditional use permit this residence will be used to provide a supportive space for up to 8 individuals in early recovery from Substance Use. This residence has been leased, and will be run, by the Dave Gallup Foundation with onsite management provided by our employee Curtis Gauthier. Curtis is an Ashland resident and an individual in long term recovery with an Associate's Degree in Alcohol and Other Drug Abuse.

The Dave Gallup Foundation is a nonprofit that was founded in 2014 to address the needs of individuals struggling with Substance Use. My name is Suzanne Madecky and I am the Assistant Director of Nursing at a large forensic psychiatric state hospital in Madison WI and a person in long term recovery myself. When my brother became addicted to opiates in 2002 after a surgery (before we even knew that an epidemic of such large proportions was on its way) I tried very hard to help him find services that would assist him with this disease. Because he had no insurance there was often nowhere for him to go unless the State of WI placed him under commitment, and then he was only admitted to a state hospital for 72 hours for stabilization. After he died six agonizing years later my mission emerged; to help others struggling with the disease of addiction to help themselves. Six years later the Dave Gallup Foundation (501c3) (named after my brother) was formed and we opened our first sober living in 2015.

Sober living houses are alcohol and drug free living environments for individuals attempting to abstain from alcohol and drugs and a Substance Abuse and Mental Health Services Administration (SAMHSA) best practice. They are not licensed or funded by state or local governments and the residents themselves pay for costs. The philosophy of recovery emphasizes 12-step group attendance and peer support. It is a place for individuals new to recovery to obtain support, guidance, and direction at a very vulnerable time in their lives. Addiction is a thought disorder and a major mental illness that is treatable. Many things (friends, family, or places) can trigger the obsessive thoughts inherent in early recovery or overwhelm a person's coping mechanisms leading them back into the disease. Sober living allows them to live life and work through triggers and difficult situations that may have caused them to slip if they hadn't had the daily support. Developing a social support in early recovery is vital for many.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3057870/>

There will be full time on site managerial supervision and residents are subject to random urine drug tests. Residents pay a monthly rent of \$700 which fosters accountability and work ethics.

The Dave Gallup Foundation engages in fundraising to attempt to provide residents with a first month scholarship so they can get settled and find a job. The monthly fee is utilized to pay the rent, utilities, other associated costs, and salary to provide onsite managerial oversight. Residents are required to continue outside programs and treatment such as outpatient services or individual counseling and comply with their terms of probation/parole if they are under supervision. They are also required to attend five 12 step meetings per week, eat dinner as a community, and daily chores are split amongst the residents.

The Dave Gallup Foundation has been working closely with Northlakes Clinic and other agencies to provide this much needed service to Ashland County. On August 21st the Secretary of the Saron Lutheran Church will be discussing options at their Council meeting to allow residents to park in the church parking lot. Right now there are multiple improvements to the property that will need to occur that will not be provided by the landlord. Habitat for Humanity will be assisting with this project with an anticipated opening date of September 1, 2018.

We would like to thank you very much for your consideration of a conditional use permit for this endeavor. Eight residents are needed to be able to pay for rent, utilities, and the salary for onsite supervision which I have found to be absolutely necessary to promote the best outcomes possible for the residents. If we are not able to obtain a conditional use permit we will not be able to provide this service in Ashland which I truly believe will be a much needed asset for your community. Please feel free to call my cell at 262-470-8269 with any questions you may have!

Sincerely,

Suzanne Madecky RN, BSN

Executive Director

Dave Gallup Foundation

314 Madison Avenue

Fort Atkinson, WI 53538

davegallupfoundation@gmail.com

Cedar House Expectations

- Curfew – Sunday to Thursday - 10:00 pm / Friday & Saturday – 11:00 pm
 - House meetings are mandatory – no exceptions unless approved.
 - Five 12 Step meetings per week.
 - Have or acquire a sponsor or mentor to work with.
 - Complete step work or similar recovery work (continuous).
 - Participate in a minimum of 3 recovery activities a week.
 - Show growth in both personal and recovery areas. Note: there is no set time limit for residency as long as growth can be established.
 - **I understand this is NOT a rental agreement and my stay can be terminated at any time".**
 - Rent is due on the first of the month. Bimonthly payments may be arranged. After the 6th a \$25 late fee will be assessed.
 - Employment must be actively pursued and obtained.
 - Maintain each bedroom in a neat, clean, and prideful manner.
-
- Rooms or property may be searched at any time at management's discretion.
 - Breathalyzer's and drug testing may be administered at any time.
 - Relapse is grounds for expulsion.
 - Any drugs or alcohol in possession of a resident on premise will result in expulsion.
 - Physical relationships with community members may result in expulsion.
 - Members of the opposite sex are not allowed in bedroom environments and may only enter premises with house consensus.
 - Surfing explicit or illegal websites on shared Wi-Fi is not allowed.
 - Theft of fellow resident's property will result in expulsion.

- No tolerance policy for verbal and physical abuse, threats of violence, or any type of discrimination.
- Contribute in a positive way to the overall community living environment. Be courteous, respectful, encouraging and helpful to fellow residents.
- Be good ambassadors and community members.
- ~~Women~~ ^{Occupants} takes turns making dinner and community meal time is mandatory.
- General house and yard chores are shared and rotated.
- In the event of disagreements or complaints first try and work it out with each other.
- Each person's spiritual journey is sacred and between themselves and a "Higher Power" of their choosing.
- We are each "our ~~sister's~~ ^{brother's} keeper". Respect and kindness are guiding principles we live by.

Resident _____

Date _____

Occupants

Resident

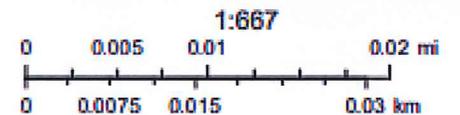
1007 6th St W



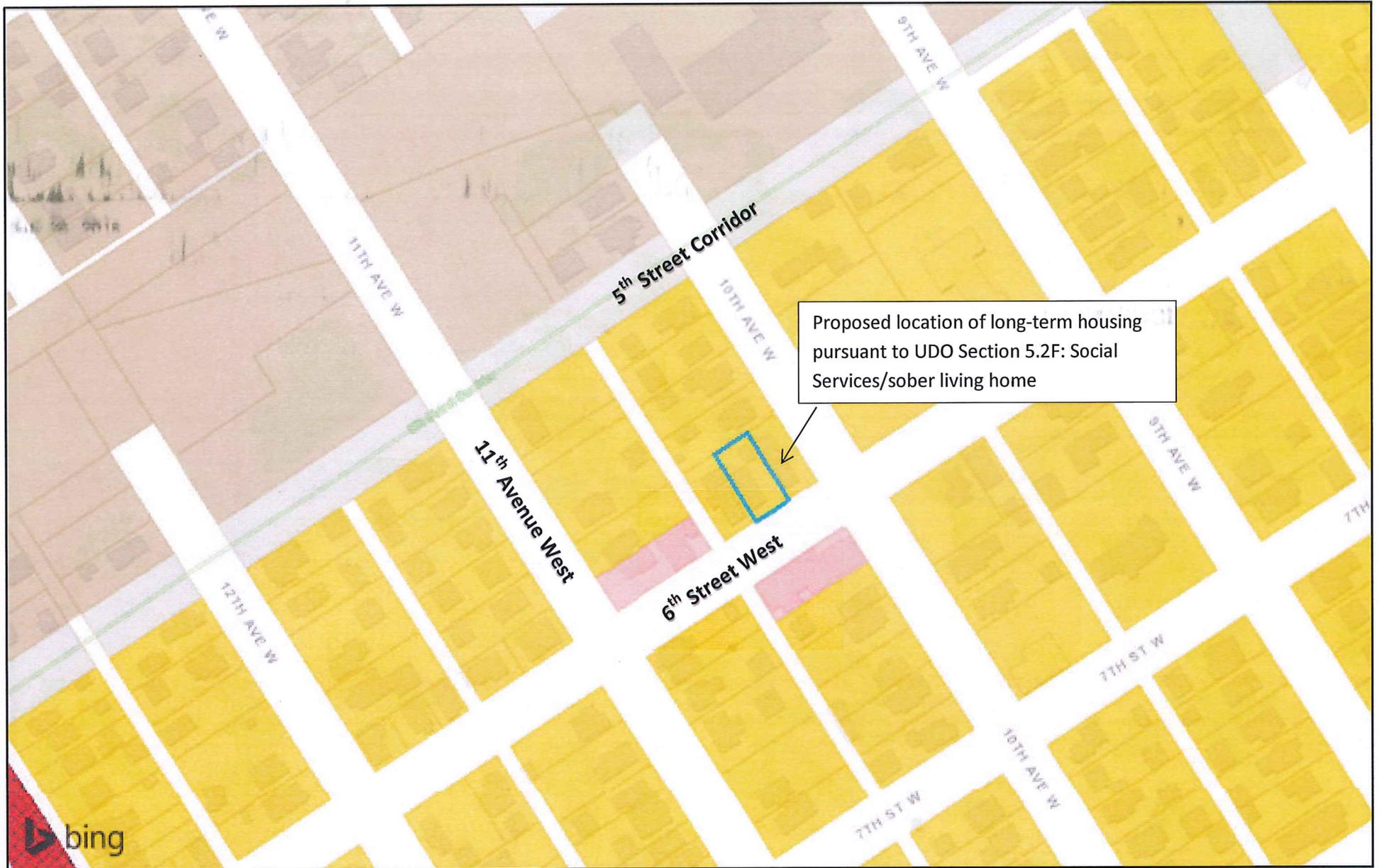
August 2, 2018

Parcel Labels

Parcel Mapping

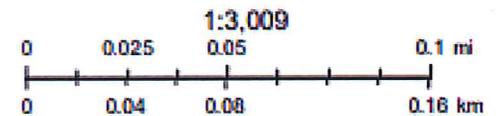


Zoning Map



July 26, 2018

-  Single- and Two-Family Residential (R-2)
-  Neighborhood Commercial (NC)
-  Mixed Residential/Commercial (MRC)

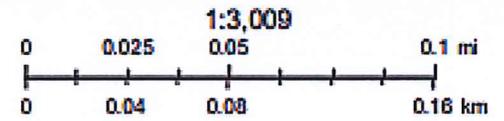


City of Ashland Public Works Department, GIS Division
City of Ashland Public Works and Planning Department



August 2, 2018

 Parcel Mapping



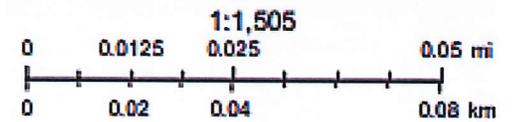
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Distance to Proposed Parking



August 3, 2018

 Parcel Mapping



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