

It is expected that a Quorum of the Board of Public Works, Park Board, Administration Committee, and/or Common Council may attend this meeting: (although it is not expected that any official action of any of those bodies will be taken)

**CITY OF MENASHA  
LANDMARKS COMMISSION  
Council Chambers  
140 Main Street, Menasha**

**October 14, 2014**

**6:45 PM**

**AGENDA**

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE

1. [Minutes of the September 17, 2014 Landmarks Commission Meeting](#)

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA OR ANY ITEM RELATED TO THE LANDMARKS RESPONSIBILITIES OF THE LANDMARKS COMMISSION

Five (5) minute time limit for each person

E. COMMUNICATIONS

1. None

F. PRESENTATIONS

1. Presentation on Proposed New Structure – 175/177 Main (Bank and Hotel Sites)

G. ACTION ITEMS

1. [Consideration of Certificate of Appropriateness – Demolition of former Bank Building – 175 Main Street](#)
2. [Consideration of Certificate of Appropriateness – New Structure – 175/177 Main Street \(Bank and Hotel Sites\)](#)

H. DISCUSSION

1. Future Landmarks Commission Activities/Projects
2. Façade Improvement Program Grant/Loan Balance

I. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA

Five (5) minute time limit for each person

J. ADJOURNMENT

Menasha is committed to its diverse population. Our Non-English speaking population or those with disabilities are invited to contact the Community Development Department at 967-3650 at least 24-hours in advance of the meeting so special accommodations can be made.

**CITY OF MENASHA**  
**Landmarks Commission**  
**Council Chambers, 3<sup>rd</sup> Floor, City Hall – 140 Main Street**  
September 17, 2014  
DRAFT MINUTES

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**A. CALL TO ORDER**

Meeting called to order by Chairman Grade at 4:30 PM.

**B. ROLL CALL/EXCUSED ABSENCES**

LANDMARKS MEMBERS PRESENT: Ald. James Taylor and Commissioners Alison Mayer, Paul Brunette, and Tom Grade.

LANDMARKS MEMBERS EXCUSED:

LANDMARKS MEMBERS ABSENT:

OTHERS PRESENT: CDD Keil, PP Homan, and Richard Loehning, Christine Putman, Kim Vanderhyden, Joe Nemecek, Dan Pamerter, Steve Krueger, Jean Chew, Tom Konezke, Kathy Humski, Nicholas Jevne, Mayor Merkes and Marnie Burton.

**C. MINUTES TO APPROVE**

1. **Minutes of the August 13, 2014 Landmarks Commission Meeting**

Motion by Ald. Brunette, seconded by Ald. Taylor to approve the August 13, 2014 Landmarks Commission meeting minutes. The motion carried.

**D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA OR ANY ITEM RELATED TO THE RESPONSIBILITIES OF THE LANDMARKS COMMISSION**

No one spoke.

**E. COMMUNICATIONS**

1. **Peg Docter Resignation**

Motion by Ald. Taylor, seconded by Comm. Mayer to accept the resignation of Peg Docter. The motion carried.

2. **Wisconsin Historical Society 2014 Conference**

Ald. Taylor expressed an interest in attending.

3. **Kristi Lynch Resignation**

Motion by Ald. Taylor, seconded by Comm. Mayer to accept the resignation of Kristi Lynch. The motion carried.

**F. ACTION ITEMS**

1. **None.**

**G. DISCUSSION ITEMS**

1. **2015 Community Development Budget for Landmarks Commission**

Discussion ensued and the consensus was to budget \$1,000 to continue plaques.

2. **Signatures Collected for Preservation of History – Comm. Brunette**

Ald. Taylor spoke to actions by individual Landmarks Commissioners. The petition was not authorized by the Landmarks Commission. CDD Keil stated it is ok to present to the Landmarks Commission to see if they endorse and/or accept the signatures.

Motion by Comm. Mayer, seconded by Ald. Taylor to accept the signatures for the preservation of history. The motion carried.

3. **What does Landmarks Commission Consider a Landmark – Comm. Brunette**

Make copy of the latest survey – hard copy and .pdf. Comm. Brunette listed off National Register buildings. Ald. Taylor would like a copy of the Landmarks Commission authority.

4. **Display Boards/Posters – 212 Main Street – Comm. Mayer**  
Comm. Mayer indicated Jeff Maroszek, owner, has authorized the Landmarks Commission to create window displays for his front façade windows at 212 Main Street. PP Homan will provide Comm. Mayer with a request for photos that were made by email the Mr. Maroszek in 2013.
5. **Salvaged Items from Hotel – Comm. Brunette**  
Comm. Brunette worked with the developers to create a list of items they wished to be salvaged. Developers willingly provided him with all requested items. Comm. Brunette commended Kim Vanderhyden and John Bergstrom for their cooperation.
6. **Update on Hotel and Bank Site**  
Comm. Brunette stressed the value of old buildings and desire to preserve the bank facades. PP Homan indicated the developers were still in the process of designing the structure and securing tenants.
7. **Future Landmarks Commission Activities/Projects**
  - Outreach to business owners
  - Past projects include the bridge tower museum and the pedestrian link.
8. **Façade Improvement Program Grant/Loan Balance**  
Balance remains at approximately \$5,000 when accounting for the Lemon Loves Lime (192 Main) Grant and Loan.

#### **H. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA**

1. Joe Nemecek – Noted a historic picture book & indicated Ken Syring has photos.
2. Tom Konetzke – Questioned rights with regard to tying into adjacent building; likes Club Liquor façade; wants to track down the hotel's time capsule.
3. Dan Pamerter – 165-167 Main Street – wants to be kept up to date with what is going on with his building. Expressed concerns about on-street and lot parking and what effect demolition of adjacent buildings might have on his building.
4. Marnie Burton – 646 DePere Street – values historic properties and questioned where responsibility lies with regard to decision about historic structures.

#### **I. ADJOURNMENT**

Motion by Ald. Taylor, seconded by Comm. Brunette to adjourn at 5:38 PM. The motion carried.

*Respectfully submitted by PP Homan.*



**Application for renovation, remodel or signage project in a Menasha Historical District**

Date: 10/13/2014 Property Address: 175 Main Street

Applicant's name: Bakalor Properties, LLC (Kim Vaderheyden) Owner or Renter? owner

Mailing Address if different than Property Address: 334 Park St

City: Menasha State: WI Zip: 54952

Daytime Phone: 725-0352 Evening Phone: 725-0352 E-mail: \_\_\_\_\_

Description of planned improvement: Please see attached.

\_\_\_\_\_  
\_\_\_\_\_

*Note: Please attach all material lists, material brochures, samples and photos, Ascale drawing is recommended or may be required by the Commission.*

List all contractors, sub contractors and material suppliers Statewide Razing & Eagle Environmental Testing

\_\_\_\_\_

Estimated Total Cost: \$ TBD Estimated Start Date: asap Estimated Completion Date: Dec 31, 2014

**MENASHA LANDMARKS COMMISSION  
APPLICATION FOR BUILDING ALTERATIONS  
175 MAIN STREET  
October 13, 2014**

**PROJECT DESCRIPTION:**

Applicant proposes to demolish the Bank Building located at 175 Main Street, Menasha, as the building is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it.

Applicant proposes to replace the current building with a new structure that will be harmonious with the Downtown Menasha streetscape. The exact use has yet to be determined, but will include some, and perhaps a combination of all, of the following:

1. Retail
2. Office Space

Contractors listed in the application are for the demolition part of this project only.



**Application for renovation, remodel or signage  
project in a Menasha Historical District**

Date: 10/13/20014 Property Address: 175/177 Main  
Applicant's name: Bakalor Properties, LLC & \*see below Owner or Renter? owner  
Mailing Address if different than Property Address: 334 Park St  
City: Menasha State: WI Zip: 54952  
Daytime Phone: 725-0352 Evening Phone: 725-0352 E-mail: \_\_\_\_\_  
Description of planned improvement: see attached

**\*Menasha Downtown Development, LLC (Kim Vanderheyden, agent for both)**

*Note: Please attach all material lists, material brochures, samples and photos, Ascale drawing is recommended or may be required by the Commission.*

List all contractors, sub contractors and material suppliers tbd

Estimated Total Cost: \$ 14-19 million Estimated Start Date: Winter/Spring 2015 Estimated Completion Date: End of 2015

**MENASHA LANDMARKS COMMISSION  
APPLICATION FOR BUILDING ALTERATIONS  
175/177 MAIN ST  
October 13, 2014**

**PROJECT DESCRIPTION:**

Applicant proposes to construct a new, mixed use 6-story structure totaling approximately 100,000 square feet. It is planned that the new structure will occupy the existing footprint of the former hotel and bank. The design of the building was developed to ensure architectural harmony with the existing downtown streetscape.