

**EAU CLAIRE  
LANDMARKS COMMISSION**

**Meeting of September 1, 2015**

**Members Present:** Katrinka Bourne, Dave Strobel, Ken Ziehr, Jane Seymour Kunick, Carrie Ronnander, Brady Foust, John Mann

**Members Absent:** None

**Minutes:** The minutes of the August 3, 2015, meeting were approved as written

The meeting was chaired by Katrinka Bourne and called to order at 7:15 p.m.

- 1. Discussion of Request to Demolish 1004 Menomonie Street.** The Commission discussed the status of the request to demolish 1004 Menomonie Street, the Kaiser Lumber Company Office. Pat Ivory reviewed several communications between his office and Mr. Rolbiecki and noted that a letter had been sent to Mr. Rolbiecki as requested by the Commission at the August meeting that discussed the Commission's comments from the August meeting. Pat reviewed the discussions of the meetings of the recent City's Redevelopment Authority regarding a suggestion to form a redevelopment district along Menomonie Street. Mr. Rolbiecki had noted a concern about the formation of such a district in his emails. Pat also addressed the Commission's request to conduct the competitive market analysis of the property and he provided an overview of the actions the Commission could undertake to assist Mr. Rolbiecki in preserving the building.

Mr. Rolbiecki was present at the meeting to discuss the building. Mr. Rolbiecki stated that his work on marketing or reusing the building had been on hold due to the suggestion that the properties along Menomonie Street could be included within a redevelopment district. He indicated that this issue seemed to be resolved since the Redevelopment Authority took no action on the request to consider the district.

He discussed the Commission subcommittee and why he was meeting with the entire Commission rather than just the subcommittee. Pat indicated that he felt that the entire Commission would benefit with this discussion with Mr. Rolbiecki rather than the smaller subcommittee.

Mr. Rolbiecki indicated that Jane Seymour Kunick could proceed with the CMA and he had been in contact with Mary Rufflet to complete a CMA.

John Mann asked Mr. Rolbiecki regarding his intentions to preserve the building. He generally indicated that he was not interested in selling the property unless the transaction involved a trade for property. The property that would be traded would have to be in the vicinity. He also seemed to indicate that leasing the property was a possibility, however, somewhat unlikely. He

indicated that his preference was still to raze the building or have it moved so he could build new on the parcel.

Ken Ziehr asked him hypothetically, if someone was interested in leasing the property and making leasehold improvements, would Mr. Rolbiecki be interested. Mr. Rolbiecki indicated that it was a possibility.

The Commission questioned what leasable rate would be acceptable for the building so they could assist in marketing the building. Mr. Rolbiecki indicated that he would determine an acceptable rate and inform the Commission.

He also stated that Mr. Bruce Gardow from the Historic Preservation Foundation had been in contact with him about moving the building. As indicated in the past, Mr. Rolbiecki would be willing to give the building to an organization provided that organization was responsible for having it moved from the site.

Mr. Gardow stated that he has repeatedly attempted to contact the University Foundation about a possible site for the building, but they have not returned his calls.

Mr. Rolbiecki also indicated that he had some concepts about the use of the building that he was not ready to share with the Commission, but would in a few months.

The Commission again mentioned that the rehabilitation tax credits should be pursued and could be a major benefit to Mr. Rolbiecki.

The Commission asked Mr. Rolbiecki to periodically contact Pat Ivory by email or telephone to provide him with a status report or update of his activities in attempting to market or re-use the building. Lack of updates from Mr. Rolbiecki in recent months, has been one of the Commission's concerns.


2. **Update on CLG Grant Project.** The Commission discussed the CLG Grant Project. Pat Ivory informed the Commission that he had been in contact with the consultant and some of the initial work on the project had begun. This had included the base mapping information and providing contact information to the consultant. A public meeting on the project is planned for Tuesday, November 3<sup>rd</sup>.
3. **Discussion of Landmark Tour Booklet Update.** Pat updated the Commission on the tour booklet project. He noted that work began in August, which included the photography of the properties and developing the base map for the project. The work will continue through the fall and early winter.

4. Update on Landmark Activities and Properties, including:

- A. **Report from Historic Preservation Foundation.** No report.
- B. **Historic Building Contractor Survey.** Pat updated the Commission on the historic building contractor survey. He noted that over 50 questionnaires had been returned. He would begin tabulating them once he felt no more would be returned.
- C. **Commission Membership of 2016.** The Commission discussed their membership for 2016 noting that Katrinka and Carrie's second terms expire at the end of the year.
- D. **Comprehensive Plan Update.** Pat noted that the Plan Commission would be holding a public hearing regarding the update of the Comprehensive Plan on September 14<sup>th</sup>. The Historic Preservation Chapter is part of the plan.
- E. **Biscuit Loft Apartments.** Dave Strobel noted that an open house is scheduled for Tuesday, September 22<sup>nd</sup> for the new Biscuit Loft apartments located at 1300 First Avenue. Pat indicated that he would contact the developer to extend an invitation to the Commission members since they assisted in getting the building placed on the National Register.
- F. **Wells Fargo Bank.** The Commission asked Pat to contact the new owner of the Downtown Wells Fargo building to discuss his possible interest in the historic tax credit program.

There being no further business to come before the Commission, the meeting was adjourned at 8:40 p.m.

Submitted by,



Jane Seymour Kunick, Secretary