

CITY OF MENASHA
Landmarks Commission
Council Chambers, 3rd Floor, City Hall – 140 Main Street
October 14, 2014
DRAFT MINUTES

A. CALL TO ORDER

Meeting called to order by Chairman Grade at 6:45 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, Mayor Merkes, Joe Nemecek, Nicholas Jevne, Natalie & Bob Gehringer, Kristen Spindler, Jeff & Kerrie Thistle, Nancy Barker, Nancy Rapella, Abraham Lincoln, Kenneth & Kathleen Syring, Christine Putman, Toni Reh, Richard & Ellie Loehning, Jimmy Zielinski, Jim Ristan, Dean Wydeyen, Tom Lingnofski, Jim & Kathy Vanderlinden, Tom Konetzke, Gregory Omachinski, Stan Sevenich, Chris Klein, David & Steven Schwerbel, Julie & Pat DuFrane, Erik Brenn, Thomas Almendarez, Susan Smith, Shelley Nystrom, Addis Hilliker, Scott Francis, Jennifer Arndt, Ann Lux, Kim Vanderhyden and Agnes Vetinde.

C. MINUTES TO APPROVE

1. Minutes of the September 17, 2014 Landmarks Commission Meeting

Motion by Ald. Taylor, seconded by Comm. Brunette to approve the September 17, 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

The public commented on the following:

- Provision and location of parking for the new structure.
- The potential for the existing façades or architectural elements to be incorporated into the new building or re-located elsewhere.
- Coloration of the new building materials.
- The pros and cons of the structure, its use and design elements.
- The desire to move forward and start a new history.
- The need to bring the building down to bring about additional changes in the downtown district.
- The ability for the Landmarks Commission to hold or table action on the demolition request.
- Concerns of location of parking structure in relation to residential uses.
- Concerns about the height of the building in relation to surrounding buildings.
- Concerns about why America tears down buildings while Europe preserves.

E. COMMUNICATIONS

1. None

F. PRESENTATIONS

1. Presentation of Proposed New Structure – 175/177 Main (Bank and Hotel Sites)
Kim Vanderhyden, agent for Bakalor Properties, LLC and Menasha Downtown Development LLC presented on the proposed new structure that will be constructed at the former bank and hotel sites. The building is proposed to be 6 stories, with retail on the lower floor and office space on the upper floors. Design considerations included blending the lower floors of the building with the existing historic streetscape, and ensuring views of the river/waterfront for the upper floors. Mr. Vanderhyden

indicated that the developers would, at their cost, relocate and store the pillars for a period of time for reuse by the city.

G. ACTION ITEMS

1. Consideration of Certificate of Appropriateness – Demolition of former Bank Building – 175 Main Street

Commissioners discussed the following:

- Their inability to approve tearing down an historic building given what they are charged with doing.
- Their desire for the existing façades to be incorporated into the existing building.
- Repurposing of historic elements elsewhere being perceived as a graveyard.
- Whether the offer to relocate the pillars would still stand even if they denied the certificate of appropriateness.

Ald. Taylor commented on his roles as a Landmarks Commissioner and as an alderman.

Motion by Comm. Mayer, seconded Comm. Brunette to deny the Certificate of Appropriateness to demolish 175 Main St (Bank Building). Motion carried on roll call, 4-0.

2. Consideration of Certificate of Appropriateness – New Structure – 175/177 Main Street (Bank and Hotel Sites)
The applicant withdrew their consideration for the Certificate of Appropriateness based on the denial of the Certificate of Appropriateness to demolish the bank building.

H. DISCUSSION ITEMS

1. **Future Landmarks Commission Activities/Projects**
 - Comm. Mayer was able to acquire the key to 212 Main. Photos will be selected, printed and hung to spruce up that storefront.
 - Ald. Taylor expressed a desire to prepare and send a letter to the Parks Board to ensure proper maintenance of the arch bridge to the Isle of Valor.
 - Comm. Brunette requested landmarks commissioners be provided with a copy of the municipal code section pertaining to the powers and duties of the Landmarks Commission.
2. **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. No one spoke.

I. ADJOURNMENT

Motion by Ald. Taylor, seconded by Comm. Mayer to adjourn at 8:35 PM. The motion carried.

Respectfully submitted by PP Homan.