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*City of Ashland, Wisconsin*  
601 Main Street West — Ashland, WI 54806 — [www.coawi.org](http://www.coawi.org)

## **HISTORIC PRESERVATION COMMISSION MEETING MINUTES**

December 8<sup>th</sup>, 2025 at 4:30PM in the 2<sup>nd</sup> Floor Conference Room at 601 Main St W, Ashland, WI 54806 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/978070741>

The meeting can also be joined by phone at  
1 877 309 2073 using Access Code: 978-070-741

**Present:** Steve Schraufnagel, Al Smiles, Kristen Huset, Magge Ericson (late), Jeffrey Muse (online), Terri Erickson (Assistant Planner)

**Absent:** Nancy Sztynдор

### **AGENDA**

1. Call to Order and Roll Call  
Schraufnagel called the meeting to order at 4:31 pm.
2. Approval of the Agenda  
Discussion: Agenda item 7e was moved to be after item 7h. Schraufnagel asked for agenda approval. Smiles moved, Muse seconded. Motion carried 4-0.
3. Consent Agenda
  - a. Approval of minutes from the August 25<sup>th</sup>, 2025 HPC meeting. Schraufnagel asked for approval of the minutes. Muse moved and Smiles seconded. Motion carried 4-0.
4. Identify potential conflicts of interest  
None.
5. Public Comment (non-agenda items)  
None.
6. Action Items  
None.
7. Discussion Items:
  - a. Siding on West Elevation at 407 West Main – West Second Street Historic District  
  
Doty Mihalek (owner) and Tony Dalbec (contractor) were present for discussion item. Steve S. explained that the purpose of the project is to protect the roof of the adjacent building from falling brick from the higher wall, per ordinance. The owner chose to cover the wall with an LP

lap smart siding with a smooth finish over an insulated panel and furring strips at 16" on center. There are several cases like this in the city and action was taken in this case due to a complaint from the neighbor. Terri explained this was not required to be reviewed or approved by the HPC, rather a courtesy to get the commission's opinion. The building itself is not a listed historic designation but is in the West 2<sup>nd</sup> Street Historic District which is on the state and national register. Tony displayed samples he brought for the lap siding color selection. Doty expressed her preferred selections. Steve S. noted that they initially intended to install a metal product and the planning department would not allow this. Doty preferred the dark graphite color or onyx to match the existing black metal on the facade. No one felt strongly that any of the proposed colors were distasteful. The removal of the coping was discussed as well as the quoining detail on the outside corner. The siding and trim should preferably be set back from the face of the façade so the corner detailing is left exposed. (Magge arrived 4:50 pm) The committee agreed that the Bordeaux sample, the color that most closely matched the brick, is the preferred option. Al made a motion to recommend the Bordeaux color with a darker trim, onyx or charcoal, on behalf of the committee with the understanding that it is just a recommendation, the owner may choose whichever color they prefer. Second by Maggie. Motion carried 5-0. The applicants were thanked for attending the meeting and bringing samples to show.

Steve noted that the city administration had requested the siding have a smooth finish in lieu of textured. It was noted that there are advantages to going with the textured as it hides imperfections better and doesn't cause as much glare, but that option was frowned upon. The committee questioned why this was and did not know of a historic context for this. Steve S. thought it would be worth asking Tracy Schnell about this to have an understanding why this is more historically compatible. He will touch base with her to gain more insight on this.

b. Update on Properties Recommended for Local Historic Nominations – Miscellaneous recommendations

Terri noted the 3204 N Lakeshore Drive property was discussed at the last meeting and Steve S. was going to get in touch with the owner to gauge interest in the property being listed. Steve responded he knows Dan is interested. He will follow up with him to get something in writing.

Steve brought up the shrine at St. Agnes cemetery while Jeff was still there. He photographed it and sent to Tracey Schnell. It is currently forty-five years old. When it turns fifty, it may have potential to be listed. Not so with the Agnes Cemetery unless significant founders are buried there. Mount Hope across the street would be more favorable. Several founder fathers are buried there.

c. Update on Vaughn Public Library and 909 Chapple Avenue

Steve S. gave an update on the progress at the Library. It is to be turned over in January, February first, at latest. Electrical work is behind schedule.

Not much going on at 909 Chapple.

d. Historic Chapple Avenue Pavement/Tree Replacement Project

Steve S. was in touch with Madison (Public Works). Project on schedule. Tree planting to take place next Spring. Second layer pavement around that time, too. (Moved to end)

e. Proposed Mural at 421 Main Street West

Terri gave a short description of the project. Owners are looking to install a mural of the East side of the building. Public art permit – requires a review by the plan commission, not HPC. For discussion only and feedback by HPC. Victoria Gokee gave a brief overview on their plans for the building - a tattoo parlor in the north side and in the front, an indigenous trading post. The mural will represent their culture, tribe and history of the sport of Lacrosse. They are consulting with a friend from Minneapolis for the mural. Considering base panels, still under consultation with the artist. Steve noted MDO is often used; waterproof - 4x8 sheets. A motion was made by Jeff to recommend strong support for the planning and implementation of this mural. Second by Kristen. Terri noted she can bring this back to the HPC for further notification once the project is further along. Carried 5-0.

f. Radio Station Antennae at 415 Main St West

Kevin Porter (Porter Realty) has granted permission to the applicant to locate the proposed radio tower (would look similar to the photo provided by the applicant of the former Northland campus building) on his building (415 Main St W). The radio station is located in 417B Main Street West. For non-profit community radio station - low power similar to prior Northland College station. Option A: tether to brick on sidewall - must be 25 feet or more above roof line. Option B: Anchor to ground behind pasty shop and bracket to building (triangular type of structure). This requires no guywires from roof. Looking for opinions. Direct cable from studio is easiest - remote location is much more complicated. Working with engineering firms for attachment design. Could explore on ground location to north side of building if preferred to behind the 417 building. The tower would require an 18" concrete base. No interference to neighbors, follows FCC guidelines. All scenarios require bottom of antennae to be 21 feet above roofline for a total of 25 feet. This would come to about 80 feet above the ground. All professionally engineered. Downtown location: owner providing free rent for period of time. HPC views: 1) We need to be careful about how we move ahead with support on these types of projects and how they may diminish or take away from the historic beauty of our downtown. 2) After a week or so of it being installed, people would no longer notice it. 3) As long as it is properly engineered and safe for people below, do not see issues. 4) Located back or side of building seems reasonable - would not see it easily from main street. A motion was made by Al to accept the proposed antenna with noted comments taken into consideration with best option for side of building. Second by Kristen. Carried 5-0.

g. Ordinance Revisions Regarding Metal Siding

Steve S. noted that he went through all the attachments and was in agreement and in favor of the proposed ordinance revisions. People need more direction and further guidance in the ordinance is helpful. What is the timeframe for our historic district that makes certain design elements significant? Similar to why the boat houses are considered historic. Terri noted the plan commission feels there needs to be more community input. It has been a challenge to create language that specifies good quality design methods while disallowing the money saving methods across districts and various applications. Proposed updated language is very

helpful even if it may not be perfect. There is a difference between residential and commercial applications. Language referring to percentages of different materials and proportions is reasonable in larger buildings with more facade. There was a motion to accept the ordinance as is by Al and a second by Maggie. This would not eliminate steel siding meant to be used as siding. This should be clear in the language.

h. Discussion on Miscellaneous HPC Items

No. 7 Fifield: Permit is possibly expired. Working on painting house for many year; house has several different colors.

h. Announcement/Reports/Comments/Questions  
None

i. Adjournment  
Al moved and Magge seconded. Meeting adjourned at 6:04 pm. The next meeting will be Monday, March 9<sup>th</sup> at 4:30 PM.

Recorded by:  
Terri Erickson  
Assistant Planner