



# **AGENDA OF THE HISTORIC PRESERVATION COMMISSION**

**MONDAY, AUGUST 13, 2018, 4:15 PM  
CITY HALL, ROOM 310**

## **A. Roll Call.**

1. Members: Ald. Mark Steuer- Chairperson, Dave Boyce, Susan Ley and Dennis Doucette

## **B. Approval of the Agenda.**

1. Approval of the agenda for the August 13, 2018, meeting of the Historic Preservation Commission.

## **C. Approval of Minutes.**

1. Approval of the minutes from the June 11, 2018, Historic Preservation Commission meeting and the June 15, 2018, Special Historic Preservation Commission meeting.

## **D. Regular Business.**

1. Consideration with possible action on a future building permit application for renovations at 218-220 & 222-224 N Adams Street.
2. Consideration with possible action on a sign permit application for 131 N Broadway.

## **E. Informational.**

1. Review June and July 2018 Building Activity Report.
2. Review City Raze/Repair Orders and Demolitions.
3. Staff Updates.
4. Next Meeting Date: Monday, September 10, 2018, 4:15 p.m.

## **F. Adjournment.**

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT [www.greenbaywi.gov](http://www.greenbaywi.gov)
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Historic Preservation Commission will attend this commission meeting and will constitute a meeting of the Historic Preservation Commission for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



# **MINUTES OF THE HISTORIC PRESERVATION COMMISSION**

**MONDAY, JUNE 11, 2018, 4:15 PM  
CITY HALL, ROOM 310**

## **A. ROLL CALL.**

I. Members: Ald. Mark Steuer- Chairperson, Dave Boyce, Susan Ley, and Dennis Doucette  
Present: Ald. Mark Steuer, Susan Ley and David Boyce. Absent: Dennis Doucette

## **B. APPROVAL OF THE AGENDA.**

I. Approval of the agenda for the June 11, 2018, meeting of the Historic Preservation Commission.

No business was transacted and no action was taken due to lack of a quorum.

## **C. APPROVAL OF MINUTES.**

I. Approval of the minutes from the May 14, 2018, Historic Preservation Commission meeting.

No business was transacted and no action was taken due to lack of a quorum.

## **D. REGULAR BUSINESS.**

1. Consideration with possible action on a design review for a new roof at 716 S. Jefferson Street.

General discussion with the applicant occurred. No business was transacted and no action was taken due to lack of a quorum.

2. Consideration with possible action on a design review for a chimney removal at 915 S. Quincy Street.

General discussion with the applicant occurred. No business was transacted and no action was taken due to lack of a quorum.

3. Consideration with possible action on a design review for a sign permit at 412 Dousman Street.

General discussion with the applicant occurred. No business was transacted and no action was taken due to lack of a quorum.

#### **E. INFORMATIONAL.**

1. Review May 2018 Building Activity Report.

No business was transacted and no action was taken due to lack of a quorum.

2. Review City Raze/Repair Orders and Demolitions.

No business was transacted and no action was taken due to lack of a quorum.

3. Staff Project Update

No business was transacted and no action was taken due to lack of a quorum.

4. Next Meeting Date: Monday, July 9, 2018, 4:15 p.m.

## **F. ADJOURNMENT.**



# **MINUTES OF THE HISTORIC PRESERVATION COMMISSION**

**FRIDAY, JUNE 15, 2018, 4:15 PM  
CITY HALL, ROOM 207**

## **A. ROLL CALL.**

I. Members: Ald. Mark Steuer- Chairperson, Dave Boyce, Susan Ley, and Dennis Doucette  
Present: Ald. Mark Steuer, Dennis Doucette, Susan Ley and David Boyce, Excused: None

## **B. APPROVAL OF THE AGENDA.**

I. Approval of the agenda for the June 15, 2018, meeting of the Historic Preservation Commission.  
Moved by Dennis Doucette, seconded by David Boyce to approve. Motion carried.  
Yes- Ald. Mark Steuer, Susan Ley, Dennis Doucette and David Boyce, No- None, Abstain- None

## **C. APPROVAL OF MINUTES.**

I. Approval of the minutes from the May 14, 2018, Historic Preservation Commission meeting.  
Moved by Dennis Doucette, seconded by Susan Ley to approve. Motion carried.  
Yes- Ald. Mark Steuer, Susan Ley, Dennis Doucette and David Boyce, No- None, Abstain- None

## **D. REGULAR BUSINESS.**

1. Consideration with possible action on a design review for a new roof at 716 S. Jefferson Street.

Moved by Dennis Doucette, seconded by Susan Ley to approve. Motion carried.

Yes- Ald. Mark Steuer, Susan Ley, Dennis Doucette and David Boyce, No- None, Abstain- None

2. Consideration with possible action on a design review for a chimney removal at 915 S. Quincy Street.

Moved by Dennis Doucette, seconded by David Boyce to approve. Motion carried.

Yes- Ald. Mark Steuer, Susan Ley, Dennis Doucette and David Boyce, No- None, Abstain- None

3. Consideration with possible action on a design review for a sign permit at 412 Dousman Street.

Moved by Dennis Doucette, seconded by Susan Ley to approve. Motion carried.

Yes- Ald. Mark Steuer, Susan Ley, Dennis Doucette and David Boyce, No- None, Abstain- None

## **E. INFORMATIONAL.**

1. Review May 2018 Building Activity Report.

Moved by Dennis Doucette, seconded by Susan Ley to receive and place on file. Motion carried.

Yes- Ald. Mark Steuer, Susan Ley, Dennis Doucette and David Boyce, No- None, Abstain- None

2. Review City Raze/Repair Orders and Demolitions.

Moved by Dennis Doucette, seconded by David Boyce to receive and place on file. Motion carried.

Yes- Ald. Mark Steuer, Susan Ley, Dennis Doucette and David Boyce, No- None, Abstain- None

3. Staff Project Update

No action taken.

4. Next Meeting Date: Monday, July 9, 2018, 4:15 p.m.

## **F. PUBLIC HEARINGS.**

## **G. ADJOURNMENT.**

Moved by David Boyce, seconded by Susan Ley to adjourn. Motion carried.

Yes- Ald. Mark Steuer, Susan Ley, Dennis Doucette and David Boyce, No- None, Abstain- None



Report to the  
Historic Preservation Commission  
of the City of Green Bay

**MEETING DATE**

August 13, 2018

**PREPARED BY**

Jason Flatt, Staff

**AGENDA ITEM # D.I.**

Consideration with possible action on a future building permit application for renovations at 218-220 & 222-224 N Adams Street.

**BACKGROUND**

222-224 N. Adams is a contributing property in the Downtown SRHP Historic District, built c. 1870 and fitted with an Art Deco façade in 1935. This building stands immediately adjacent to the north side of the Republic Chophouse (218-220 N. Adams). As originally designated in 2018, this historic district consisted of 42 buildings (38 contributing, 4 non-contributing). The N. Adams area of the historic district is characterized by buildings with red brick façades (with stone accents) as well as an uninterrupted storefront plane. Neighboring buildings in this area are contributing except for the nearby Pireaux Building (214-216 N. Adams, owned by Associated Bank), located immediately adjacent to the south side of the Republic Chophouse (218-220 N. Adams).

The current 1935 façade is integral to this building's contributing status; the 1870-era appearance is not relevant and, if reconstructed, would result in the building's loss of contributing status. The proposed rehabilitation plan calls for the removal of the current historic façade, creation of a recess in the storefront plane shared by neighboring buildings, and construction of a new façade clad primarily in Dryvit. Per the Secretary of the Interior's Standards for Rehabilitation of historic buildings, "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided". Given that the proposed plan calls for the removal of the historic façade, this plan not only runs counter to the Secretary of the Interior's Standards for Rehabilitation, but also of such magnitude that the building will lose its contributing status and the associated access to tax credits (most likely in perpetuity). Furthermore, the proposed use of Dryvit for the new façade and the creation of a recess in the front of the building represent an unsympathetic intrusion that detracts from the integrity of this portion of the historic district. This negative impact will not, by itself, immediately threaten historic designation (and associated tax credit availability) for surrounding property owners, but it does represent a significant step towards the possible/eventual loss of historic designation for this portion of the district. The nearby non-contributing Pireaux Building amplifies this concern.

The property owner and architect of the rehabilitation plan state that the current façade is pulling away from the structure of the building and is an imminent threat to public safety. The property owner and architect state that the current façade cannot be properly secured to the structure of the building. These statements may be true and public safety is a paramount concern; however, no structural report has yet been submitted to the HPC in support of these claims.

**RECOMMENDATION**

Recommend withholding HPC endorsement of the proposed rehabilitation plan given that: 1) The plan conflicts with the Secretary of the Interior's Standards for Rehabilitation of historic properties and results in a change from contributing to non-contributing status for the building; 2) The proposed plan represents an unsympathetic intrusion that negatively impacts the integrity of this portion of the historic district; and 3) the threat to public safety and the infeasibility of repairing the current façade has not yet been substantiated by an engineering report.

## FISCAL IMPACT

## ATTACHMENTS

- I. 218-224 N Adams, Republic Chophouse Expansion, Exhibit



WEST ELEVATION

ADDITION TO  
**REPUBLIC CHOPHOUSE**  
NORTH ADAMS STREET  
GREEN BAY, WI

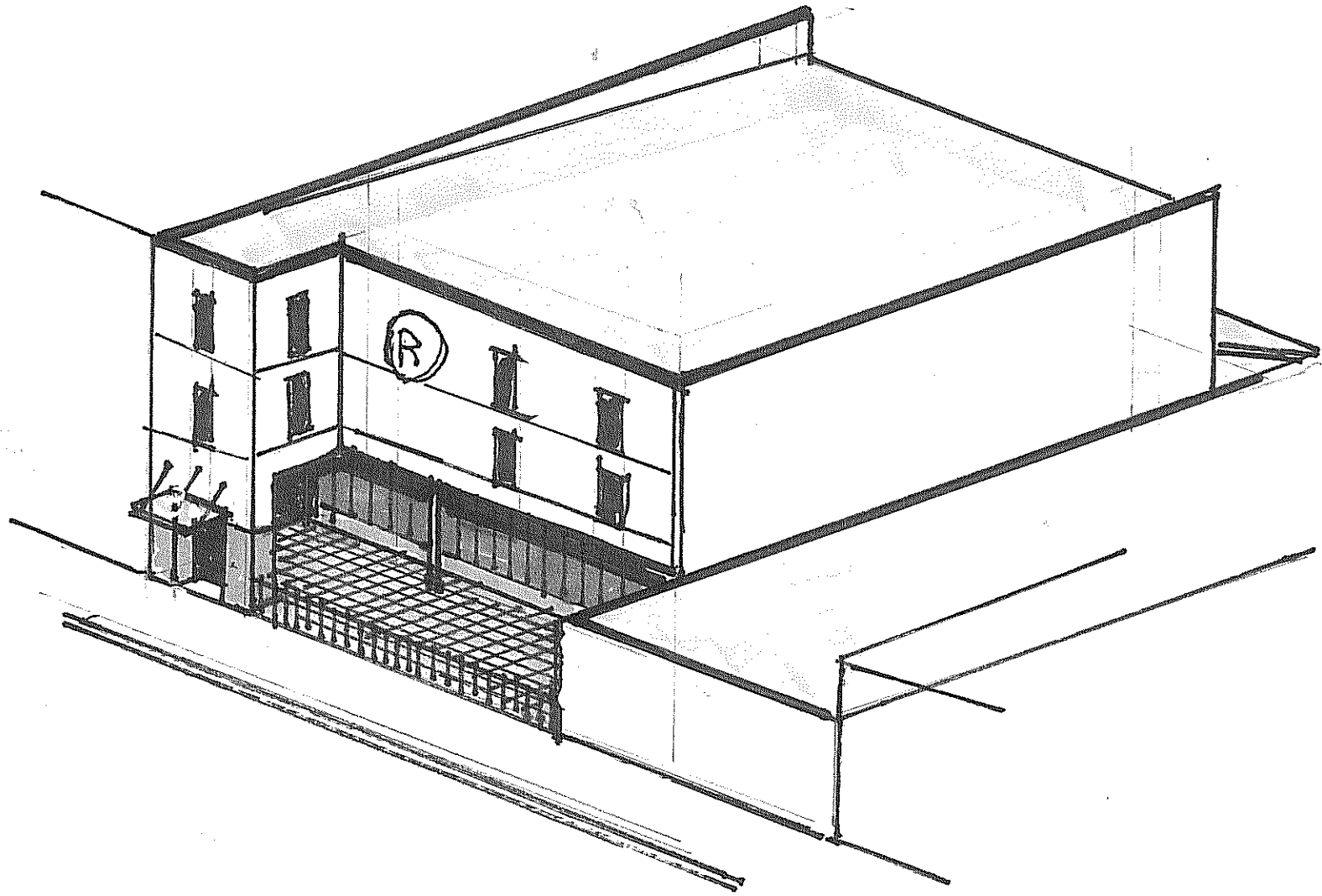
**BEN SCHENKELBERG**  
ARCHITECT



Green Bay Office:  
3309 Spur Lane  
Green Bay, WI 54313

Massachusetts Office:  
One Monarch Place  
Suite 2500  
Springfield, MA 01144

P: (920) 662-2001 F: (920) 662-2242  
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# PROPOSED BUILDING ALTERATION FOR: REPUBLIC CHOPHOUSE NORTH ADAMS STREET GREEN BAY, WISCONSIN CITY OF GREEN BAY

15 MAY 2018  
BEN M. SCHENKELBERG ARCHITECT



STREET VIEW  
SCALE: 3/16" = 1'-0"

**PROJECT INFORMATION:**

**JOB SITE LOCATION:**

218 NORTH ADAMS STREET  
GREEN BAY, WI 54301  
BROWN COUNTY  
CITY OF GREEN BAY

**BUILDING INFORMATION:**

BUILDING CODES:  
WISCONSIN COMMERCIAL BUILDING CODE  
COMM61-66  
IBC-2012

BUILDING TYPE A-3 ASSEMBLY  
USES INTENDED FOR DINNING

1. BUILDING CONSTRUCTION TYPE VB.
2. NO DEAD END CORRIDORS.
3. BUILDING ADA ACCESSIBLE.
4. BUILDING: NON-SPRINKLERED.
5. BUILDING: EXITING DOES NOT EXCEED 300'-0".

**GENERAL PLAN NOTES**

1. SITE, HVAC, PLUMBING, ELECTRICAL, ALARMS, AND DETECTION SYSTEMS ARE NOT PART OF THESE CONSTRUCTION DOCUMENTS. DESIGN PROFESSIONALS SHALL DESIGN PER STATE AND LOCAL REQUIREMENTS.
2. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES WITH THE PLAN SHALL BE NOTIFIED TO THE ARCHITECT FOR VERIFICATION BEFORE PROCEEDING WITH FABRICATION OR CONSTRUCTION.
3. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CODES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.
4. ALL MATERIAL SHALL BE INSTALLED PER MANUFACTURES REQUIREMENTS AND RECOMMENDATIONS.

**SHEET INDEX:**

CVR COVER SHEET  
A-1 FIRST FLOOR PLAN  
A-2 2ND AND 3RD FLOOR PLAN  
A-3 BUILDING ELEVATION AND SECTION  
A-4 WALL SECTIONS

PROPOSED BUILDING ALTERATIONS FOR  
**REPUBLIC CHOPHOUSE**  
NORTH ADAMS STREET  
GREEN BAY, WISCONSIN

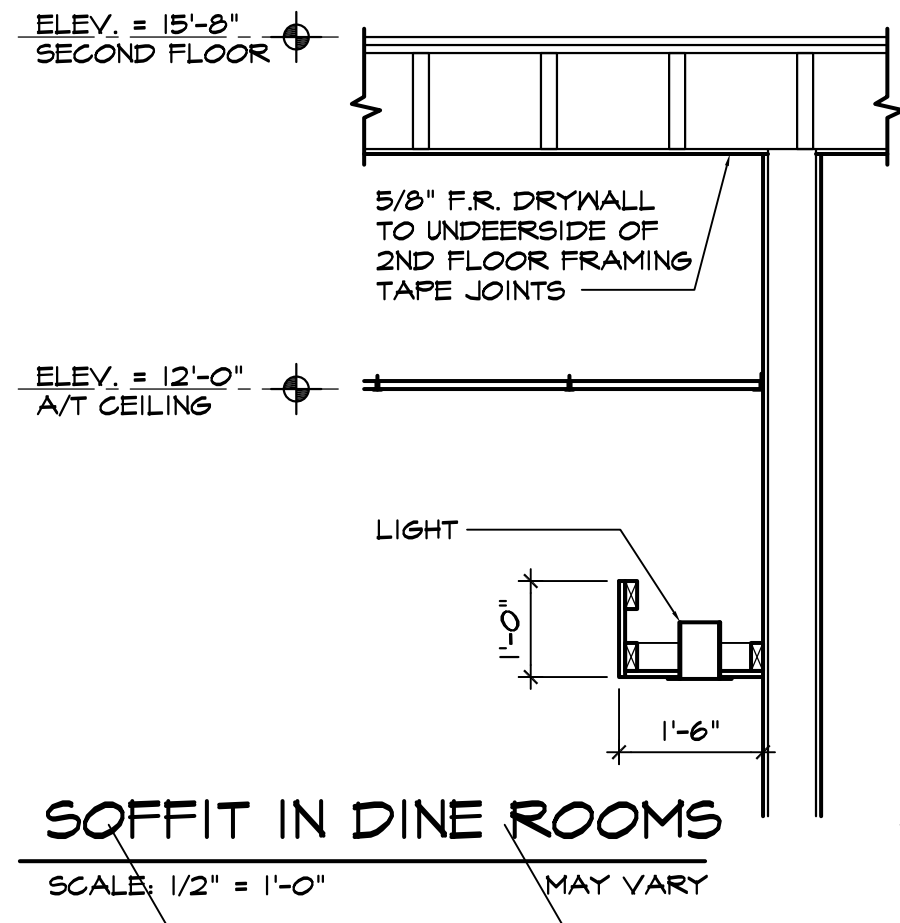
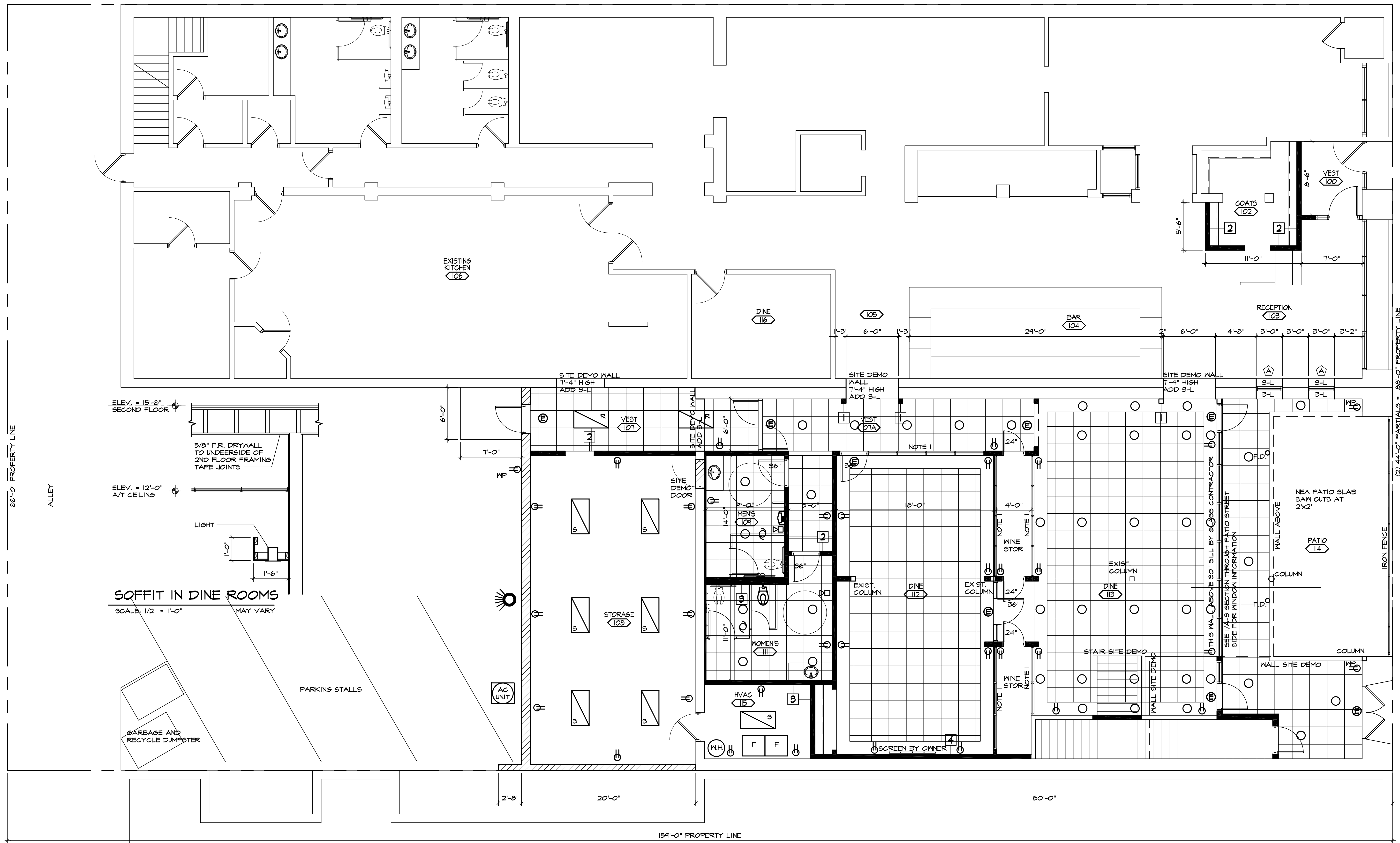
CONNECTICUT  
WISCONSIN  
MASSACHUSETTS

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ARCHITECT  
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E-mail: bmsarchitect@aol.com



DRWN BY: MMN  
DATE: 05/15/2018  
SCALE: AS NOTED

**CVR**



**SCHEMATIC ROOF FINISH SCHEDULE:**

**PATIO 114:**  
 FLOOR = CONCRETE SEALED  
 SILL = MANKATO STONE  
 WALLS = DRIVOT  
 CEILING = 2x2' GRID - ALUM.  
 STEEL & MISC = PAINT

**DINE 112 & 113:**  
 FLOOR = CARPET / TILE  
 BASE = WOOD OAK  
 WALLS = PAINT  
 CEILING 2x2' M. SUS, GRID 12'-0"

**STORAGE 108:**  
 FLOOR = SEALED  
 BASE = 4" VINYL  
 CEILING = PAINT +/- 10'-0" AFF  
 TRIM = PAINT

**TOILET 101 & 103:**  
 FLOOR = CERAMIC TILE  
 BASE = 6" CERAMIC TILE  
 WALLS = PAINTED  
 CEILING = 2x2' U.T. GRID 8'-0" A.F.F.  
 COMTEC PARTITIONS  
 HAND DRYERS  
 ADA CHROME HARDWARE  
 MIRRORS = 4'-32" R.E.

**HVAC 115:**  
 FLOOR = SEALED  
 BASE = 4" VINYL  
 WALLS = PAINTED  
 CEILING = 2x2' A.T. GRID 8'-0" A.F.F.

**CORRIDOR 107A:**  
 FLOOR = WOOD GRAIN - VINYL  
 BASE = TRIM OAK  
 WALLS = PAINTED  
 CEILING = 2x2' R.E. A/T 10'-0" A.F.F.

**WINE ROOMS: NOT IN CONTRACT**  
 GLASS BY GREEN BAY GLASS  
 SIMILAR TO EXISTING BAR ROOM  
 TRIM = OAK  
 DOORS = OAK  
 HARDWARE MATCH EXISTING

**CUT THROUGH WALLS:**  
 PATCH TO MATCH EXISTING

- SUGGESTED SCHEMATIC ELECTRICAL SYMBOLS:**
- EXIT LIGHT
  - INCANDESCENT CANS - RECESSED - DIMMED
  - 2x4 4T RECESSED
  - 2x4 4T SURFACE
  - HORN STROBE
  - PULL STATION FIRE EXT. CAB
  - EXHAUST FAN
  - 110 DUPLEX OUTLET
  - DUSK TO DAWN

**FIRST FLOOR PLAN AND SCHEMATIC ELECT. AND CEILING PLAN**

SCALE: 3/16" = 1'-0"

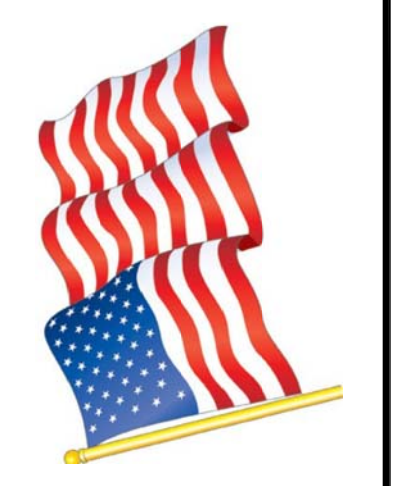
**NORTH**

- PLAN NOTES:**
- GLASS WALLS BY GREEN BAY GLASS
  - INSTALL 5/8" F.R. SHEET ROCK, TAPE JOINTS, ON BOTTOM 2ND FLOOR JOIST
  - ELECTRICAL CONTRACTOR TO DETERMINE LOCATION OF WALL SWITCHES AND DIMMERS.
  - ALL LAMPS TO BE LED

PROPOSED BUILDING ALTERATIONS FOR  
**REPUBLIC CHOPHOUSE**  
 NORTH ADAMS STREET  
 GREEN BAY, WISCONSIN

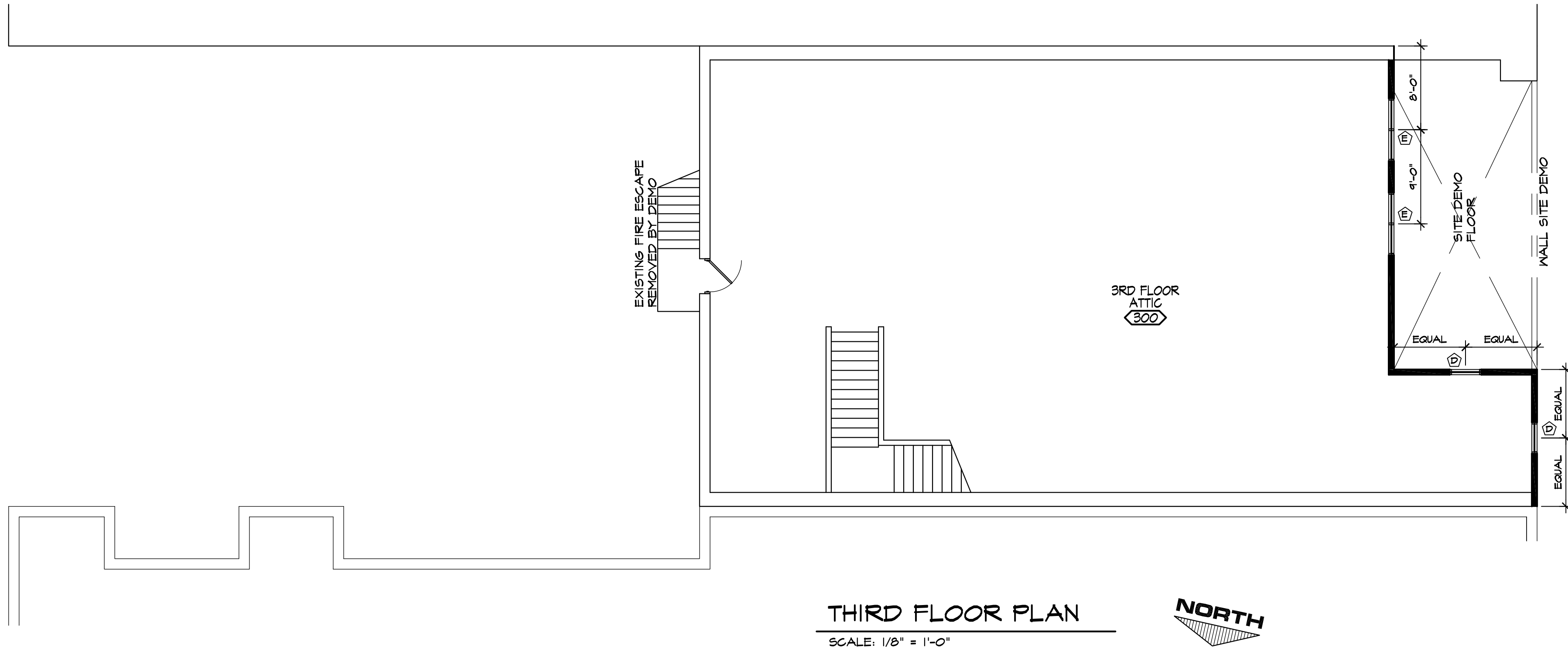
CONNECTICUT  
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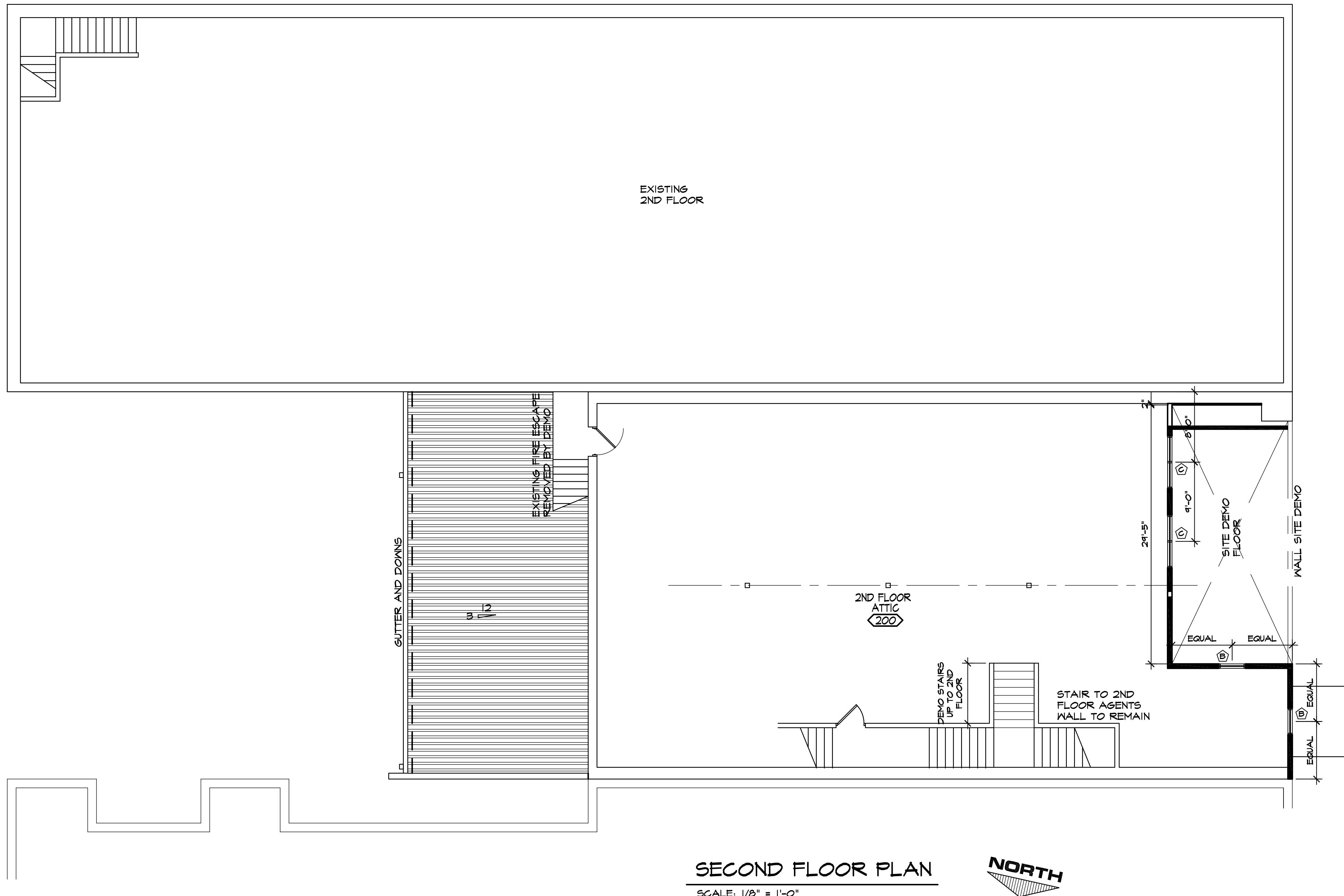
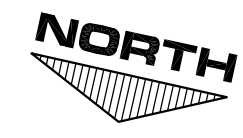


DRWN BY: MMN  
 DATE: 05/15/2018  
 SCALE: AS NOTED

**A-1**



**THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



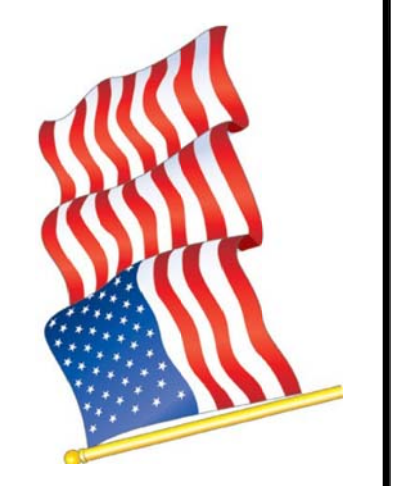
**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



PROPOSED BUILDING ALTERATIONS FOR  
**REPUBLIC CHOPHOUSE**  
NORTH ADAMS STREET  
GREEN BAY, WISCONSIN

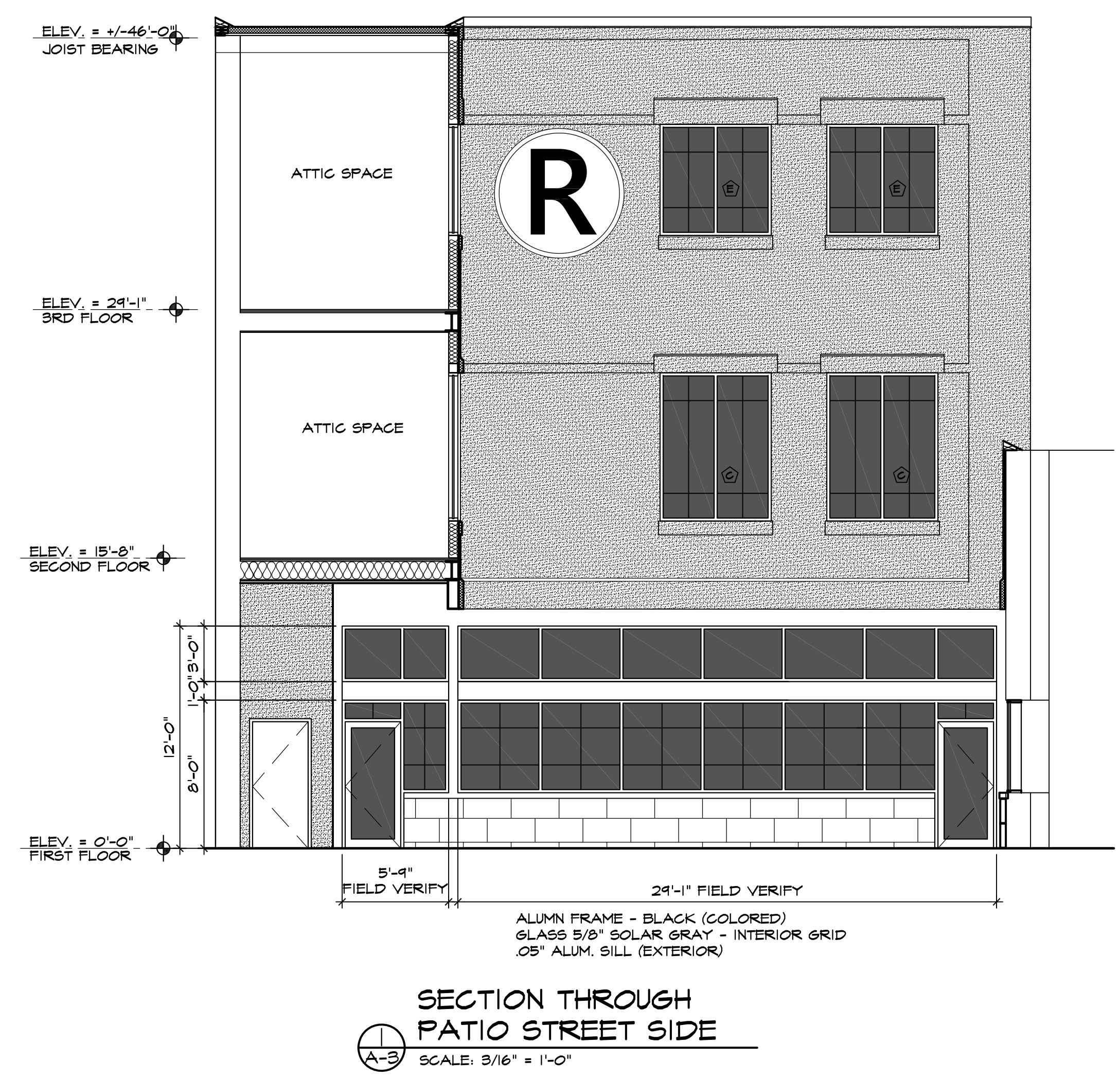
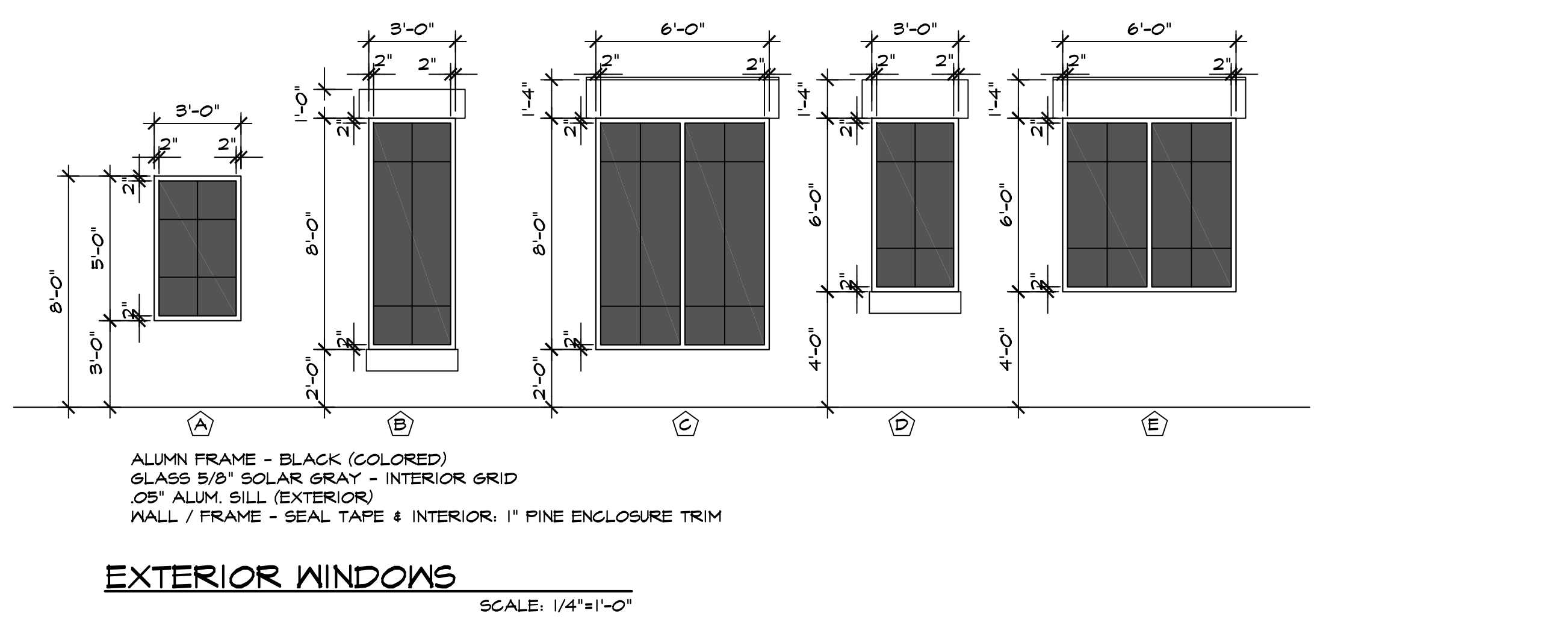
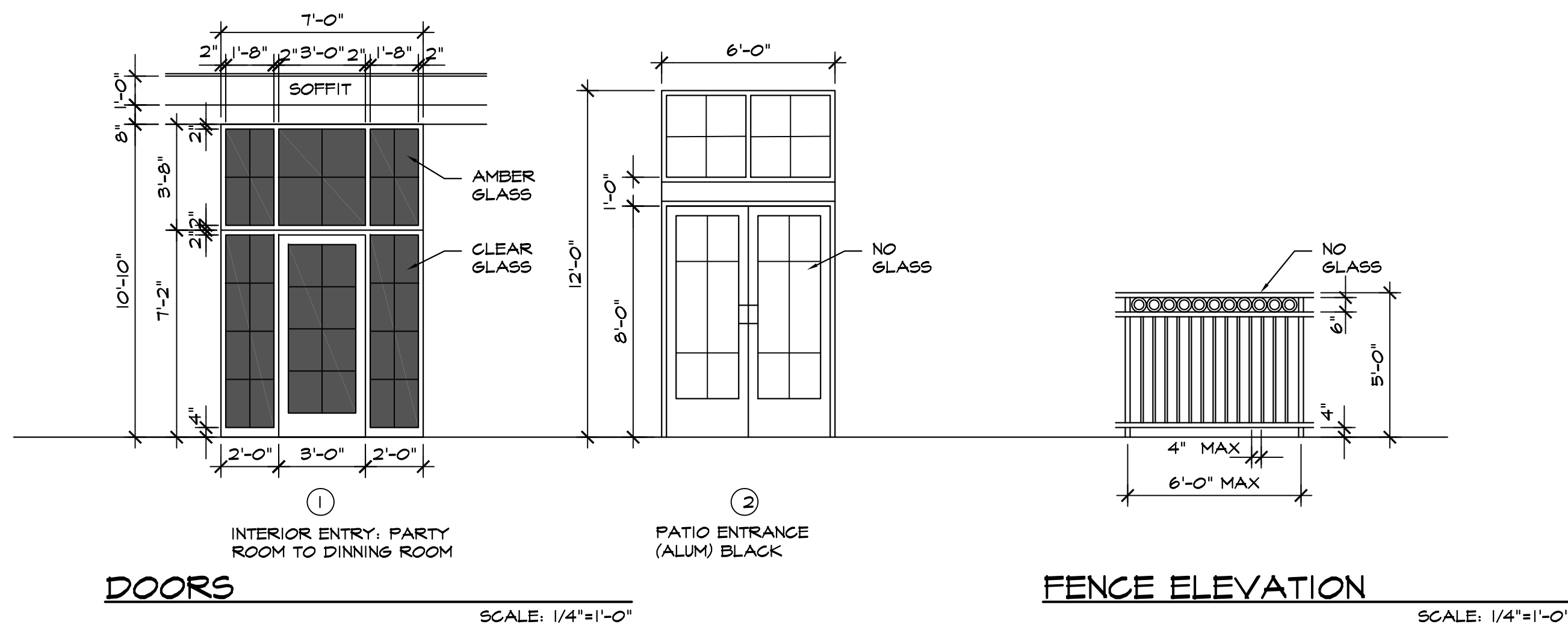
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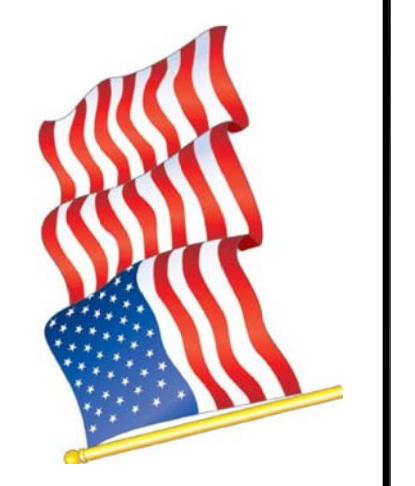
**A-2**



PROPOSED BUILDING ALTERATIONS FOR  
**REPUBLIC CHOPHOUSE**  
 NORTH ADAMS STREET  
 GREEN BAY, WISCONSIN

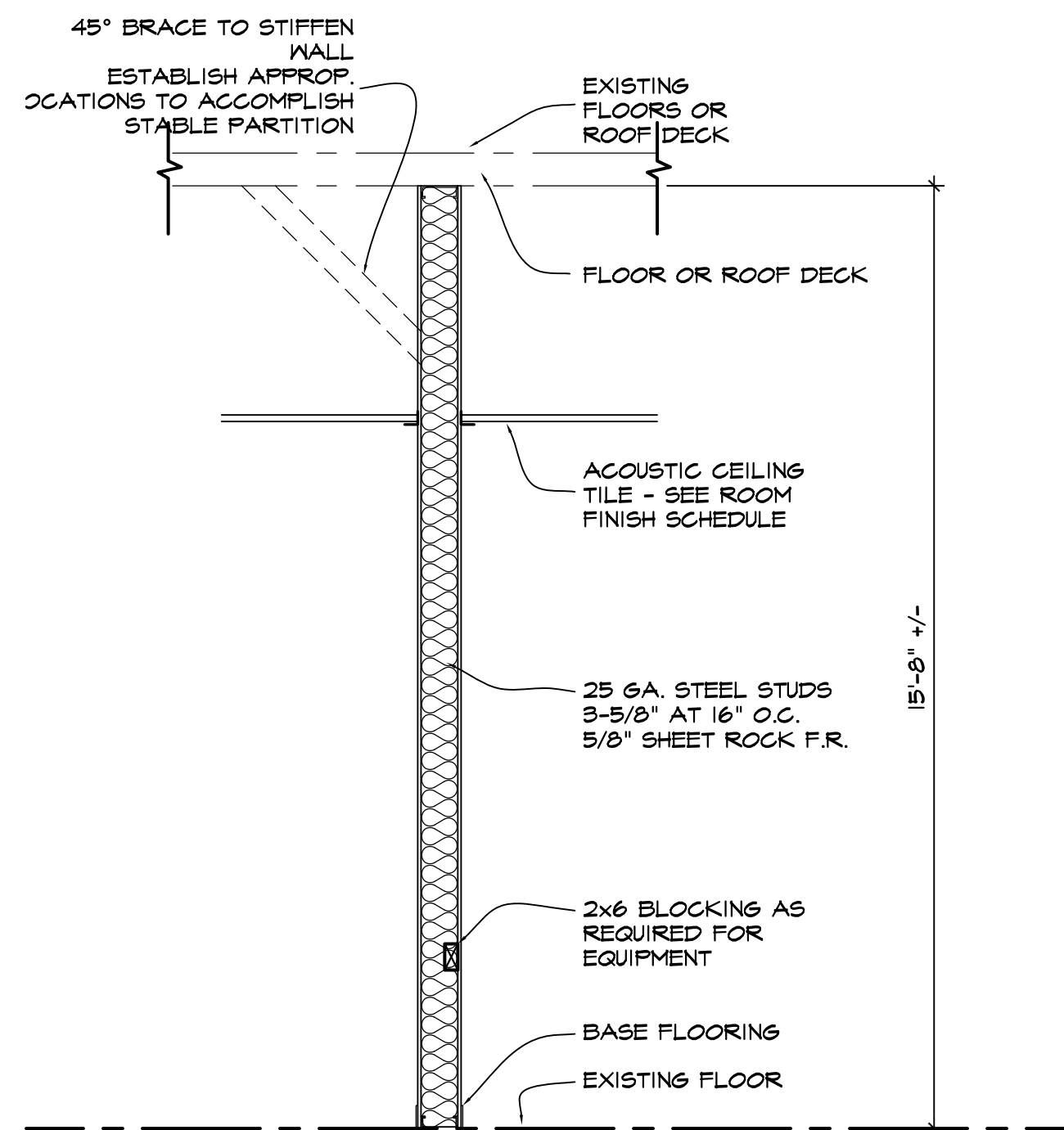
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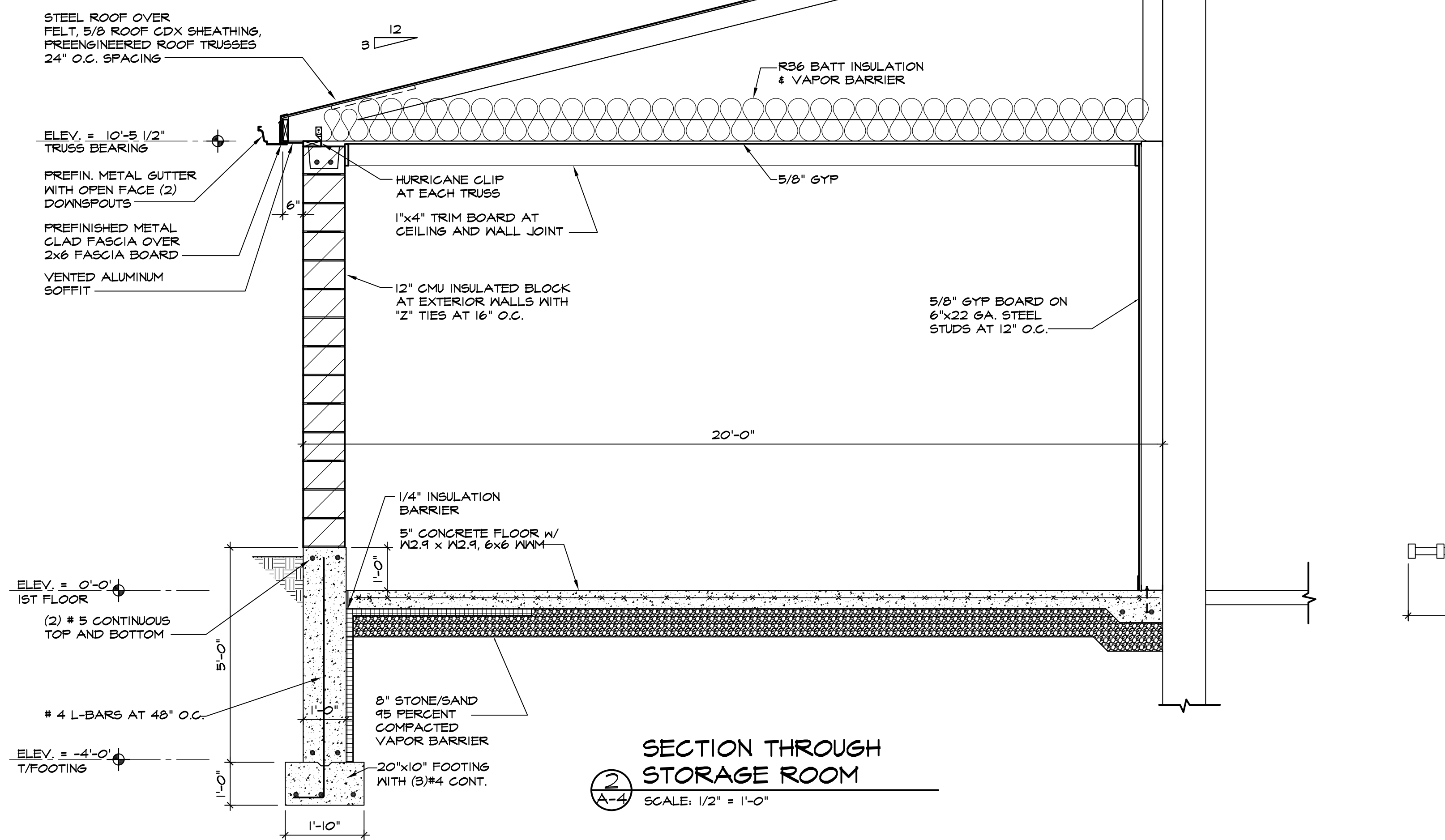


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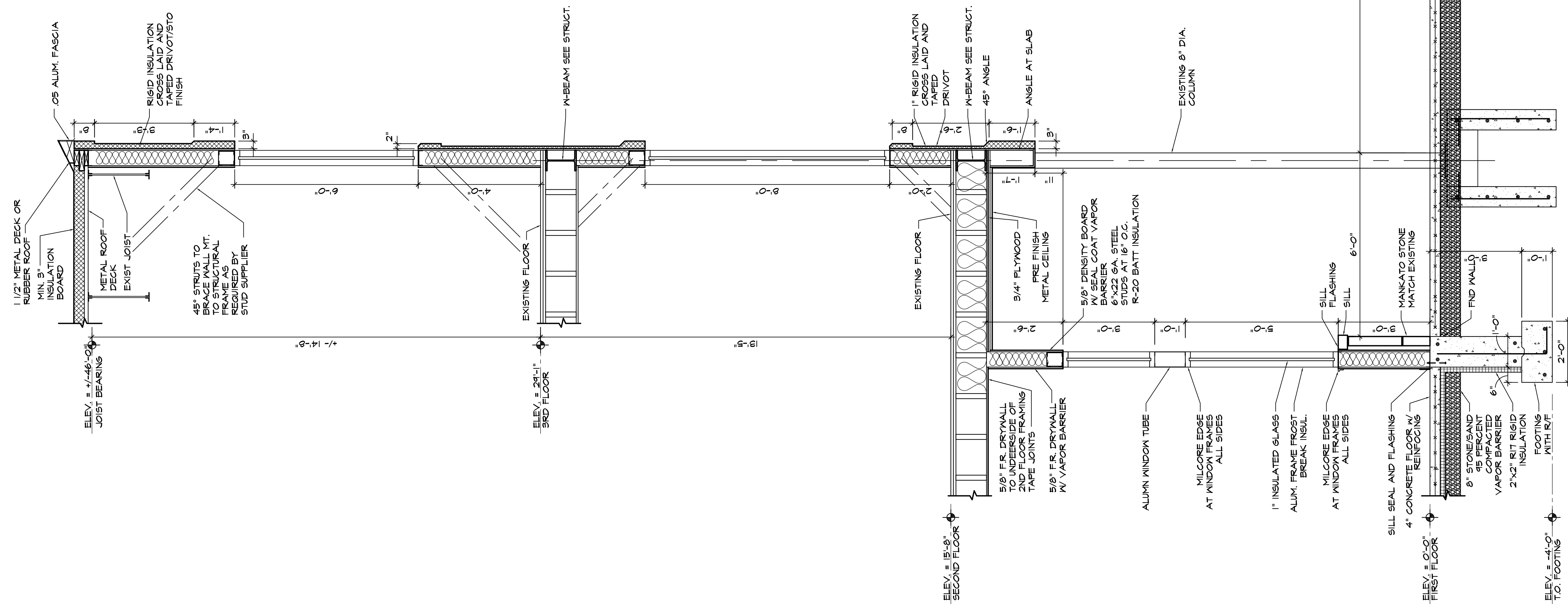
**A-3**



**INTERIOR NON-BEARING WALL SECTION**  
 SCALE: 1/2" = 1'-0"  
 1 2x4  
 2 2x6  
 3 2x12  
 4 FURRED WALL



**SECTION THROUGH STORAGE ROOM**  
 SCALE: 1/2" = 1'-0"



**NEW SECTION THROUGH WEST WALL / PATIO**  
 SCALE: 1/2" = 1'-0"

PROPOSED BUILDING ALTERATIONS FOR  
**REPUBLIC CHOPHOUSE**  
 NORTH ADAMS STREET  
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DRWN BY: MMN  
 DATE: 05/15/2018  
 SCALE: AS NOTED

**A-4**



Report to the  
Historic Preservation Commission  
of the City of Green Bay

#### MEETING DATE

August 13, 2018

#### PREPARED BY

Jason Flatt, Staff

#### AGENDA ITEM # D.2.

Consideration with possible action on a sign permit application for 131 N Broadway.

#### BACKGROUND

131 N. Broadway is a contributing property in the Broadway-Walnut NRHP Historic District, built 1923. As originally designated in 1999, this district consisted of 25 buildings (20 contributing, 5 non-contributing).

The proposed sign consists of illuminated letters and a raceway to be mounted to the header above the first-floor storefront windows and door. The placement of this sign is historically appropriate and the sign is anticipated to have no significant impact to the historic fabric of the building's façade.

#### RECOMMENDATION

Recommend approval of proposed sign.

#### FISCAL IMPACT

#### ATTACHMENTS

- I. 131 N Broadway, Sign, Bag Lady

City of Green Bay

Inspection Division

# Sign Permit Application

General Information: Complete application and submit with three (3) copies of plans and sign details with supporting documentation demonstrating compliance with Sec. 13.36, Regulation of Signs, Green Bay Municipal Ordinance prior to commencing installation.

Project Address: 131 N Broadway St.

Parcel #:

Zoning:

Sign#:

Applicant Applicant is <input type="radio"/> Property Owner <input checked="" type="radio"/> Sign Contractor	Property Owner (Required if other than Applicant)
Name <u>Kathy Tiesling</u>	Name <u>Mary White</u>
Company <u>Color tech of WI</u>	Company <u>A Bag Lady</u>
Address <u>1011 Ashwaubenon St</u>	Address <u>131 N Broadway St.</u>
City, ST ZIP <u>Green Bay WI 54304</u>	City, ST ZIP <u>Green Bay WI 54303</u>
Phone <u>920-337-0660</u> Fax	Phone <u>Jill / 920-362-7780 - 920-471-2580 / Mary</u> Fax
E-mail <u>Kathy@colortechwi.com</u>	E-mail <u>white.mary.g@gmail.com</u>

Site Plan - [s.13.36(3)(c)2.] Provide a scaled site plan showing property lines, street(s), location of buildings, structures, drives, parking areas, and location of proposed sign and its supporting structure. Also, list all existing signs on the property below.

List & describe all existing signs on property (provide additional sheet if necessary)

Check if NON-CONFORMING

1. No Exterior Signage

2. \_\_\_\_\_

3. \_\_\_\_\_

Construction Specifications - [s.13.36(4)] Provide scaled drawings showing sign design, size, materials to be used, method of construction, lighting, and means of attachment to the building or the ground. Illuminated signs are required to have labels attached, one from a listed nationally recognized testing lab and separate label indicating the manufacturer's name, input amperes and voltage, both labels must be visible from the ground after installation, and the sign must have an externally operable disconnect.

Sign Type.  Awning  Canopy  Building  Pole  Monument  Off-Premise Billboard  Other \_\_\_\_\_

Fixed Face: Width 16' 8" X Height 24" Area 33.5 SF, Illuminated -  Internally  Externally, No. of Faces \_\_\_\_\_

Reader Bd: Width \_\_\_\_\_ X Height \_\_\_\_\_ Area \_\_\_\_\_ SF, Illuminated -  Internally  Externally, No. of Faces \_\_\_\_\_

Sign Construction led internally illuminated channel letters on a raceway to match building - aluminum returns - Est. Sign Cost \$ \_\_\_\_\_

Professional Engineer (Required where Item 4 of Conditions of Approval applies) polycarb faces w/vinyl + trim cap.

Name Sign Contractor	Registration No.	Phone No.
Name <u>Kathy Tiesling</u>	Electrical Contractor (Required if sign is illuminated)	
Company <u>Colortech of WI</u>	Name	
Address <u>1011 Ashwaubenon St.</u>	Company	
City, ST Zip <u>Green Bay WI 54304</u>	Address	
Phone <u>920-337-0660</u> Fax	City, ST Zip	
E-Mail <u>Kathy@colortechwi.com</u>	Phone	Fax
	E-mail	

Sign Contractor License# \_\_\_\_\_  License Permit Bond (\$5,000)  Public Liability Insurance Policy

Electrical Contractor License # (s.17.07) SBD Certificate # (Comm 5)  Public Liability Insurance Policy

Adjoining Property Owner's Authorization - [s.13.36(3)(c)4.5] Complete if access is necessary to service sign from adjoining property.

Adjoining Property or Building Address \_\_\_\_\_ Parcel # \_\_\_\_\_

Signature \_\_\_\_\_ Phone \_\_\_\_\_

Applicant Kathy Tiesling Date 8-6-2018

Conditions of Approval - 0 See attached for additional conditions

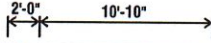
1. If work herein authorized is suspended or abandoned for one year any time after commencing work, this permit shall become null & void.
2. All signs shall bear a label provided by the City identifying the permit number, date of issuance, and person or firm erecting the sign.
3. All free-standing signs require a foundation inspection by the Building Inspector and a final electrical inspection by the Electrical Inspector.
4. All signs exceeding 150 sq. ft. in area per side shall be designed by, and within five days of installation, shall be certified by a professional engineer registered in the State of Wisconsin that such sign meets all state and local construction requirements

\$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_  
Sign Permit Fee Elec. Permit Fee Total Permit Fee Receipt # Date Issued

Zoning Inspector \_\_\_\_\_ Building Inspector \_\_\_\_\_ Electrical Inspector \_\_\_\_\_  
WHITE - Assessor CANARY - File Copy PINK - Inspector GOLDENROD - Applicant



(2) Existing Goose Neck Lamps Removed



16'-8" Raceway

**A BAG LADY**

**EXISTING INTERNALLY ILLUMINATED CHANNEL LETTERS**

Existing Letters: Lexan Faces / 1" Trim Cap / 5" Returns  
 Mounted to Existing Raceway (Painted to Match Building)

Scale: 1/4" = 1'-0"

**Colortech**  
 SIGNS AND GRAPHICS  
*It's What We Do*

Client: A Bag Lady  
 Location: Green Bay, WI  
 Sales: Emily Nestling  
 Designer: Jill  
 File Name: A Bag Lady 181xxx 6-18 Channel Letters  
 Date: 8-6-18

Page: 1

Acceptance of Proof: \_\_\_\_\_ Signature \_\_\_\_\_  
 Date: \_\_\_\_\_

**PROOF APPROVED.** I have reviewed all aspects of this proof, including but not limited to: spelling, grammar, layout, design, color etc. I understand that my project will reflect the layout specifications and I assume all responsibility for any rework after signing this proof. Colortech makes every effort to ensure this proof is an accurate representation of the final project. Project may vary slightly due to environmental conditions and/or material limitations.

- ITEMS NEEDED PRIOR TO FABRICATION**
- FIELD SURVEY/MEASUREMENTS REQUIRED
  - COMPUTER FILE OF LOGO REQUIRED
  - BUILDING COLOR MATCH REQUIRED**

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 This is a preliminary drawing. One must not rely on this drawing for construction. It is not intended to be used for construction. It is the responsibility of the client to provide all necessary information and approvals for the project. All rights reserved. No part of this drawing may be reproduced without the written permission of Colortech Signs & Graphics.



Report to the  
Historic Preservation Commission  
of the City of Green Bay

#### MEETING DATE

August 13, 2018

#### AGENDA ITEM # E. I.

Review June and July 2018 Building Activity Report.

#### BACKGROUND

Informational.

#### RECOMMENDATION

Receive and place on file.

#### FISCAL IMPACT

#### ATTACHMENTS

1. June 2018 Building Report
2. July 2018 Building Report

# Detail Summary of Projects Issued

6/1/2018 to 6/30/2018

Filtered on Project Type: Raze Single-Family house(attached or detached)

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
73539	1010-1012 N CHESTNUT AV..18-520	SPRINGS HOMES LLC	GO GREEN RECYCLING LLC	\$0.00	\$0.00	Pending
[05-645 - Raze Single-Family house(attached or detached)] REMOVE STRUCTURE, BACKFILL AND SEED ENTIRE LOT -EC permit issued						
73825	408 S MONROE AV..13-163	MADISON MONROE INVESTMENTS LLP	GAUTHIER & SONS CONSTRUCTION	\$240.00	\$11,000.00	Pending
[05-645 - Raze Single-Family house(attached or detached)] DEMOLISH EXISTING RESIDENCE, TURN INTO GREEN SPACE						
<b>Totals:</b> 2 projects				\$240.00	\$11,000.00	

# Detail Summary of Projects Issued

6/1/2018 to 6/30/2018

Filtered on Project Type: Raze 3 & 4 Family Building

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
73617	1003 PINE ST..9-98 [09-647 - Raze 3 & 4 Family Building] RAZE BUILDING	RONALD L & RACHEL A SMITS	DENOBLE SERVICE & WATER	\$140.00	\$30,000.00	Pending
73700	1444 SMITH ST..19-22-1 [09-647 - Raze 3 & 4 Family Building] RAZE BUILDING AND SITE RESTORATION	CHANCE PROPERTIES LLC	GAUTHIER & SONS CONSTRUCTION	\$240.00	\$29,705.00	Pending
<b>Totals:</b> 2 projects				\$380.00	\$59,705.00	

# Detail Summary of Projects Issued

6/1/2018 to 6/30/2018

Filtered on Project Type: Raze Commercial Building or other Structure

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
73596	1727 SHAWANO AV..6-2991	GREEN BAY HEART CARE PROPERTIES LLC	RODAC LLC	\$70.00	\$10,000.00	Pending
[15-649 - Raze Commercial Building or other Structure] INTERIOR DEMO ONLY						
<b>Totals:</b> 1 projects				\$70.00	\$10,000.00	

# Detail Summary of Projects Issued

6/1/2018 to 6/30/2018

Filtered on Project Type: Addition to Commercial, Non-Residential Non-housekeeping

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
<b>72458</b>	1806 BOND ST..6-61-A	GREEN BAY AREA PUBLIC SCHOOL DISTRICT KELLER	IEI GENERAL CONTRACTORS	\$3,324.93	\$954,000.00	Pending
[13-437 - Addition to Commercial, Non-Residential Non-housekeeping] First floor - Helen Keller Elementary -EC permit approved and issued						
<b>72707</b>	442 ALPINE DR..21-107-3	GREEN BAY AREA PUBLIC SCHOOL DISTRICT EDISON	IMMEL CONSTRUCTION	\$11,991.15	\$0.00	Pending
[13-437 - Addition to Commercial, Non-Residential Non-housekeeping] EC permit approved / SWM Plan approved and Bond Paid.						
<b>73562</b>	1301 BROSIG ST..21-7881	GOODWILL INDUSTRIES OF NORTH CENTRAL WI INC	WOODS CONSTRUCTION	\$506.00	\$8,700.00	Closed
[13-437 - Addition to Commercial, Non-Residential Non-housekeeping] DEMO & INSTALL NEW PLUMBING FIXTURES FOR REMODEL; ADA RESTROOMS AND A BREAKROOM						
<b>Totals:</b> 3 projects				\$15,822.08	\$962,700.00	

# Detail Summary of Projects Issued

6/1/2018 to 6/30/2018

Filtered on Project Type: Demolition of all Other Buildings or Structures

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
73826	321 S WEBSTER AV..14-903	MICHAEL P WALKER	GAUTHIER & SONS CONSTRUCTION	\$50.00	\$4,000.00	Pending
[21-649 - Demolition of all Other Buildings or Structures] Take out foundation slab, return to green space.						
73842	400 12th AV..3-830	JUDITH A STUBBLE	HERMSAN HOME CONSTRUCTION	\$50.00	\$1,000.00	Pending
[21-649 - Demolition of all Other Buildings or Structures] GARAGE STRUCK BY TREE. FOUNDATION STAYING FOR GARAGE REBUILD						
<b>Totals:</b> 2 projects				\$100.00	\$5,000.00	

# Detail Summary of Projects Issued

6/1/2018 to 6/30/2018

Filtered on Project Type: Addition to Garage, Carport ( Residential)

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
73775	1136 SHADOW LN..1-2295 [19-438 - Addition to Garage, Carport ( Residential)]	DKL INVESTMENTS LLC	PETERS DEVELOPMENT	\$360.00	\$47,000.00	Pending
<b>Totals:</b> 1 projects				\$360.00	\$47,000.00	

No permits were issued for the following in the month of June 2018:

RAZE Code	Description
5-645	Raze single family
07-646	2-family building
09-648	5 or more family building

# Detail Summary of Projects Issued

7/1/2018 to 7/31/2018

Filtered on Project Type: Raze Single-Family house(attached or detached)

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
74113	1038 ERIE RD..21-171-1 [05-645 - Raze Single-Family house(attached or detached)]	NATURES WAY FINANCE RAZE HOUSE & GARAGE	GREEN BAY METRO	\$50.00	\$12,000.00	Pending
74190	2815 NICOLET DR..22-139 [05-645 - Raze Single-Family house(attached or detached)]	SANDRA J EWALD Raze house	MARK WAEGHE BUILDERS LLC	\$175.00	\$18,000.00	Pending
<b>Totals:</b> 2 projects				\$225.00	\$30,000.00	

# Detail Summary of Projects Issued

7/1/2018 to 7/31/2018

Filtered on Project Type: Raze 3 & 4 Family Building

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
74085	1261 E WALNUT ST..14-214 [09-647 - Raze 3 & 4 Family Building] RAZE	N H S OF GREEN BAY II LLC	BEST ENTERPRISES, LLC	\$240.00	\$16,600.00	Pending
<b>Totals:</b>	1 projects			\$240.00	\$16,600.00	

# Detail Summary of Projects Issued

7/1/2018 to 7/31/2018

Filtered on Project Type: Demolition of all Other Buildings or Structures

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
<b>73951</b>	1333 GROSS AV..1-303	MARK WEGNER	KEITH PETRI	\$50.00	\$1,700.00	Pending
[21-649 - Demolition of all Other Buildings or Structures] REMOVAL OF TWO STALL DETACHED GARAGE						
<b>74183</b>	989 DIVISION ST..5-1189	NATANA DESS	NATANA DESS	\$50.00	\$500.00	Pending
[21-649 - Demolition of all Other Buildings or Structures] SLAB TO REMAIN FOR FUTURE GARAGE						
<b>74227</b>	415 HARTUNG ST..8-539	DANIEL R SAMPSON JR	DANIEL R SAMPSON JR	\$50.00	\$500.00	Pending
[21-649 - Demolition of all Other Buildings or Structures] TAKE DOWN OLD GARAGE AND CONCRETE SLAB ALSO 23 X 20 AND 7 X 2 PIECES OF DRIVEWAY						
<b>Totals:</b> 3 projects				\$150.00	\$2,700.00	

No permits were issued for the following in the month of July 2018:

**RAZE**

Code	Description
5-645	Raze single family
07-646	2-family building
09-648	5 or more family building
15-649	Commercial building or other structure

**ADDITION**

13-437	Commercial, Non-residential/non-housekeeping
19-438	Garage/carport resident



Report to the  
Historic Preservation Commission  
of the City of Green Bay

## MEETING DATE

August 13, 2018

## AGENDA ITEM # E.2.

Review City Raze/Repair Orders and Demolitions.

## BACKGROUND

Informational

## RECOMMENDATION

Receive and place on file.

## FISCAL IMPACT

## ATTACHMENTS

1. 306 Northern Avenue, Raze or Repair order
2. 216 Garfield, Raze or Repair Order
3. 143 Cleveland Street, Raze and Remove Order
4. 2018 Aug Raze Repair photos

**NOTICE AND ORDER TO RAZE OR REPAIR**  
A BUILDING LOCATED AT  
306 NORTHERN AVENUE  
GREEN BAY, BROWN COUNTY, WISCONSIN

**THE CITY OF GREEN BAY, WISCONSIN, A MUNICIPAL CORPORATION, TO:**

Robert L. Seidler  
Sandra K. Seidler  
306 Northern Avenue  
Green Bay, WI 54303-2910

The undersigned, a duly appointed Housing Inspector for the City of Green Bay, Brown County, Wisconsin, recently caused to be inspected the premises located at 306 Northern Avenue, Green Bay, Brown County, Wisconsin, parcel number 5-1185, more particularly described as follows:

That part of Lot 31, Dousman and Elmores Addition to Fort Howard, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin, described as: Commencing at the Southeast corner of Northern Avenue and Division Street; thence Southerly along the East line of the Northern Avenue 120 feet to the place of beginning; thence continuing Southerly along the East line of Northern Avenue 82 feet; thence Easterly parallel with the South line of Division Street 50 feet; thence Northerly parallel with the East line of Northern Avenue 12 feet; thence Easterly parallel with the South line of Division Street 69.125 feet; thence Northerly parallel with the East line of Northern Avenue 70 feet; thence Westerly parallel with the Southerly line of Division Street 119.125 feet to the place of beginning, excepting therefrom all parts used for road purposes

and determined that the building on such premises is so old, dilapidated, out of repair and consequently dangerous, unsafe, unsanitary or otherwise unfit for human habitation, occupancy or use.

THEREFORE, IT IS ORDERED, pursuant to the authority set forth in §66.0413(1)(b), Wisconsin Statutes, that said building be repaired to make the building safe and sanitary by reasonable repairs as follows:

1. Repair, replace and remove any and all damaged and deteriorated walls, floors and ceilings;
2. Replace all windows and doors, and properly wrap;
3. Tuckpoint the foundation;
4. Replace worn and weathered roof covering;
5. Repair or replace any and all damaged fascia and soffit and repaint or install aluminum;
6. All plumbing, heating and electrical components shall be installed and functioning to a code compliant condition and work shall be done by licensed contractors;
7. Repair or replace damaged and deteriorated stoops, stairs, and landings to a code compliant condition;
8. Replace deteriorated gutters;
9. Scrape and repaint all deteriorated areas on house to include overhangs, pillars, etc.;
10. Clean and sanitize the entire interior of house. Treat all moldy areas properly to prevent it from reoccurring;
11. Remove and replace any and all water damaged materials to include insulation;
12. Install smoke & CO detectors as required;
13. Obtain proper permits if necessary;
14. Replace or resurface the deteriorated concrete driveway with an approved hard surface (permit required);
15. In ground pool shall be functioning appropriately or removed;
16. Repair, replace or remove the detached garage – to include roof covering; properly repair the sag on the south side of roof; scrape and paint; replace damaged deteriorated doors and windows

or said building shall be razed and the rubble and the remains thereof removed, and any excavation caused by such razing filled and leveled and the site restored to a dust-free and erosion-free condition within thirty (30) days following the service of this Notice and Order upon you.

NOTICE IS GIVEN that upon your failure to repair or raze building and fill and level any excavation caused thereby and the site restored to a dust-free and erosion-free condition within the thirty (30) day period prescribed, the City of Green Bay, Brown County, Wisconsin, may cause such building or part thereof to be razed and removed and the site restored to a dust-free and erosion-free condition. The work shall consist of the razing and removing the condemned structure, all out buildings, accessory structures, flatwork, driveway aprons and fill at the specified address,



**NOTICE AND ORDER TO RAZE OR REPAIR**  
A BUILDING LOCATED AT  
216 GARFIELD STREET  
GREEN BAY, BROWN COUNTY, WISCONSIN

**THE CITY OF GREEN BAY, WISCONSIN, A MUNICIPAL CORPORATION, TO:**

Larry & Donna Phillips  
216 Garfield Street  
Green Bay, WI 54303

The undersigned, a duly appointed Housing Inspector for the City of Green Bay, Brown County, Wisconsin, recently caused to be inspected the premises located at 216 Garfield Street, Green Bay, Brown County, Wisconsin, parcel number 3-1175-L, more particularly described as follows:

Parcel "P" of the "Phillip Carlier Tract" according to the diagram attached to the deed recorded in Vol. 274 Deeds, page 596; said Carlier Tract being laid out upon the North One-third (N 1/3) of the Vacant Strip, West side of Fox River, as described in Vol. 69 deeds, page 157, in the City of Green Bay, Brown County, Wisconsin.

Parcel "P" being the South 50 feet of the North 100 feet of the East 165 feet of that part of the North One-third (N 1/3) of said Vacant Strip, lying between Buchanan and Garfield Streets; as described in Vol. 366 Deeds, page 641

and determined that the building on such premises is so old, dilapidated, out of repair and consequently dangerous, unsafe, unsanitary or otherwise unfit for human habitation, occupancy or use.

THEREFORE, IT IS ORDERED, pursuant to the authority set forth in §66.0413(1)(b), Wisconsin Statutes, that said building be repaired to make the building safe and sanitary by reasonable repairs as follows:

1. Repair, replace and remove any and all damaged and deteriorated walls, floors and ceilings. Permits will be required;
2. Replace all windows and doors and properly wrap;
3. Tuckpoint the foundation;

4. Replace the worn and weathered roof covering;
5. All plumbing, heating and electrical components shall be installed and functioning to a code compliant condition and all work shall be done by licenses contractors;
6. Clean and sanitize the entire interior of house;
7. Install smoke and carbon monoxide detectors as required;
8. Install a hard surface driveway

or said building shall be razed and the rubble and the remains thereof removed, and any excavation caused by such razing filled and leveled and the site restored to a dust-free and erosion-free condition within thirty (30) days following the service of this Notice and Order upon you.

NOTICE IS GIVEN that upon your failure to repair or raze building and fill and level any excavation caused thereby and the site restored to a dust-free and erosion-free condition within the thirty (30) day period prescribed, the City of Green Bay, Brown County, Wisconsin, may cause such building or part thereof to be razed and removed and the site restored to a dust-free and erosion-free condition. The work shall consist of the razing and removing the condemned structure, all out buildings, accessory structures, flatwork, driveway aprons and fill at the specified address, filling all basements, crawl spaces and excavated areas with approved granular material, topsoil and seed. The costs of such razing, removal and restoration of the site to a dust-free and erosion-free condition may be charged in full or in part against the real estate upon which such buildings are located and if that cost is so charged, it is a lien upon such real estate, and may be assessed and collected as a special tax.

NOTICE IS FURTHER GIVEN that you may challenge this Notice and Order pursuant to §66.0413(1)(h), Wis. Stats., which is an exclusive remedy.

Dated this 18th day of June, 2018.

s/Brenda Seidl  
Brenda Seidl  
Housing Inspector

STATE OF WISCONSIN     )  
  )ss  
COUNTY OF BROWN     )

Personally came before me this 18th day  
of June, 2018, the above named, Brenda Seidl,  
to me known to be the person who  
executed the foregoing instrument and  
acknowledge the same.

s/Mary Sue Banks  
Mary Sue Banks  
Notary Public, State of Wisconsin  
My Commission Expires: 8-31-18

**NOTICE AND ORDER TO RAZE AND REMOVE**  
A BUILDING LOCATED AT  
143 CLEVELAND STREET  
GREEN BAY, BROWN COUNTY, WISCONSIN

**THE CITY OF GREEN BAY, WISCONSIN, A MUNICIPAL CORPORATION, TO:**

Dennis J. Dolan  
Gertrude F. Dolan  
4495 Scenic Way  
De Pere, WI 54115-9521

The undersigned, a duly appointed Building Inspector for the City of Green Bay, Brown County, Wisconsin, recently caused to be inspected the premises located at 143 Cleveland Street, Green Bay, Brown County, Wisconsin, parcel number 3-183, more particularly described as follows:

Lot 9, Block 1, Plat of Landwehr and Knaeppl's Addition, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin

and determined that the building is so old, dilapidated or out of repair and consequently dangerous, unsafe, unsanitary or otherwise unfit for human habitation, occupancy or use and unreasonable to repair because the Building Inspection Division of the City of Green Bay determined that the cost of the repairs of the building would exceed 50% of the assessed value of the building.

THEREFORE, IT IS ORDERED, pursuant to the authority set forth in §66.0413(1)(b), Wisconsin Statutes, that said building be razed and the rubble and the remains thereof removed, and any excavation caused by such razing filled and leveled and the site restored to a dust-free and erosion-free condition within thirty (30) days following the service of this Notice and Order upon you.

NOTICE IS GIVEN that upon your failure to raze and remove said building and fill and level any excavation caused thereby and the site restored to a dust-free and erosion-free condition within the thirty (30) day period prescribed, the City of Green Bay, Brown County, Wisconsin, may cause such building or part thereof to be razed and removed and the site restored to a dust-free and erosion-free condition. The costs of such razing, removal and restoration of the site to a dust-free and erosion-free condition may be charged in full or in part against the real estate upon which such building is located and if that cost is so charged, it is a lien upon such real estate, and may be assessed and collected as a special tax.

NOTICE IS FURTHER GIVEN that you may challenge this Notice and Order pursuant to §66.0413(1)(h), Wis. Stats., which is an exclusive remedy.

Dated this 19th day of July, 2018.

s/Steve Terrien  
Steve Terrien  
Building Inspector

STATE OF WISCONSIN     )  
  )ss  
COUNTY OF BROWN     )

Personally came before me this 19th day of July, 2018, the above named, Steve Terrien, to me known to be the person who executed the foregoing instrument and acknowledge the same.

s/Mary Sue Banks  
Mary Sue Banks  
Notary Public, State of Wisconsin  
My Commission Expires: 8-31-18



306 Northern Ave  
(Raze or Repair – walls, floors, ceilings, doors, windows, tuckpoint foundation, Roof, fascia, soffit, plumbing, HVAC, elec, stairs, stoop, gutters, paint, clean, etc)



216 Garfield Street  
(Raze or Repair - deteriorated walls, windows & doors, tuckpoint foundation,  
plumbing & elec, clean, smoke detectors, & driveway)



143 Cleveland Street  
(Raze or Remove – repairs would exceed 50% of assessed value)