

# BAKALOR PROPERTIES

334 PARK STREET, MENASHA, WI 54952

October 16, 2014

City of Menasha Common Council  
140 Main Street  
Menasha, WI 54952

Re: Appeal the Decision of the Landmarks Commission

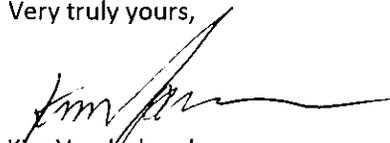
Dear Menasha Common Council:

On October 14, 2014, the Menasha Landmarks Commission denied Bakalor Properties, LLC's application for a certificate of appropriateness for the demolition of the Bank Building (175 Main Street). Per Section 2-4-8(j)(3) of the Municipal Code, we hereby appeal the Landmarks Commission's decision to the Common Council.

The Bank Building is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore. We propose 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 and is predicated upon finding an economically sustaining project that will add to the growth and health of Downtown Menasha. We anticipate the project will include some, and perhaps a combination of all, of the following uses: retail and office space.

In summary, we respectfully request that the Common Council overturn the Landmarks Commission's decision and allow a certificate of appropriateness for demolition of the Bank Building, which will allow us to obtain a demolition permit. Thank you.

Very truly yours,



Kim Vanderheyden  
Registered Agent  
Bakalor Properties, LLC



**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.

(j) **REGULATION OF CONSTRUCTION, RECONSTRUCTION, AND EXTERIOR ALTERATION.**

- (1) Certificate of Appropriateness. A Certificate of Appropriateness is required before a building permit can be issued for the demolition, new construction, exterior alteration, modification or addition to a designated historic property. Any building permit not issued in conformity with this ordinance shall be considered void. Acceptable exterior alterations include, but are not limited to, the construction of additions, the installation of siding, windows, doors, awnings, and signage, or the application of paint or other exterior coatings.
  - a. Such application shall contain a description and sketch of the proposed changes.
  - b. A copy of the procedures for Landmarks Commission review shall be provided in writing to each applicant.
  - c. Within ten (10) days of the referral from the Director of Community Development, the Landmarks Commission shall schedule a meeting to review said application. The Landmarks Commission shall utilize the following criteria to evaluate the appropriateness of the proposed change.
    1. In the case of a designated historic district, structure or site, the proposed work should not detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and,
    2. In the case of the construction of a new structure upon a historic site, the exterior of such improvement should not adversely affect the external appearance of other neighboring improvements. Such improvement shall also harmonize with the external appearance of other neighboring improvements on such site; and,
    3. In the case of any property located in a designated historic district the proposed construction, reconstruction, or exterior alteration shall conform to the objectives and design criteria of the Historic Preservation Plan.
- (2) If the Landmarks Commission determines the landmark, landmark site, or property within a historic district would be adversely affected by the proposed change or if for any other reason the Commission rejects the request, the Commission shall state in writing the reasons.
- (3) **Should the Landmarks Commission fail to act within the specified time period or refuse to issue a certificate of appropriateness due to the failure of the proposal to meet the guidelines, the applicant may appeal to the Common Council.**