

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  
Menasha City Center  
100 Main Street, Menasha  
Room 132**

**April 13, 2022  
5:00PM**

**AGENDA**

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE

1. Minutes of the March 9, 2021 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

F. ACTION/DISCUSSION ITEMS

1. Application for Façade Alteration – 186 Main Street - Weathervane
2. Application for Sign – 14 Tayco Street – Crazy Donkey
3. Application for Renovation - 192 Main Street – Rusted Rooster

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

Five (5) minute time limit for each person

H. ADJOURNMENT

*If you have any questions, please call the Community Development Department at (920) 967-3650 between 8:00 AM – 4:00 PM, Monday through Friday.*

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**  
**Menasha City Center, Room 133**  
**100 Main Street, Menasha**  
March 9, 2022  
**DRAFT MINUTES**

---

**A. CALL TO ORDER**

The meeting was called to order by Alderperson Grade at 5:00 PM.

**B. ROLL CALL/EXCUSED ABSENCES**

LANDMARKS MEMBERS PRESENT: Alderperson Tom Grade, Commissioners Jeff Heimerman, Arnie Collier, Anastasia Horan, Kate Mueller and Kim Massey

LANDMARKS MEMBERS EXCUSED: Commissioners George Davis

OTHERS PRESENT: AP Farrah Yang, CDD Schroeder, Nicholas Jevne (Menasha Historical Society), Sandra Dabill Taylor (545 Broad Street), Kylie Lathrop (VKB Homes), Misty Hermanson (VKB Homes), Kari Mulder (Rusted Roost), Nick Ferrito (VKB Homes), Sarah Bauer (370 Lake Road)

**C. PUBLIC HEARING**

No public hearing.

**D. MINUTES TO APPROVE**

**1. Minutes of the October 6, 2021 Landmarks Commission Meeting**

Commissioner Collier made a motion to approve the minutes of the October 6<sup>th</sup>, 2021 Landmarks Commission Meeting. The motion was seconded by Commissioner Heimerman. The motion carried.

**E. 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**

Sandy Dabill Taylor, 545 Broad Street, commented that the Rustic Roost was an exciting venture but she voiced some concerns about the roof top dining. She asked if any engineering was done to support it and mentioned the City Code for Outdoor Beverage that only allows outdoor serving for 50% of the indoor space.

Nicholas Jevne, 1334 Mayer Street, said that he wants to paint their building this year and was wondering if there was a color pallet.

**F. COMMUNICATIONS**

CDD Schroeder introduced new Associate Planner, Farrah Yang.

Ald. Grade introduce new Landmark Commissioner, Anastasia Horan. Commissioner Horan said that she recently moved back to Menasha and currently owns Club Liquor.

**G. ACTION / DISCUSSION ITEMS**

**1. Rusted Roost – 192 Main Street**

Nick Ferrito and Misty Herman, VKB Homes, presented their design for Rusted Roost. They talked about the layout, garage doors, roof top enclosures, and the parapet.

The Commission and Staff had questions about the following:

- Hiring of People
- Garage Doors
- Height of the parapet and glass railing
- Integrity of the façade
- Lights on the roof top connecting to the adjacent buildings
- Awnings in the front façade

A motion was made by Commissioner Mueller to approve the setback for the central section of the front façade to 36", removing the bevel to be flushed with the two front doors and to approve the black garage door wall. The motion was seconded by Commissioner Collier. The motion carried.

A motion was made by Commissioner Horan to approve the glass railing lined directly behind the parapet with the condition that the finishing does not produce glare. The motion was seconded by Commissioner Mueller. The motion carried.

## **2. Historic Month Planning**

The Commission discussed previous activities for Historic Month and possible future activities. In the past the Commission created a scavenger hunt, but the images start to be redundant. Last year during COVID there was not as many participants with the online questionnaire. Some new ideas included photography competition of the historic landmarks. Another idea was that the Menasha Historical Society does a walking tour every year and perhaps those who attend the walk can be put into a drawing to win gifts cards.

A motion was made by Commissioner Horan to approve the Walking Tours with Menasha Historical Society with a chance to win gift cards. The motion was seconded by Commissioner Massey. The motion carried.

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

### **Five (5) minute time limit for each person**

No public comments at this time.

## **I. ADJOURNMENT**

A motion was made by Commissioner Heimerman to adjourn the meeting at 6:17 PM. The motion was seconded by Commissioner Massey. The motion carried.

*Minutes prepared by AP Yang*



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

Date: 4/7/22 Property Address: 1816 Mainstreet Menasha

Applicant's name: Patrick DuFrane  Owner or Renter?

Mailing Address if different than Property Address: \_\_\_\_\_

City: Menasha State: WI Zip: 54952

Daytime Phone: (920) 725-2824 Evening Phone: (920) 716-0953 E-mail: P.dufrane@yahoo.com

Description of planned improvement: Fencing off in back, cover up/protect expensive equipment and overall help with appearance of building.

*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 MIT Fencing

Estimated Total Cost: \$ \_\_\_\_\_ Estimated Start Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_



Mi T Fence LLC  
 W3206 Greiner Rd.  
 Appleton, WI 54913  
 920-731-6645  
 MitFence.com  
 Info@mitfence.com

# PROPOSAL/CONTRACT

Page 1  
 03/30/2022

**Customer Information:**

The Weathervane Restaurant  
 186 Main St  
 Menasha, WI 54952

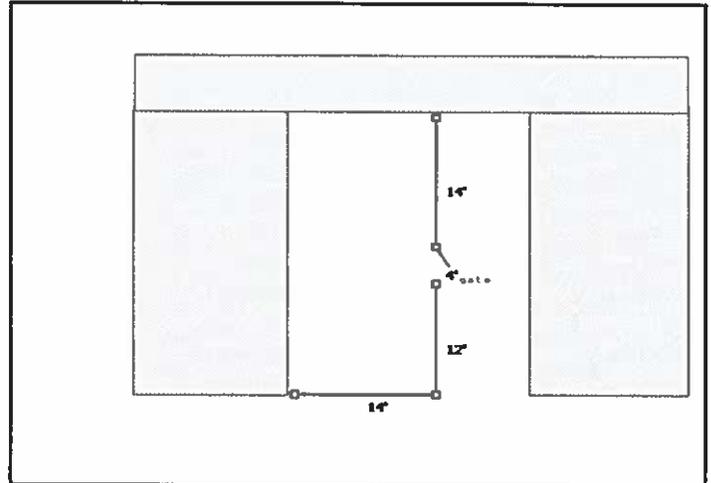
**Job Information:**

Customer contact: Pat or Mel  
 920-716-0853 pdufrane@yahoo.com

**Notes:**

Furnish and install 44' of 6' high BLACK 3 RAIL FLUSH TOP/BOTTOM ORNAMENTAL Fencing. Includes one 4' wide gate. \$4390.89

Quote valid for 14 days.



Mi T Fence warrants to the original purchaser that all materials and labor will be free from defects that would affect the structural strength of the fence for a period of (3) years and Mi T Fence has the option to repair or replace any defective materials. An extended warranty period of (10) years on Materials Only is granted to the original purchaser. These products being All Red or White Cedar lumber. Other products will be covered by Manufacturers Limited Warranty. MI T FENCE IS NOT RESPONSIBLE FOR DAMAGE CAUSED BY NEGLIGENCE VANDALISM, WASHOUTS, FROST, NATURAL DISASTERS, ACT OF GOD, OR NATURAL AGING PROCESS OF LUMBER SUCH AS SPLITS AND WEATHER CHECKS UNLESS IT EFFECTS THE STRUCTURAL STRENGTH OF THE FENCE.

Mi T Fence LLC shall advise the customer as to local zoning regulations but responsibility for complying with said regulations and obtaining any required permits shall rest with the customer. Mi T Fence LLC will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstance does Mi T Fence LLC assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located it is recommended that the customer have the property surveyed.

MI T FENCE LLC WILL ASSUME THE RESPONSIBILITY FOR HAVING UNDERGROUND UTILITIES LOCATED AND MARKED.

However, Mi T Fence LLC assumes no responsibility for unmarked sprinkler lines, or any other unmarked buried lines or objects. The customer will assume all liability for any damage caused by directing Mi T Fence LLC to dig in the immediate vicinity of known utilities. Customer needs to be aware that some residual dirt and debris may be left

behind after installation. MI T assumes no responsibility for minor debris left behind.

Additional charges for any extra work not covered in this contract that was requested by the customer will also be added. The full amount of this contract along with any additional charges will become payable upon completion of all work whether or not it has been invoiced. CANCELLATION OF CONTRACT WILL RESULT IN A 25% PERCENT RESTOCKING FEE ON ANY SPECIAL ORDER MATERIALS.

COMPLETED FENCE PAYMENT SHALL BE MADE UPON COMPLETION UNLESS PREVIOUS PAYMENT ARRANGEMENTS WERE MADE PRIOR TO AND IN ADVANCE.

A FINANCE CHARGE of 1 1/2% per month (or a minimum of \$1.00), which is an annual percentage rate of 18%, shall be applied to accounts that are not paid within 10 days after completion of any work invoiced. All materials will remain the property of Mi T Fence LLC until all invoices pertaining to this job are paid in full. The customer agrees to pay all interest and any costs incurred in the collection of this debt.

CUSTOMER AGREES TO FENCE PLACEMENT:

Signature: \_\_\_\_\_

Contract Amount: \$ 4390.89

Down Payment: \$ 2195.00

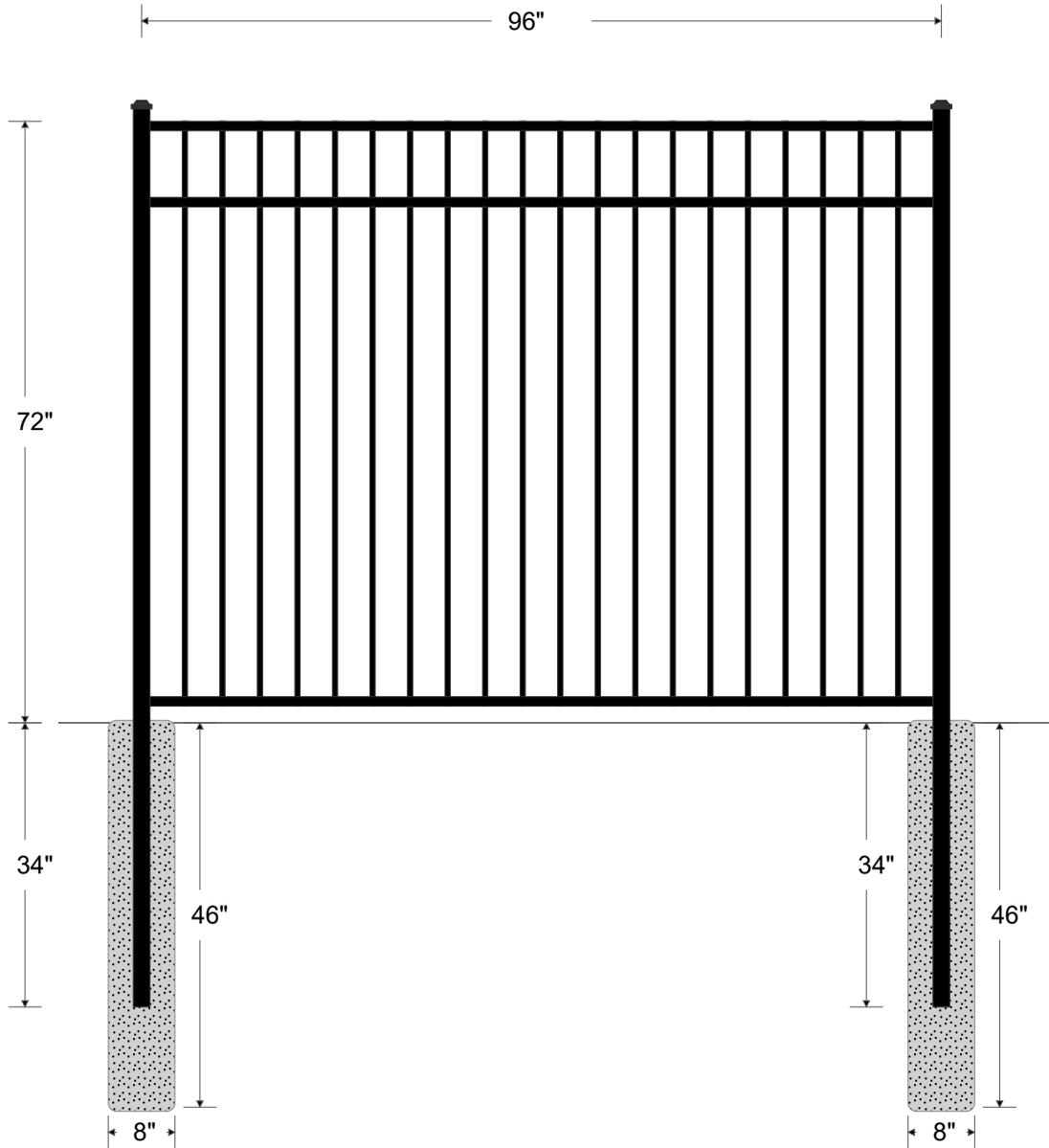
Balance Due on Completion \$ 2195.89

Approved & Accepted for Customer:

\_\_\_\_\_  
 Customer Date

Accepted for Mi T Fence LLC:

\_\_\_\_\_  
 Mike Talbot Date



72" tall Ornamental Fence.

Specifications:

2" X 2" X 108" Terminal Post with Flat Pressed Steel Post Cap, 8" post footing diameter and 46" post footing depth.

2" X 2" X 108" Line Post with Flat Pressed Steel Post Cap, 8" post footing diameter and 46" post footing depth.

1 1/8" Top Rail.

1 1/8" Middle Rail.

1 1/8" Bottom Rail.

5/8" Picket. There is a 3.881" space between each picket.

The Line Post Spacing is 96" O.C.



Mi T Fence LLC  
 W3206 Greiner Rd.  
 Appleton, WI 54913  
 920-731-6645

72" Ornamental Line of Fence

Drawn: 4/5/2022  
 File:





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

Date: \_\_\_\_\_ Property Address: \_\_\_\_\_

Applicant's name: \_\_\_\_\_ Owner or Renter? \_\_\_\_\_

Mailing Address if different than Property Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Description of planned improvement: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*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 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Estimated Total Cost: \$ \_\_\_\_\_ Estimated Start Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_





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

4-7-2022

Date: ~~2/23/2022~~ Property Address: 192 Main St. 1st floor, Menasha, WI 54952  
Applicant's name: Kari Mudler Owner or Renter? Owner  
Mailing Address if different than Property Address: 4648 North Kurdy Dr.  
City: Appleton State: WI Zip: 54913  
Daytime Phone: 920 277 6164 Evening Phone: 920 277 6164 E-mail: kmudler42@gmail.com

Description of planned improvement: Please see all attached design plans. We are providing architectural plans, inspirational images, and a full design packet.

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 VRB Homes (GC), Rick Jeffing (Electric)  
Edge Plumbing, Bob's Heating & Cooling (HVAC),  
American Overhead Doors, ACE Flooring

Estimated Total Cost: \$1,000,000 Estimated Start Date: Mar 20<sup>th</sup> Estimated Completion Date: June 20<sup>th</sup>

Contact: Nick or Misty @ VRB Homes. with Any

Questions. Thank you!

Kari Mudler

# Rusted Roost Landmark Committee

Outside of Building Design Decisions

# Paint Colors

Front of Building



**A**

Window, Door and Scallop



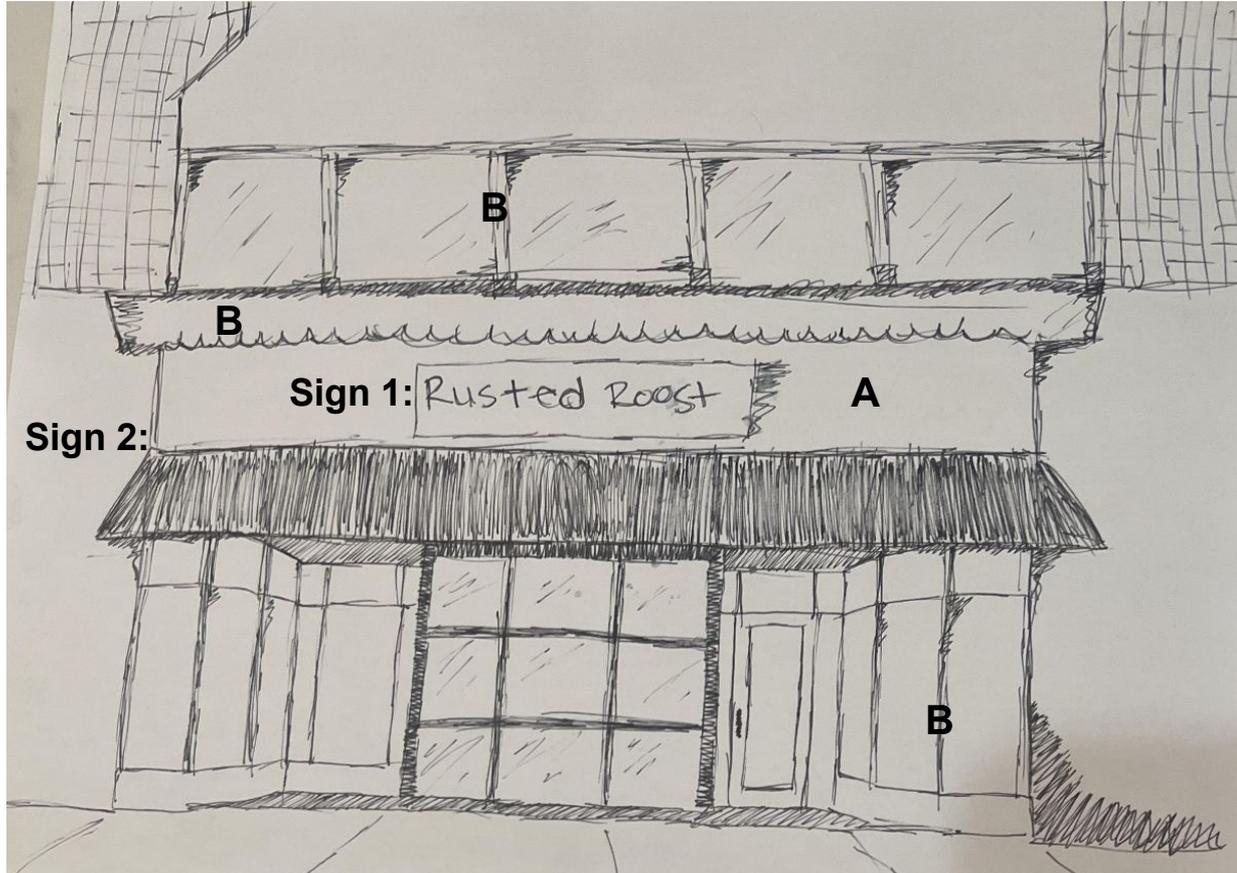
**B**

Back of Building



**C**

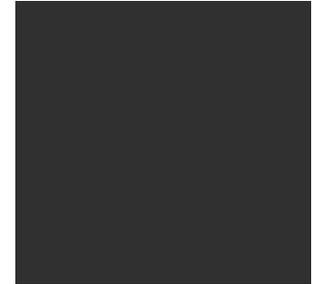
# Front of the Rusted Roost



**A:**



**B:**



# Sign One

South Elevation, will be over front windows and awnings

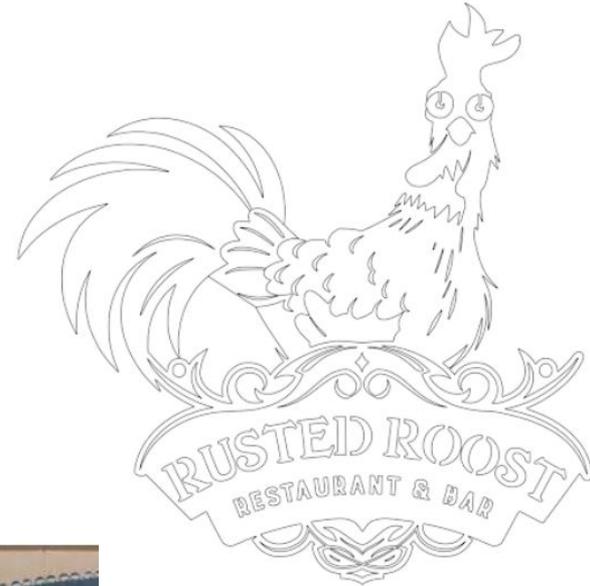


- Colors and Materials: CORTEN (A588) Steel, will be left unfinished so rust forms.
- Style of Lettering: Lettering will be in Buena Park JF font
- Appearance/Location of logos and icons: Letters will be cut into front of sign
- Size: 96" wide, 18" high, 4" deep, will be set 4" from the face of the building. Letters are 9" tall
- Illumination: Gooseneck style fixtures lighting sign from above

# Sign Two

(Projecting/Blade Sign on front): South Elevation

- Colors and Materials: CORTEN (A588) Steel, will be left unfinished so rust forms.
- Style of lettering: Lettering will be in Buena Park JF font.
- Appearance/Location of logos and icons: Logo will be cut into sign, the size of the sign would consist of the size of the logo.
- Size: Diameter of 30", letters are 2" and 1" tall.
- Illumination: Lights built into sign mount that will shine downwards onto sign.



# Awning Styles: Fabric or Metal in Black



# Overhead Garage Door: Clear Glass

10'10" x 9'6" Hormann Solaris

7200 - Aluminum Full View

Overhead Door, 1-3/4" glazed,

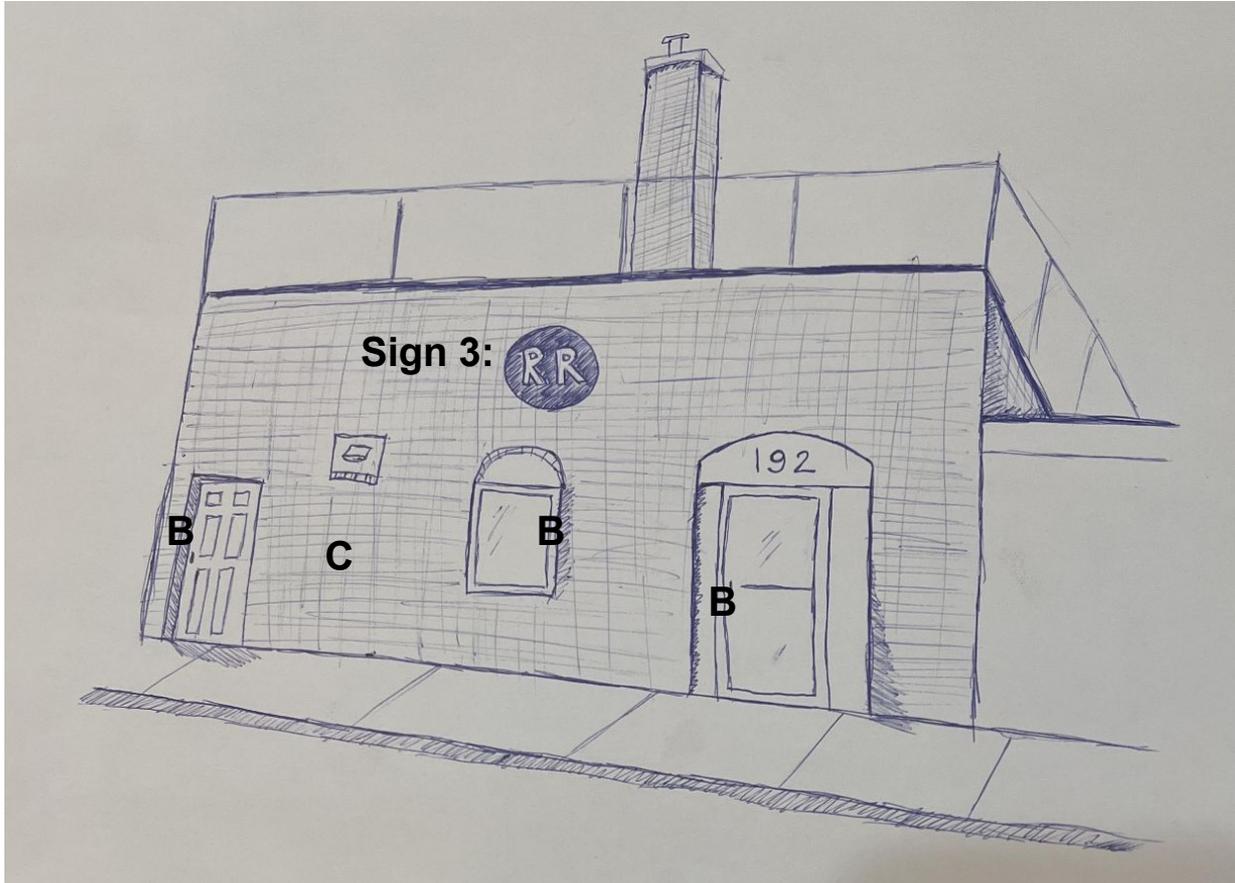
torsion spring, weather seal,

standard track and color - black

With an air wall



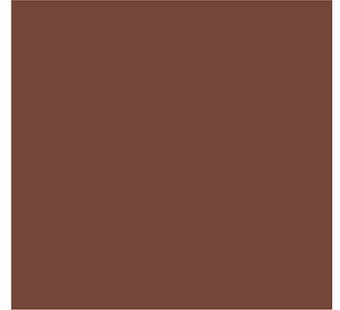
# Back of the Rusted Roost



**B:**



**C:**



# Sign Three

(Rear of building/parking garage side): North Elevation, will be over rear door.

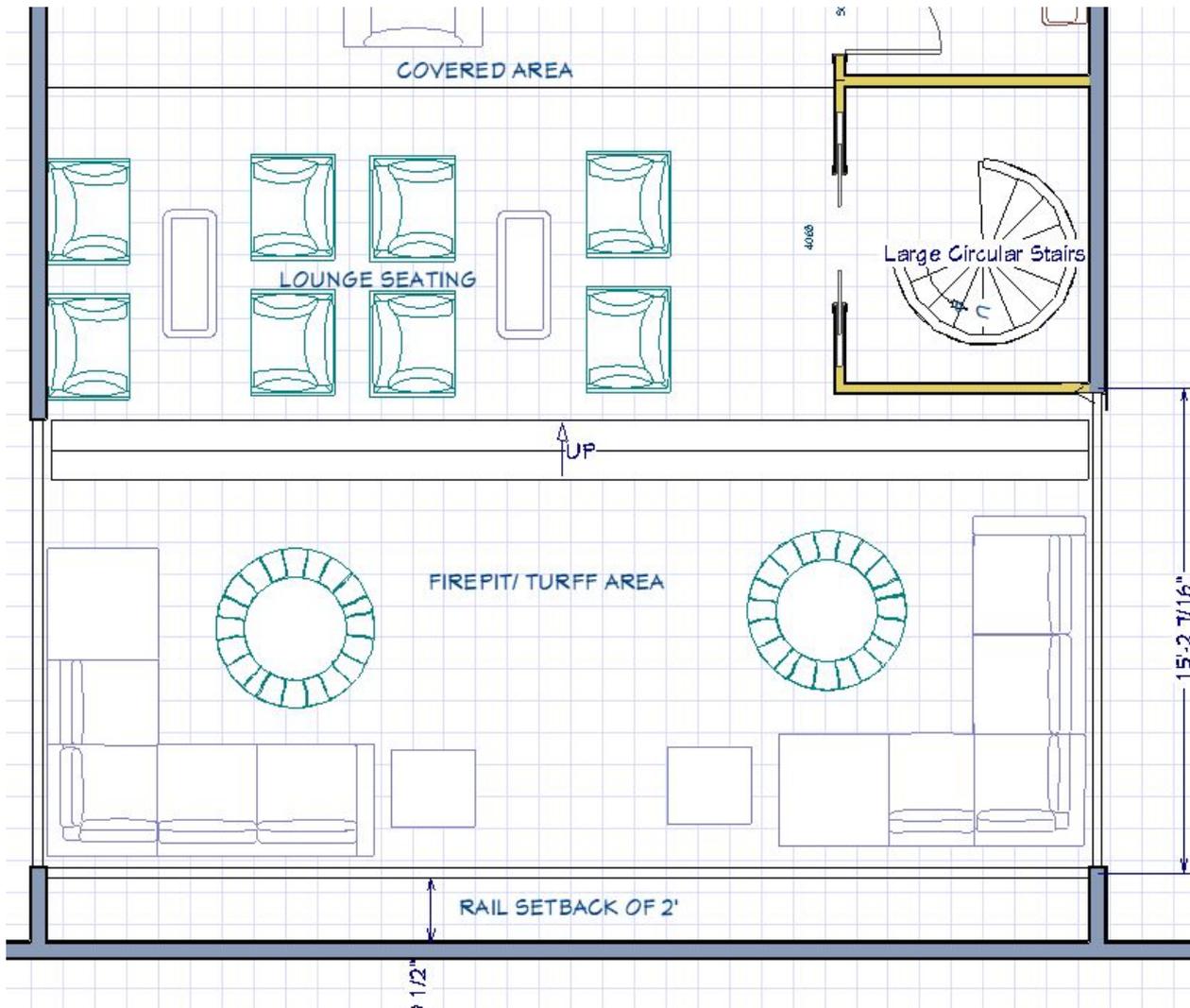


- Colors and Materials: CORTEN (A588) Steel, will be left unfinished so rust forms
- Style of lettering: Lettering will be in Buena Park JF font.
- Appearance/Location of logos and icons: Letters will be cut into front of sign in Buena Park JF font, logo will be cut into top of sign.
- Proportions: 40" wide, 21" tall, 2" deep, will be set 2" from the face of the building, letters are 3.75 inches tall
- Illumination: Backlit with LED light strips

# Color of Sign

Example of the CORTEN (A588) Steel





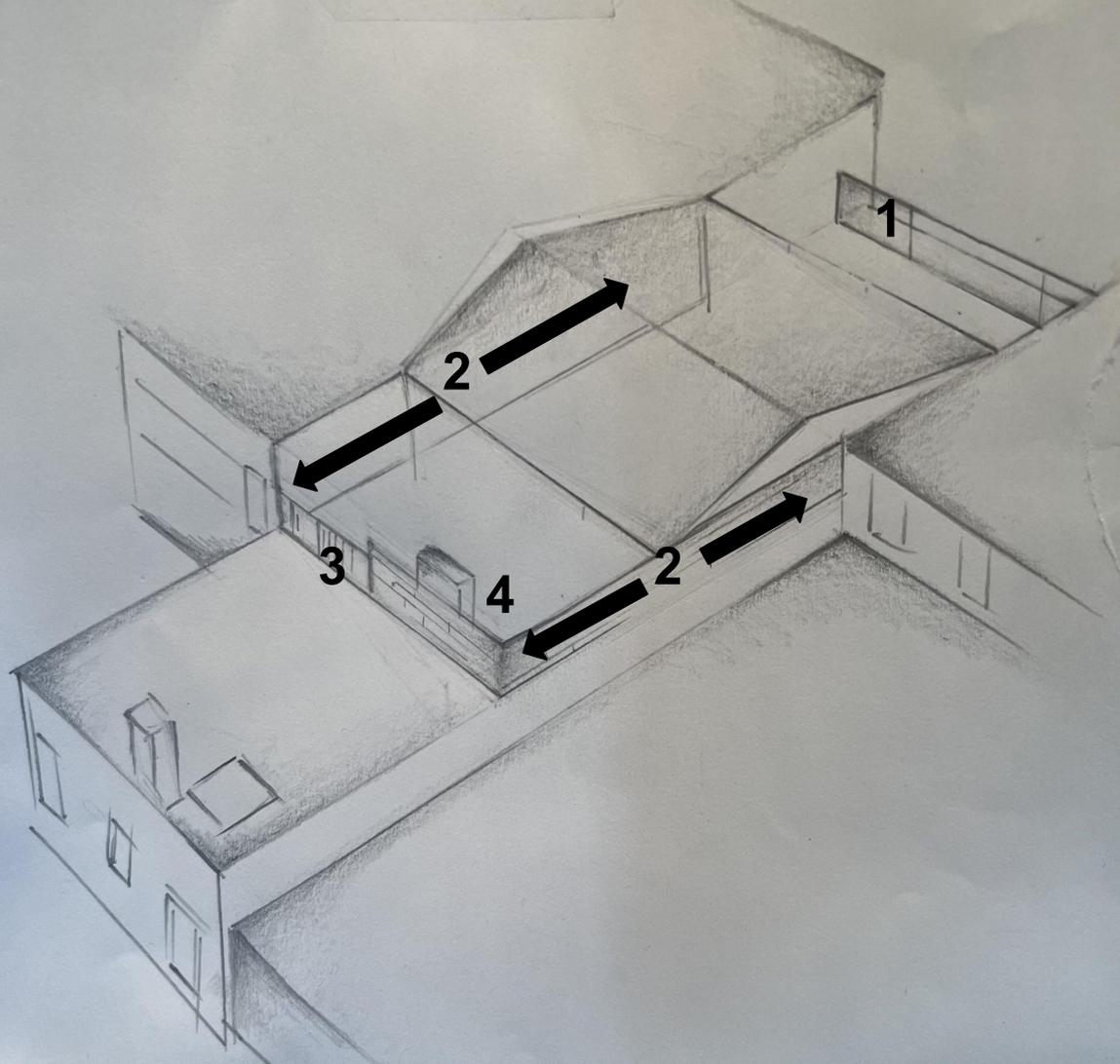
2' set back of  
clear glass railing

The brick wall will  
be set be at least  
15' from the clear  
glass railing

Total length of the brick wall is 64'

Height will be at least 8' but final height is tbd





- 1: Glass Railing set back 2'**
- 2. Block/ brick wall**
- 3. Composite fence**
- 4. Open Area with fireplace**

# Front Railing Parapet

Railing System for the Front will be Glass and Matte Black for the posts

Per code the glass railing will be a height of 48”

Set back 2’



1.A.

1.A. MECHANICAL AREA

May leave perimeter of this area as is or may put a fence/railing around the perimeter. Please see Figure 1.A. for image of fence/railing

FENCE/RAILING

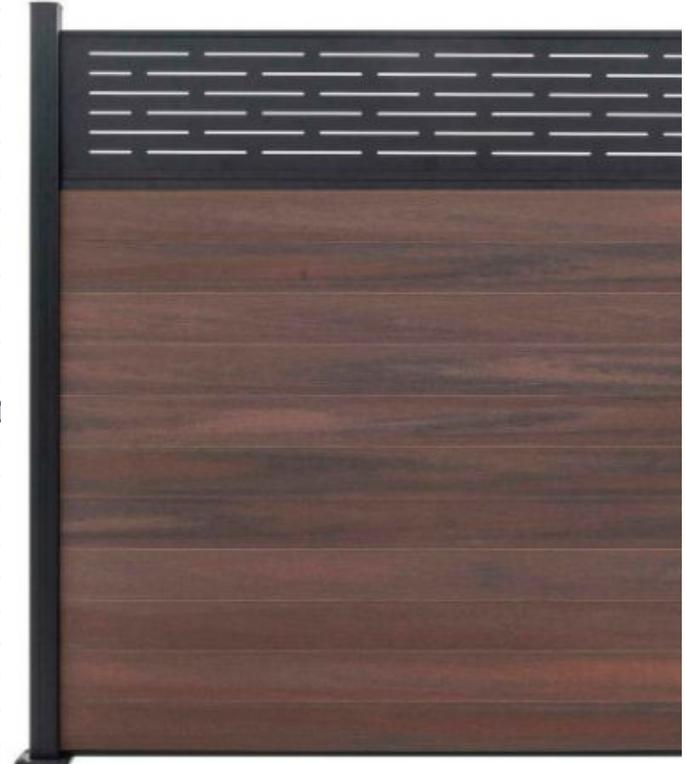
BRICK WALL WITH FIREPLACE

FENCE WITH A GATE

8081

FIREPLACE LOUNGE AREA

LARGE PARTY SEATING



# Rooftop ideas: Black Metal Roof with Custom Woodwork.

Roof style tbd:  
Could be gable with a slight  
peak or could be flat

Will be black

**B:**



# Building Facade Details

- Materials to be used: Approved Paint colors for the front and back, Signs for the front and back will be steel in a Cortan rust color, Metal or fabric Awning in black for the front and back, New matte black garage door with clear glass panels, Glass and metal railing (black posts will have a matte finish). Please see details in the slides for all of these.
- The Railing/Parapet will be installed behind the scalloping/ledge as discussed in the last meeting.
- Chimney: We do not know the exact height of the chimney just yet (waiting on weight limits and engineering). It will be much lower than the building to the left (looking from the front) and should be tucked back.
- Rooftop Covered area will have a black corrugated metal roof with custom build rustic beams