

**EAU CLAIRE
LANDMARKS COMMISSION**

Meeting of December 7, 2015

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

Members Absent: Brady Foust

Minutes: The minutes of the November 3, 2015, meeting were approved as written.

The meeting was chaired by Katrinka Bourne and called to order at 4:30 p.m.

- 1. Recommendation on rezoning, site plan, and parking agreement for 1004 Menomonie Street.** Pat Ivory provided an overview of plans submitted by Mr. James Rolbiecki and Cedar Corporation to rezone the property at 1004 Menomonie Street (the former Kaiser Lumber Company office building) from RM-P to C-2P to allow for the conversion of the building to a restaurant/pub. The submittal also includes a site plan for the restaurant/pub and a proposal to modify and expand the lease agreement with the City for parking to the south of the building. Plans call for the restaurant/pub to have a capacity of 80 persons. Required parking (with bicycle/transit reductions) would be 23 parking spaces which would be provided with a new 10-stall parking lot to the west of the building and then the leased parking to the south.

Plans indicate minimal exterior changes to the building with the exception of the construction of a handicapped accessible ramp located to the south of the building, possible exhaust and ventilation equipment, etc. Pat Ivory noted that subject to approval of the project by the City, that detailed plans for the ramp, signage, etc. would be submitted to the Landmarks Commission for review as a Certificate of Appropriateness.

Corey Scheidler, from Cedar Corporation, was present at the meeting and discussed plans for the remodeling of the building. He also discussed the parking requirements and landscaping proposed for the project. He discussed the interior renovations and noted that they were still looking at options for utilizing the space located in the northwest corner of the building. He noted that initially, they did not anticipate utilizing the second floor or basement as part of the public areas for the restaurant/pub. It was also noted that there may be plans for a patio area at grade to the northeast of the building.

James Rolbiecki, owner of the building, spoke in favor of the project.

Jeff Martin, contractor for the project, spoke in favor.

The Commission discussed the project and noted that the proposal was a very good re-use of the building and thanked Mr. Rolbiecki for his efforts to try to preserve the building. They noted in particular that the plans showed that minimal changes would be needed to the exterior of the building. They added that other parking options such as leasing spaces from the bike and skate shop to the east

or from the City's Hobbs Ice Arena could be alternatives to having to construct the parking lot to the west of the building.

ACTION TAKEN: Jane Seymour Kunick moved to recommend approval of the rezoning and site plan to convert the former Kaiser Lumber Company office building (1004 Menomonie Street) into a restaurant/pub that includes a lease agreement with the City for parking spaces within the Menomonie Street right-of-way located to the south of the building, contingent upon that the building being maintained as a historic landmark property under the provisions of the Landmarks Ordinance (as proposed in the submittal), that the current request to have the building demolished be rescinded by the owner, and noting that the Commission still needs to review a Certificate of Appropriateness for any exterior work planned for the building, such as the ramp, patio, signage, etc. Further that the parking lease agreement between the City and property owner include conditions that the building not be demolished and will be maintained as a landmark property per the Landmarks Ordinance. Ken Ziehr seconded the motion. All votes were in favor. Motion carried.

2. **Consideration of appointment to the Neighborhood Revitalization Task Force.** Pat Ivory informed the Commission that the Plan Commission had suggested that a member of the Landmarks Commission be appointed to the Neighborhood Revitalization Task Force that will start meeting in January.

ACTION TAKEN: Dave Strobel moved to nominate Jane Seymour Kunick to represent the Commission on the taskforce. John Mann seconded the motion. All votes were in favor. Motion carried.

3. **Update on Landmark Activities and Properties, including:**

- A. **CLG Grant Project.** Pat Ivory updated the Commission on the City's CLG grant project which included the preliminary findings from Legacy Architecture regarding potential National Register properties.
- B. **Tour Booklet Update.** Nicholas Kayser, an intern for the City, updated the Commission on the status of the Landmarks Tour Booklet.
- C. **Commission Membership of 2016.** The Commission discussed their membership for 2016 noting that the second terms of Katrinka Bourne and Carrie Ronnander expire at the end of the year.
- D. **Report from the Historic Preservation Foundation.** Pat Ivory informed the Commission that he had met with Janice Wnukowski, President of the Eau Claire Preservation Foundation and discussed some ideas to improve coordination and communication between the Commission and Foundation.

There being no further business to come before the Commission, the meeting was adjourned at 5:45 p.m.

Submitted by,



Jane Seymour Kunick, Secretary