



Historic Preservation Commission

Monday, October 2, 2023

City Hall Council Chambers – 601 Main St W. Ashland, WI 54806

5:00 PM

Take notice that a meeting of the Historic Preservation Commission will be held in- person in the City Hall Council Chambers, with the availability to attend virtually.

To join the meeting from your computer, tablet or smartphone <https://meet.goto.com/978070741>. Or dial in using your phone. United States (Toll Free): 1 877 309 2073 Access Code: 978-070-741

The following items will be considered:

1. Call to Order and Roll Call

2. Approval of Agenda

3. Identify Conflicts of Interest

4. Approval of Minutes

- a. Approval of Minutes from the August 14th, 2023 Historic Preservation Commission Meeting

5. Public Comment (non-agenda items)

6. New Business

- a. Review and Action on a Certificate of Appropriateness for Adaptive Reuse Project at 208 3rd Avenue West (Historic Opera House Property)

7. Announcements/Reports/Comments/Questions

8. Adjournment

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NOTE: Upon reasonable notice, the City of Ashland will accommodate the needs of disabled individuals or individuals with limited English proficiency through auxiliary aids or services. For additional information or to request this service, contact the Planning & Zoning Department at 715-682-7041 (not a TDD telephone number)

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

The Historic Preservation Commission will meet on August 14th, 2023 at 4:30 p.m. in the City Hall Council Chambers (601 Main St W)

Committee Members Present: Stephen Schraufnagel, Magge Ericson, Elizabeth Madsen-Genzler, Kristen Huset, and Andy Goyke

Committee Members Absent: Jeff Muse

The meeting was called to order at 4:33 P.M at the City Hall Council Chambers

Others Present: Mandelyn Lyons

Agenda

- 1) Approval of Previous Meeting Minutes from April 24th 2023.

Motion to approve the April 24th 2023 meeting minutes by Andy Goyke, seconded by Kristen Huset. Passed.

- 2) Public Input (each speaker will be allowed up to 5 minutes to present to the Historic Preservation Commission)

None.

- 3) Old Business

A. Updates on historical property projects

Mandelyn Lyons updated members on the Union Bank project and how Jeanne Aspenson is waiting for approval of her Historic Tax Credit plans. She also stated that the Opera House reconstruction is going to Zoning Board of Appeals for their garage setbacks and could likely come to HPC for a Certificate of Appropriateness either before Site Plan Review or afterwards.

Magge Ericson announced that Fifield Row has been designated as a historic district under it's original name Fifield Place.

Mandelyn Lyons informed members that the CESA 12 building was purchased as well, however plans for it have not come forward yet.

Stephen Schraufnagel stated that there is more investment being seen in private residential projects as well, and cited Amanda Wood's work on her Chapple Ave residence.

- 5) New Business

A. Discussion about Preservation Planning

Mandelyn Lyons presented the idea of Ashland's HPC creating a Preservation Plan of their own. She indicated that the City of Madison's Preservation Plan is extensive and could provide inspiration.

Commission members agreed that a Preservation Plan would be a step in the right direction and would allow them to set different goals regarding preservation.

Magge Ericson and Steve Schraufnagel commented that a prior consultant used for many projects, Traci Schnell, could be a valuable resource for giving more examples of plans and creating a preliminary plan for Ashland.

Mandelyn Lyons agreed that Traci would be a great resource, but that she also would like feedback from the commission and the public on what should be emphasized in the plan.

Kristen Huset, Andy Goyke, and Elizabeth Madsen-Genzler agreed that the Madison plan provides great starting points and that they want involvement from the public in creating the plan.

Mandelyn Lyons stated that if the Commission is on board with creating a Preservation Plan, she can speak to the current Planning Director about funding for next year's budget cycle or the year after. She also mentioned that there are a variety of grants that could help fund the project as well.

Elizabeth Madsen-Genzler and Kristen Huset agreed that even if funding can't be secured for the upcoming year preliminary planning could begin. Kristen Huset suggested forming a subcommittee to start planning.

B. Discussion regarding historic district property owner contact list

The commission then reviewed buildings that are up for local nomination and agreed on this list:

- The property at 509-515 Main St. W (owned by D'Anna Zakovec)
- SOO Line Depot (presently listed on the National Register)
- Ashland Bottle Works Building (located next to the Daily Press)
- St. Andrew's Building (a former church), now known as Cathedral Nails
- Former Hank Martinsen Jr. House (located on Chapple across from Wilmarth Mansion)
- Chapple Ave. Condo Buildings (just the former Chicago Northwestern Depot, none of the new buildings)
- All Area Churches
 - Saron Lutheran – Magge is planning to reach out to them
 - Good Shepard Lutheran Church
 - Presbyterian Church
 - Light House Baptist Church (701 Ellis Ave)
- Bay Tower (owned by Ashland Housing Authority)
- Ashland Elk's Lodge #137

- Should be considered for both the building & significant historical events
- Local Schools
 - Bay City School (east side, 13th Ave.)
 - CESA Building
 - Latimer School Building & Dodd Gym
 - Former Ellis Building (located on Stuntz)
 - Beaser School
- Bohemian Hall (east side, check to see if this is in the 2017 report)
- AADC Buildings (check to see if this is in the 2017 report)
- President's House at Northland College
- Lighthouse Keepers House & Boathouse (east side)
 - Magge has pictures from 1941
 - Home was sold – concerned about preservation
- 615 St Claire St. (owned by Florence Campbell) – will need pictures
- Bystrom House & Large Oak tree on the property
- Jarrod Dahl's Home – 1323 6th St. W

Commission members agreed to add another property to the list, the Light House Baptist Church (701 Ellis Ave).

Mandelyn Lyons asked the Commission to prioritize properties that they would want to see on the first round of nominations to the register. After discussion the Commission members agreed on several buildings including the Presbyterian Church on Vaughn Ave, the Ashland Housing Authority Bay Tower, Bohemian Hall, the AADC Building, the Northland President's House, the Lighthouse Keepers Home and Boat House, and Jarrod Dahl's home at 1323 6th St. W. Mandelyn Lyons agreed to have these nominations ready for the October meeting.

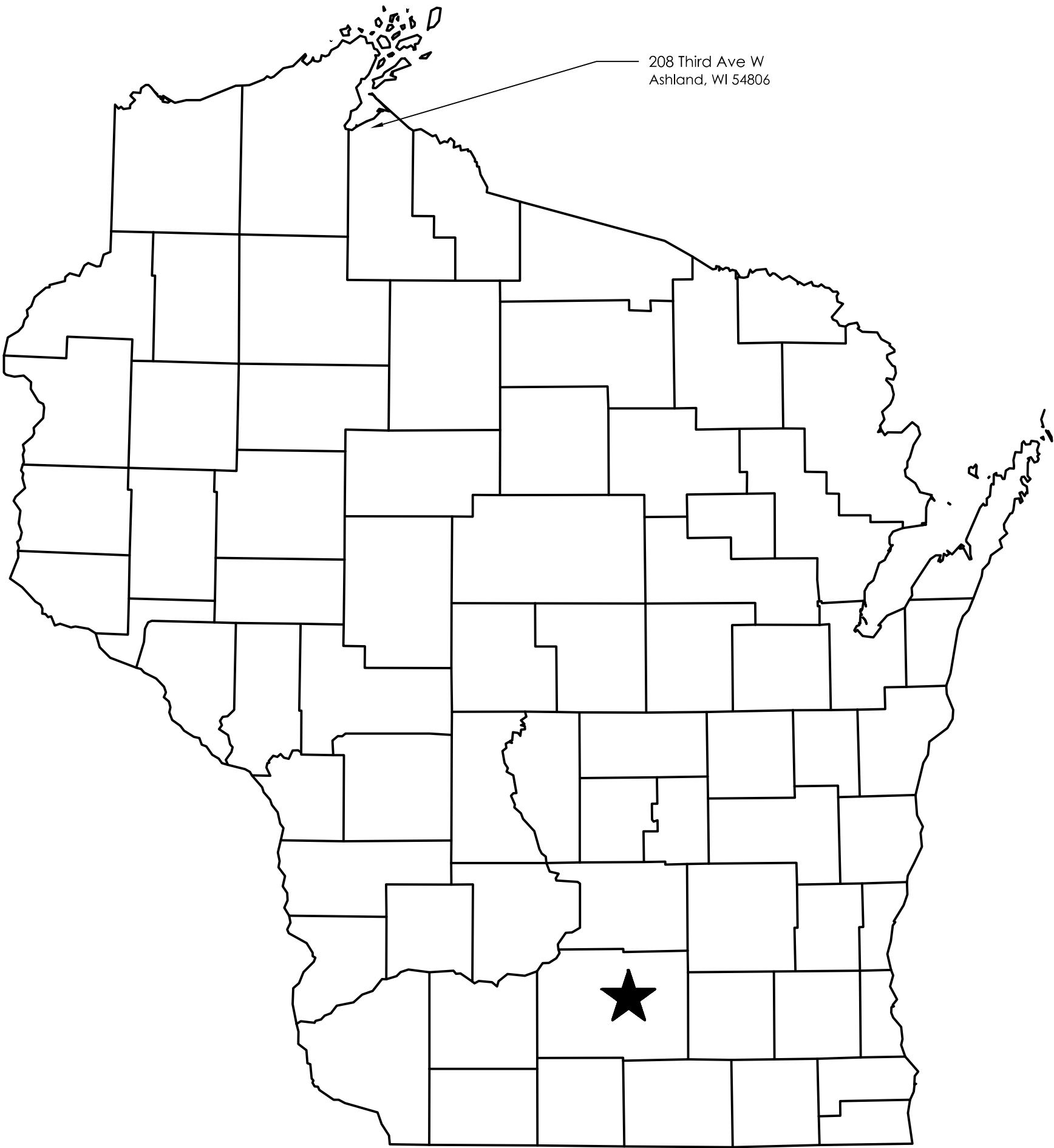
6) Announcements / Reports / Comments / Questions

The next scheduled meeting for HPC is October 23rd

7) Adjournment of Meeting

Motion to adjourn made by Elizabeth Madsen-Genzler, seconded by Magge Ericson. Passed unanimously.

The meeting was adjourned at 5:28. Minutes by Mandelyn Lyons.



Zoning Information:

District:	CC, City Center
Minimum Parcel Area:	3,500 square feet
Minimum Parcel Width:	25 feet
Setback Requirements-	
Principal Building:	None
Accessory Building:	Attached to Principal Building- Conform to requirements of Principal Building
Maximum Parcel Coverage:	100%
Maximum Height-	
Principal Building:	45 feet
Accessory Building:	Attached to Principal Building- Conform to requirements of Principal Building
Buffer Requirement:	Does not apply to this scope
Parking:	
Offstreet Parking:	2 per Dwelling Unit

Sheet Index:

Sheet	Description / Contents
COVER	COVER SHEET
SITE PLAN- BLOCK	OVERALL SITE PLAN INCLUDING ENTIRE BLOCK
AS301	EXISTING AND PROPOSED SITE PLAN
AS302	LANDSCAPING AND OUTDOOR LIGHTING PLAN
	GARAGE ELEVATIONS
	BUILDING ELEVATIONS
A501	VIEWS OF BUILDINGS WITH COMPARABLE MATERIALS AND COLORS

Project Information:

Project Number:	23002
Project Address:	208 Third Ave W Ashland, WI 54806
Developer:	S H Warren, LLC
Contractor:	Trudeau Construction, Inc
Architect:	Thomas A Westlund P.O. Box 526 Ashland, WI 54806 715-209-7471 Thomas.Westlund@WestlundAE.com

Issue Date:	
Site Plan Review:	2-4-2023
Planning Commission	9-5-2023

Revisions

District:	CC, City Center
Minimum Parcel Area:	3,500 square feet
Minimum Parcel Width:	25 feet
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Project Number: 23002

Project Address: 208 Third Ave W
Ashland, WI 54806

Developer: S H Warren, LLC

Contractor: Trudeau Construction, Inc.
Tom Trudeau
715-209-3920
trudeaubuilders@gmail.com

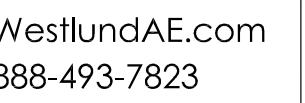
Architect: Westlund Consultancy, LLC
Thomas A Westlund
715-209-7471
Thomas.Westlund@WestlundAE.com

Issue Date

Site Plan Review: 2-3-2023

Permitting Commission: 9-5-2023

Revisions



OPERA HOUSE CONDOMINIUMS

ASHLAND, WISCONSIN

SHEET:
SITE PLAN
- BLOCK



WestlundAE.com
888-493-7823

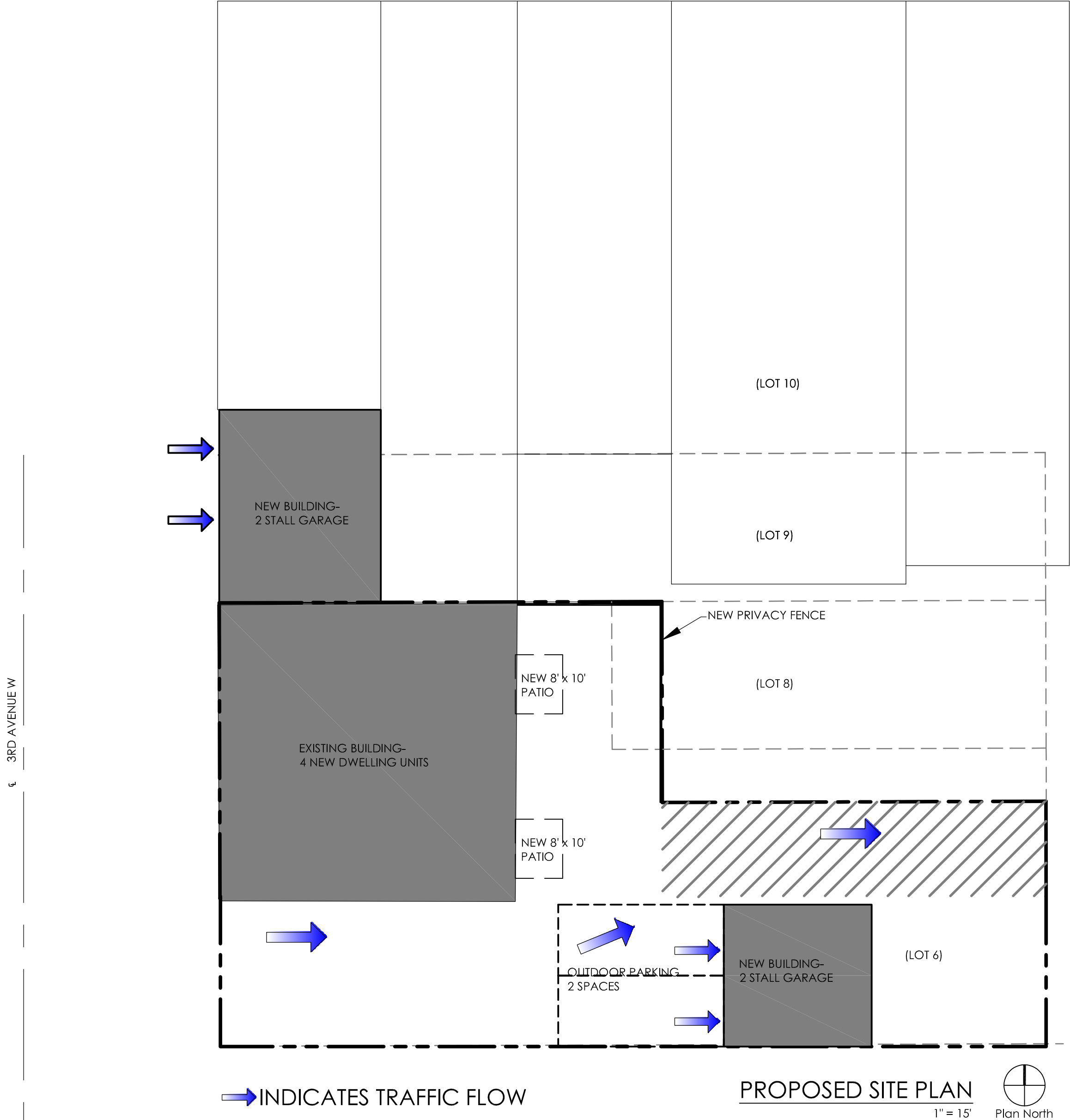
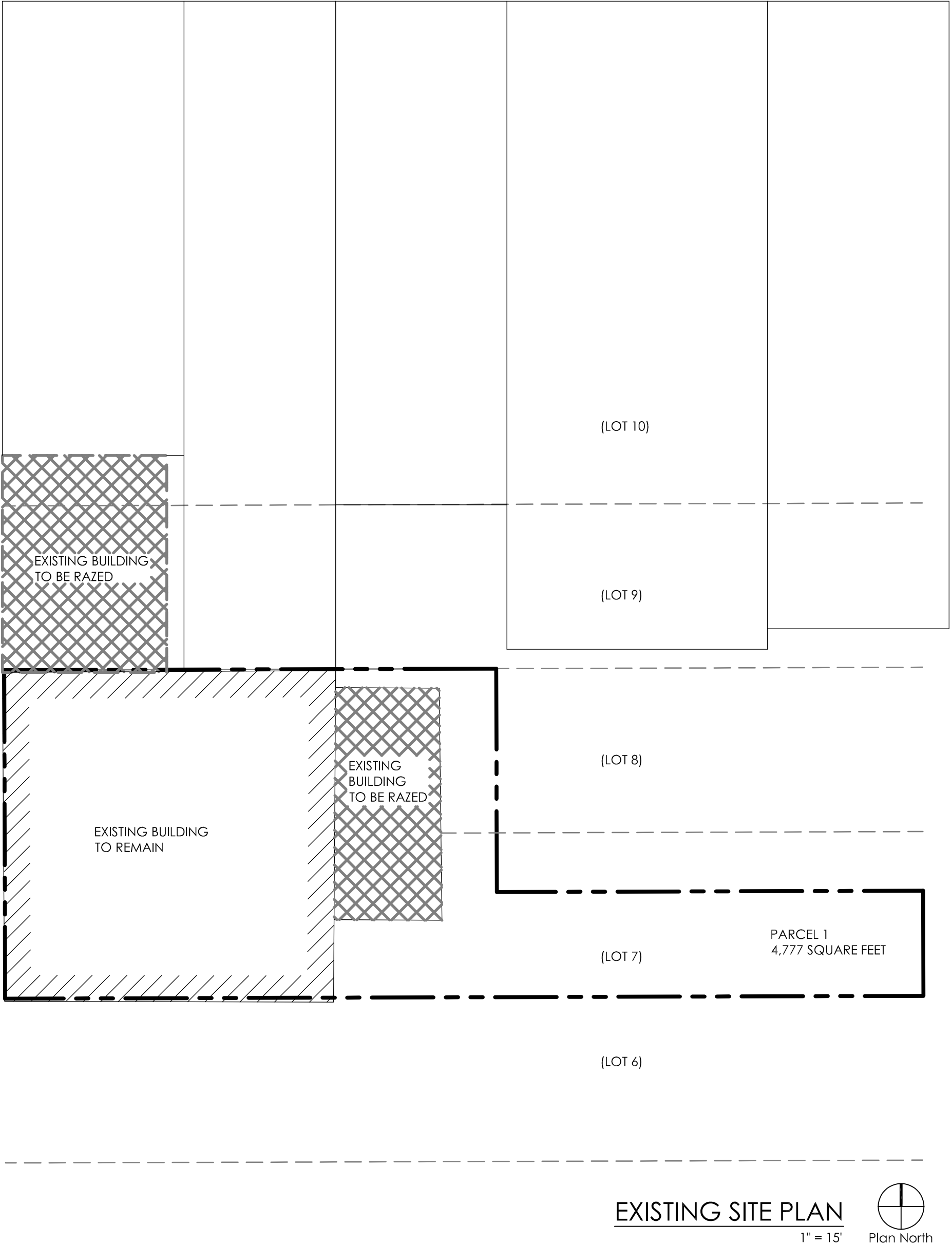
PROJECT NUMBER: 23002
BUILDING ALTERATIONS FOR
OPERA HOUSE CONDOMINIUMS
ASHLAND, WISCONSIN

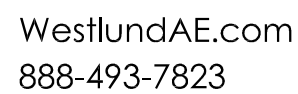
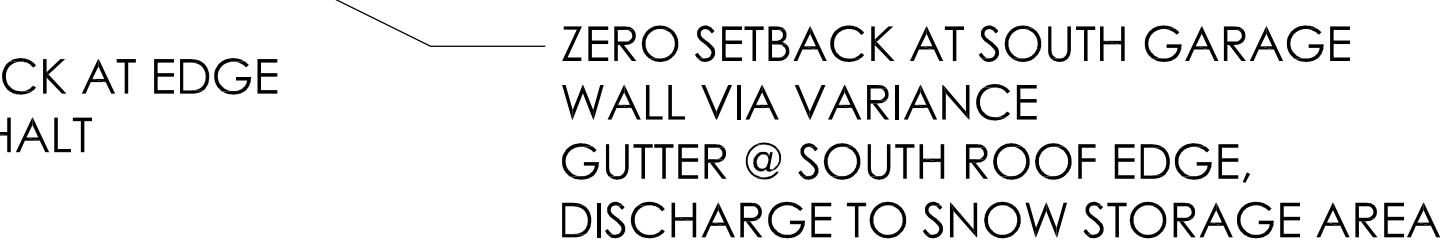
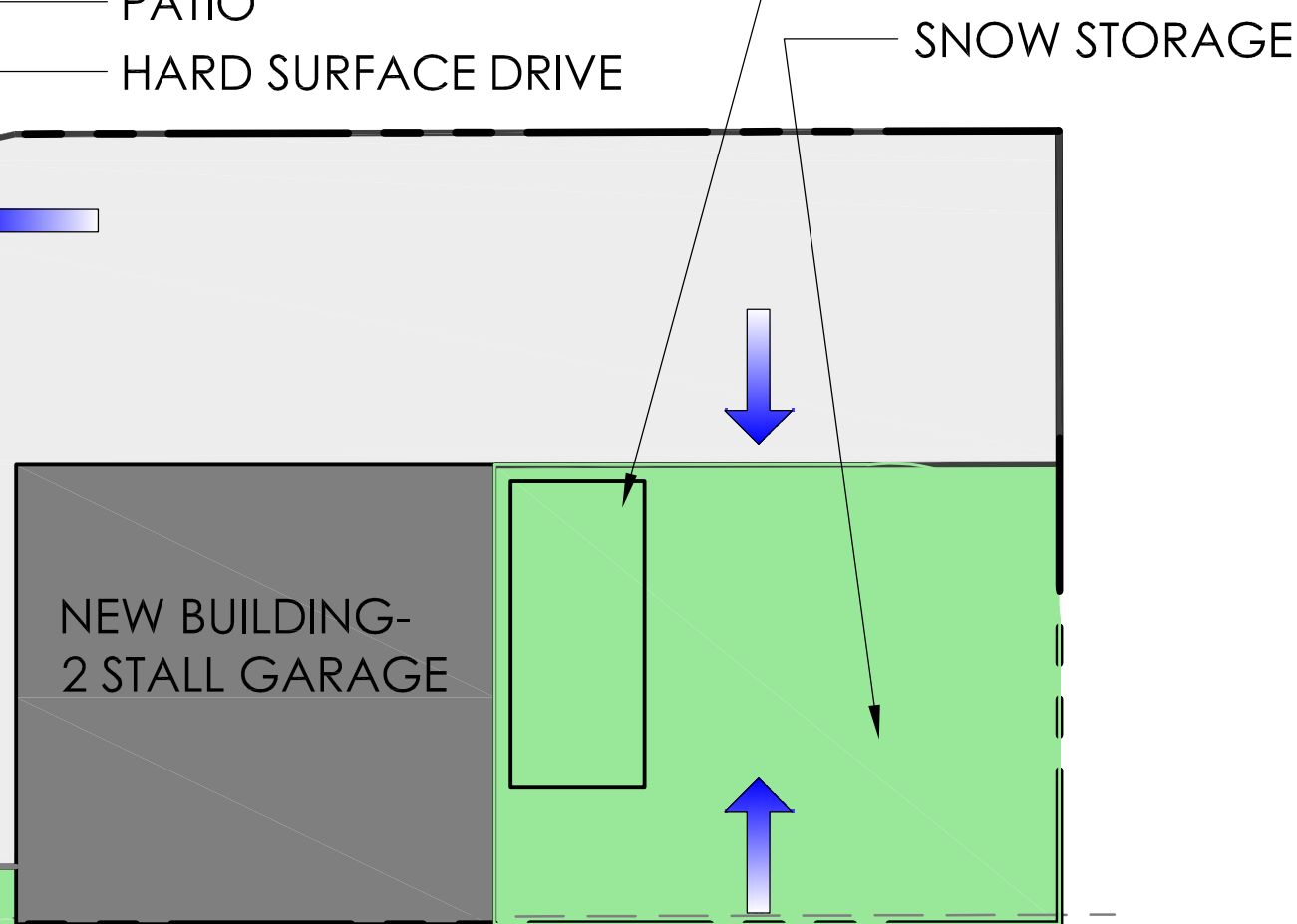
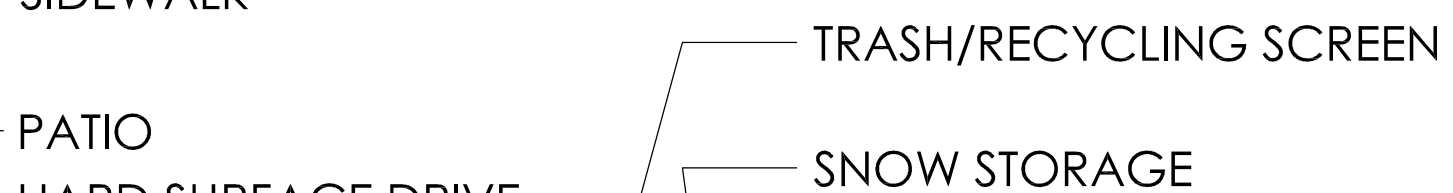
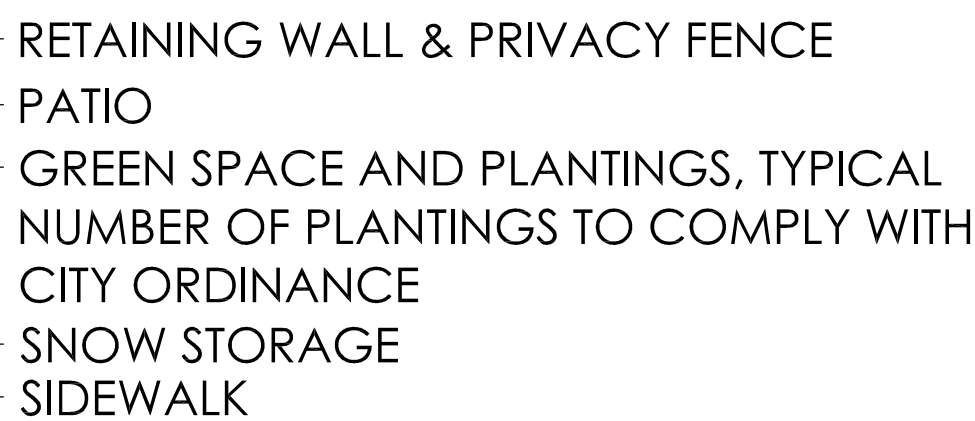
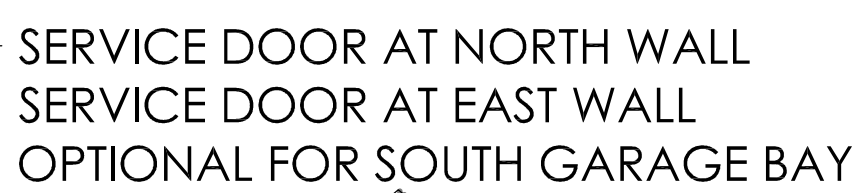
DRAWN:
TAW

REV:

DATE:
9-5-2023

SHEET:
AS301







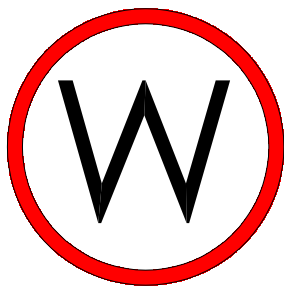
1 West Exterior Building Elevation
1/4" = 1'-0"



2 South Exterior Building Elevation
1/4" = 1'-0"



3 East Exterior Building Elevation
1/4" = 1'-0"



WestlundAE.com
888-493-7823

PROJECT NUMBER: 23002
BUILDING ALTERATIONS FOR
OPERA HOUSE CONDOMINIUMS
ASHLAND, WISCONSIN

DRAWN:
TAW

REV:

DATE:
9-27-23

SHEET:
A501