



# **AGENDA OF THE LANDMARKS COMMISSION**

**MONDAY, JANUARY 20, 2020, 4:30 PM  
CITY HALL, ROOM 310**

**A. Roll Call.**

1. Members: Paul Martzke, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, Ron Dehn, Ian Griffiths, and David Siegel

**B. Approval of the Agenda.**

1. Approval of the agenda for the January 20, 2020, meeting of the Landmarks Commission.

**C. Approval of Minutes.**

1. Approval of the minutes from the November 11, 2019, meeting of the Landmarks Commission.

**D. Regular Business.**

1. (COA 20-01) Consideration with possible action on a design review for chimney removal and roof repairs at 434 E. Walnut Street.
2. (COA 20-02) Consideration with possible action on a design review for a new sign for Whitney School.
3. (COA 20-03) Consideration with possible action on a design review for a new sign located at 111 N. Broadway.

**E. Informational.**

1. Staff-Level COA Applications
2. Review City Raze/Repair Orders and Demolitions
3. Staff Update
4. Date of next meeting: Monday, February 10, 2020

## **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 Common Council will attend this Landmarks Commission meeting and will constitute a meeting of the Common Council 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 LANDMARKS COMMISSION**

**MONDAY, NOVEMBER 11, 2019, 4:30 PM  
CITY HALL, ROOM 310**

## **A. ROLL CALL.**

I. Members: Paul Martzke, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, Ron Dehn, Ian Griffiths, and David Siegel

Present: David Siegel, Paul Martzke, Susan Ley, Ron Dehn, Ald. Veronica Corpus-Dax, Ian Griffiths,  
Excused: Justin Balsley

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

I. Approval of the agenda for the November 11, 2019, meeting of the Landmarks Commission.

Moved by Paul Martzke, seconded by Susan Ley to approve the agenda. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, No-  
None, Abstain- None

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

I. Approval of the minutes from the October 7, 2019, meeting of the Landmarks Commission.

Moved by Paul Martzke, seconded by Susan Ley to approve the minutes. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, No-  
None, Abstain- None

## **D. REGULAR BUSINESS.**

1. (COA 19-47) Consideration with possible action on a design review for replacement doors and windows located at 1033 S. Quincy Street.

Moved by Paul Martzke, seconded by Ron Dehn to approve COA 19-47, subject to the following conditions:

1. The window replacement is approved as proposed.
2. The replacement of both the front and rear door is denied. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, No- None, Abstain- None

2. (COA 19-50) Consideration with possible action on a design review for a roof dormer located at 912 S. Madison Street.

Moved by Paul Martzke, seconded by Ald. Veronica Corpus-Dax to approve COA 19-50 as proposed. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, No- None, Abstain- None

## **E. INFORMATIONAL.**

1. Staff-Level COA Applications

2. Review City Raze/Repair Orders and Demolitions

3. Staff Update

4. Date of next meeting: Monday, December 9, 2019



## **F. ADJOURNMENT.**

Moved by Susan Ley, seconded by Ron Dehn to adjourn. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, No-  
None, Abstain- None



Report to the  
Landmarks Commission  
of the City of Green Bay

**MEETING DATE**

January 20, 2020

**PREPARED BY**

Stephanie Hummel, Staff

**AGENDA ITEM # D.I.**

(COA 20-01) Consideration with possible action on a design review for chimney removal and roof repairs at 434 E. Walnut Street.

**BACKGROUND**

434 E. Walnut Street is a contributing site in the Downtown Historic District, built c. 1930. It is currently the home to Downtown Auto Service. The applicant is proposing the repair of their flat roof (portion already under repair per emergency review) and the removal of the existing chimney.

**RECOMMENDATION**

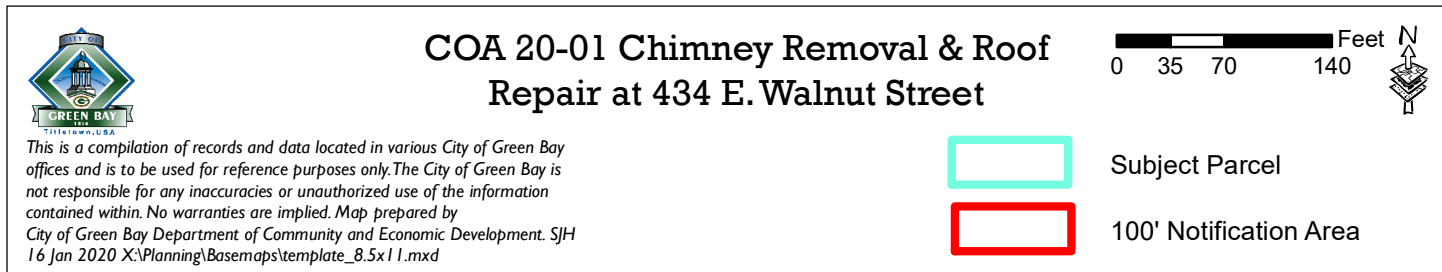
To be discussed at meeting.

**FISCAL IMPACT**

**ATTACHMENTS**

1. COA 20-01 Map
2. COA 20-01 Pic 1
3. COA 20-01 Pic 2
4. COA 20-01 Pic 3
5. COA 20-01 Pic 4
6. COA 20-01 Pic 5























Report to the  
Landmarks Commission  
of the City of Green Bay

**MEETING DATE**

January 20, 2020

**PREPARED BY**

Stephanie Hummel, Staff

**AGENDA ITEM # D.2.**

(COA 20-02) Consideration with possible action on a design review for a new sign for Whitney School.

**BACKGROUND**

215 N. Webster Avenue, the former Whitney School and site of the new Whitney School Lofts, is an individually designated NRHP property (added in 2017). The building was constructed in 1918. The property owner is rehabilitating the former school for residential uses. This project includes the use of historic tax credits and has received review from the Landmarks Commission in 2019, as well as SHPO and the National Parks Service.

The applicant is proposing a new monument sign. The base will be brick, with aluminum back and acrylic lettering. It is proposed as 23.92 sq. ft. This is an allowed sign per the City's zoning code. The proposed sign will have no impact on this historic integrity of this building or site.

**RECOMMENDATION**

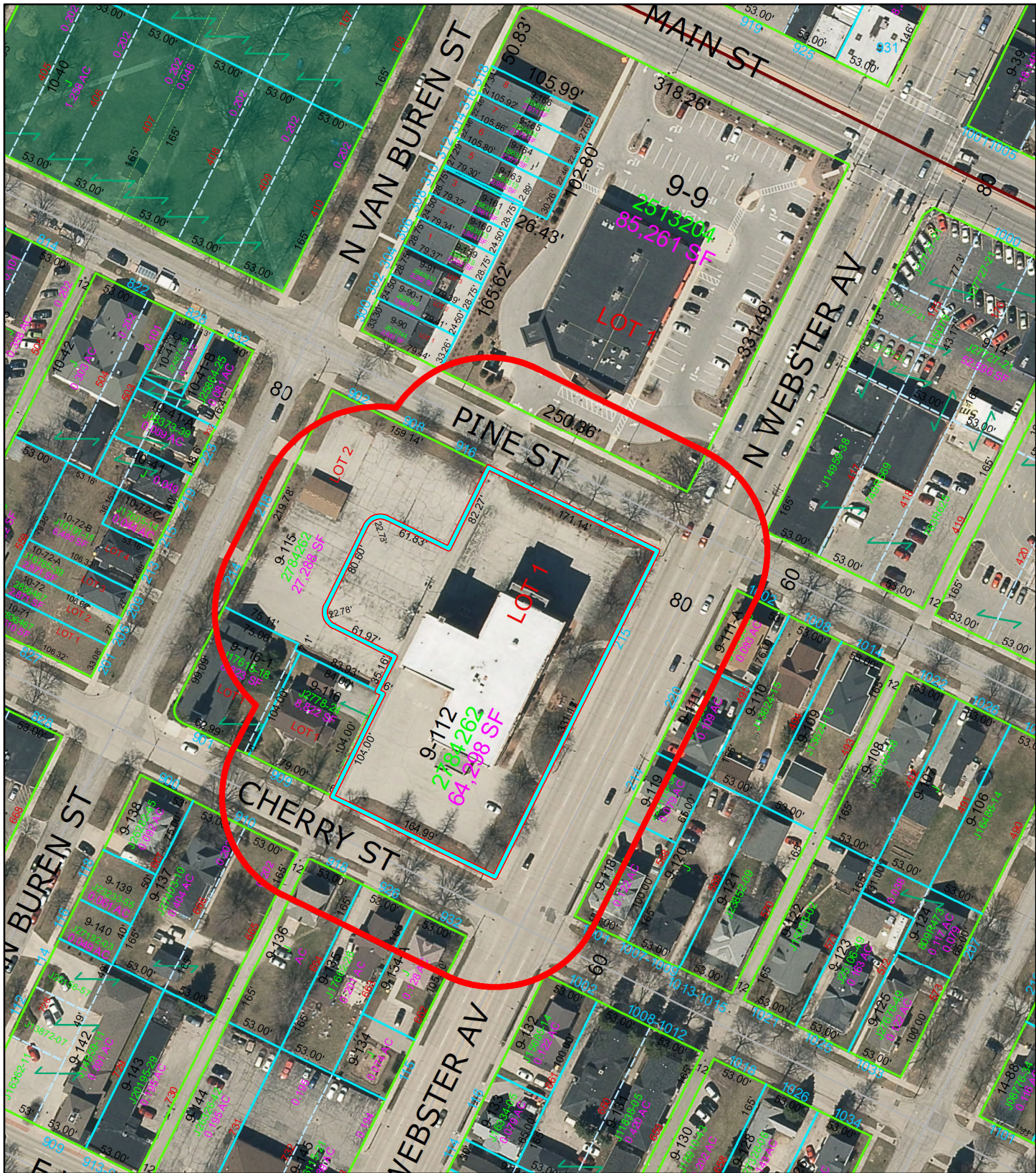
Staff is recommending approval of the sign request.

**FISCAL IMPACT**

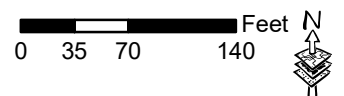
**ATTACHMENTS**

1. COA 20-02 Map
2. 215 N. Webster, Existing
3. COA 20-02 Sign Exhibit
4. COA 20-02 Site Plan

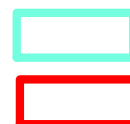




## COA 20-02 New Sign, Whitney School 215 N. Webster Avenue



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. SJH 16 Jan 2020 X:\Planning\Basemaps\template\_8.5x11.mxd



Subject Parcel

100' Notification Area





CLIENT: WHITNEY SCHOOL LOFTS

LOCATION: GREEN BAY, WI  
DRAWN BY: NICOLE P  
SALESPERSON: TRACY B  
DATE: 10/01/2019  
DESIGN #: D15948  
PAGE: 1

| REVISION LOG: | INTL | DATE       | DESCRIPTION   |
|---------------|------|------------|---------------|
|               | NP   | 10/28/2019 | COLORS/DESIGN |
|               | NP   | 11/13/2019 | SIZE          |
|               |      |            |               |
|               |      |            |               |

MONUMENT

QUANTITY: 1  
SIDES: D/F  
CABINET: FABRICATED ALUM (12")  
LIGHTING: EXTERIOR GROUND LIGHTING BY OTHERS  
FACES: .125" ALUM  
FONT: LOGO, **NEED VECTOR ART**

WHITNEY: .5" ACRYLIC  
SCHOOL: .5" BLACK ACRYLIC  
LOFTS...: .125" ALUM  
BORDER: .25" BLACK ACRYLIC

CAP: 2"  
ACCENTS: 5" D FABRICATED ALUM CABINETS  
FRAME: 3" SQ ALUM

BASE: TEXTURE PLUS  
MOUNTING: DIRECT EMBEDMENT

INSTRUCTION: PRODUCE & INSTALL.

COLORS:

- ☒ P-2 LOGO ORANGE TBD  
☐ P-3 WHITE  
☒ C-6/P-6 BLACK  
☒ P-4 LOGO GREY TBD  
☒ P-5 COLOR TBD TO MATCH BUILDING

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

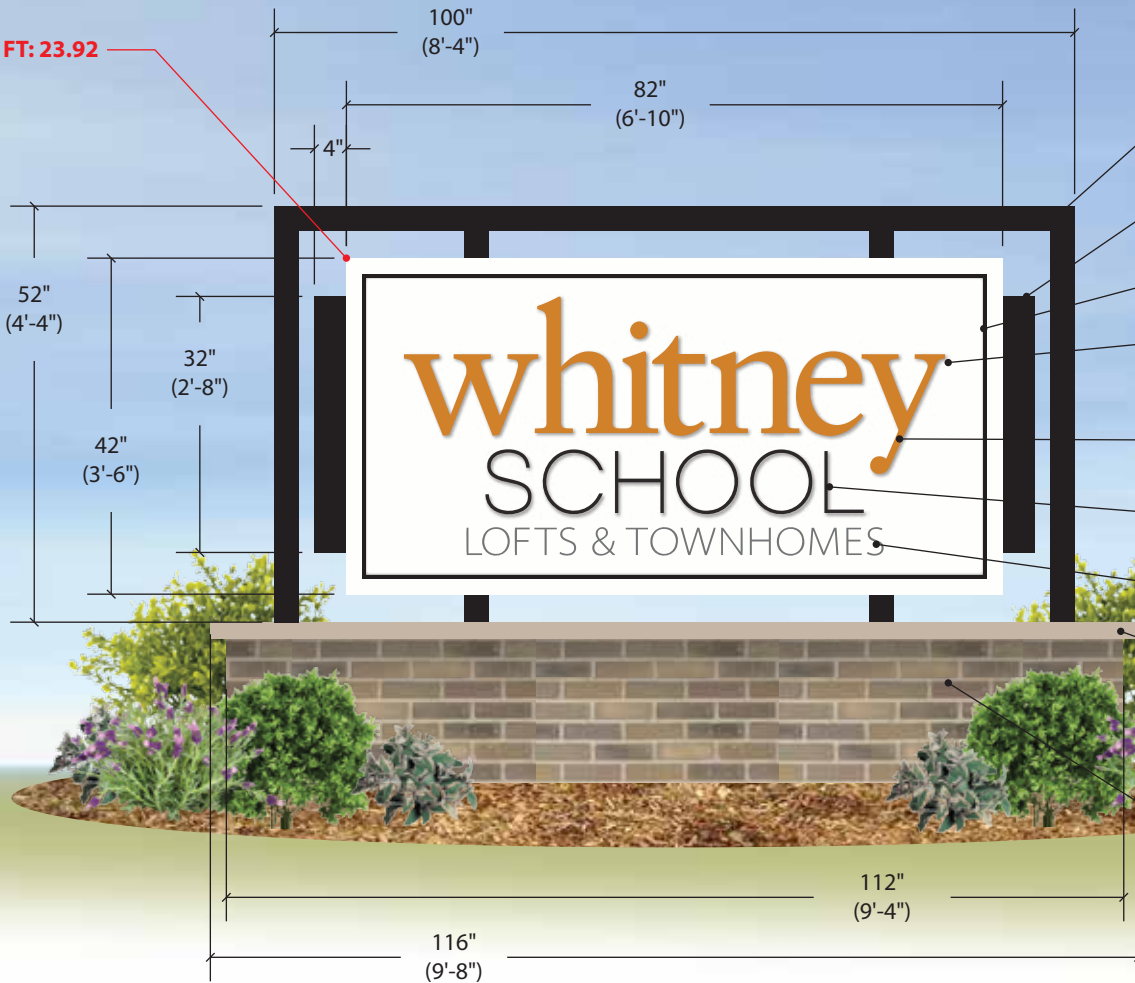
DATE

A  
3 TOP VIEW  
SCALE: 1/2" = 1'



A  
1 DETAIL VIEW  
SCALE: 1/2" = 1'

SQ FT: 23.92

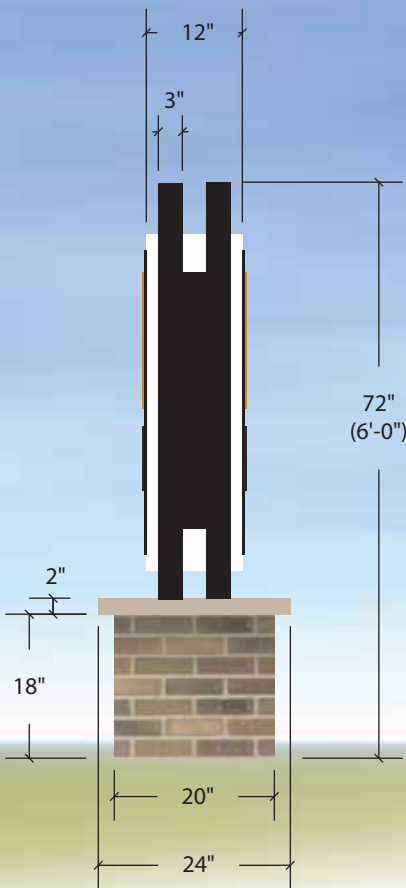


- FRAME:**  
3" SQ ALUM TUBES P-6
- ACCENTS:**  
5" D FABRICATED ALUM CABINETS P-6
- BORDER:**  
1/4" ALUM P-6
- CABINET:**  
FABRICATED ALUM P-3
- WHITNEY:**  
.5" D ACRYLIC P-2
- SCHOOL:**  
.5" D BLACK ACRYLIC
- LOFTS...:**  
.125" ALUM P-4
- CAP:**  
2" ALUM P-5
- BRICK:**  
TEXTURE PLUS CONTEMPORARY BRICK INTERLOCK PANELS COLONIAL TAN

MONUMENT: OPT 1

SEE PAGE 2 FOR LOCATION VIEW

A  
2 END VIEW  
SCALE: 1/2" = 1'



VECTOR LOGO

BUILDING MATCHES

CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APROX )

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CLIENT: WHITNEY SCHOOL LOFTS

LOCATION: GREEN BAY, WI  
DRAWN BY: NICOLE P  
SALESPERSON: TRACY B  
DATE: 10/01/2019  
DESIGN #: D15948  
PAGE: 2

| REVISION LOG: | INTL | DATE       | DESCRIPTION   |
|---------------|------|------------|---------------|
|               | NP   | 10/28/2019 | COLORS/DESIGN |
|               |      |            |               |
|               |      |            |               |
|               |      |            |               |

MONUMENT

DETAILS: SEE PAGE 1

COLORS:

- P-2 LOGO ORANGE TBD

P-3 WHITE

P-4 LOGO GREY TBD

P-5 COLOR TBD TO MATCH BUILDING

C-6/P-6 BLACK

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

DATE



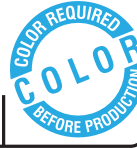
A  
1

LOCATION VIEW (AFTER)  
SCALE: 1/4" = 1'

INSTALL 10' FROM SIDEWALK (PROPERTY LINE)

CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APROX )

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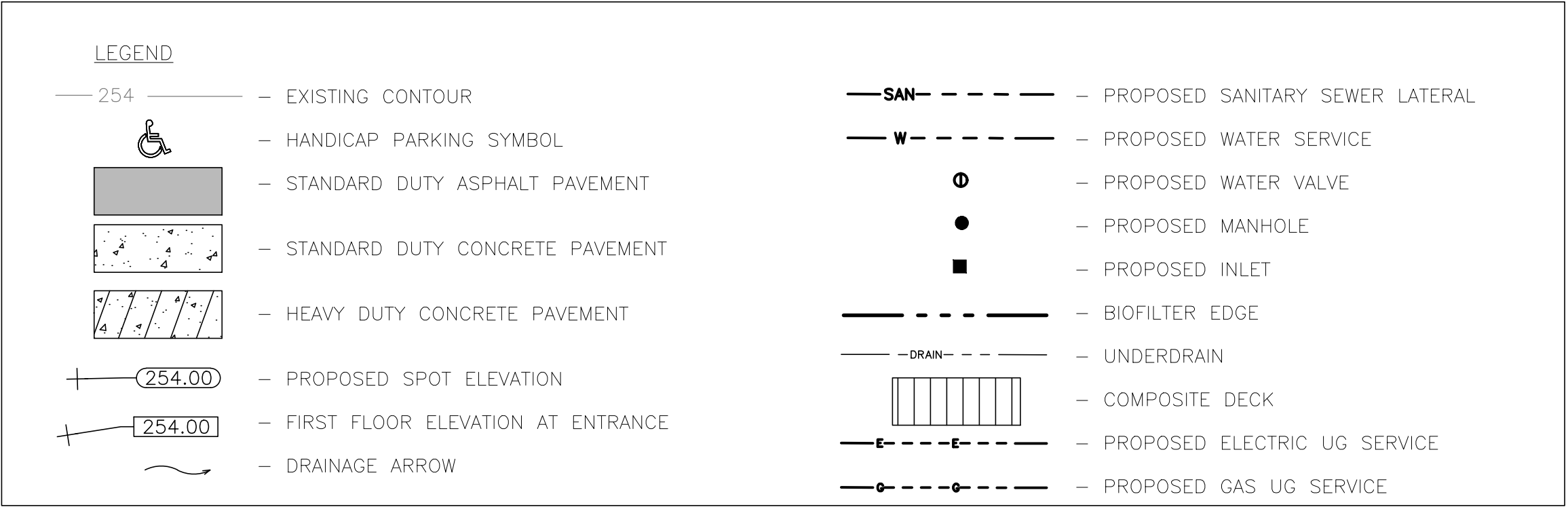
VECTOR LOGO

BUILDING MATCHES



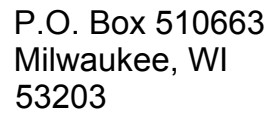
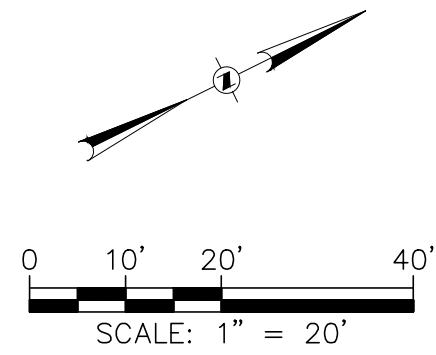
1. ALL DIMENSIONS SHOWN ARE TO DECIMAL FEET AND MEASURED FROM FACE OF CURB, UNLESS SPECIFIED OTHERWISE. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
2. ALL HANDICAP PARKING STALLS, CURB RAMPS AND ADA ACCESSIBLE ROUTES SHALL COMPLY WITH PROVISIONS OF THE AMERICAN WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN (ADAAG) INCLUDING CROSS-SLOPE, LONGITUDINAL SLOPE, WIDTH, AND OTHER REQUIREMENTS.
3. ALL STRIPING TO BE 4" WIDE, YELLOW UNLESS NOTED OTHERWISE.
4. PROVIDE CONTROL JOINTS FOR EXTERIOR CONCRETE AT EVENLY SPACED INTERVALS PER CITY OF GREEN BAY STANDARDS.
5. PROVIDE CONSTRUCTION JOINTS FOR EXTERIOR CONCRETE AT EVENLY SPACED INTERVALS PER CITY OF GREEN BAY STANDARDS.
6. RADIUS DIMENSIONS NOT NOTED SHALL BE 3 FEET.
7. BUILDING OUTLINES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR STAKING PURPOSES. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND STRUCTURAL ENGINEER ON STAKING THE BUILDINGS.
8. REFER TO LANDSCAPING PLAN L100 FOR TURF AND PLANTING AREAS.
9. ALL SIDEWALK, DRIVEWAYS, AND PAVEMENT REMOVED AND PAVEMENT RESTORATION IN PUBLIC RIGHT OF WAY SHALL MEET CITY OF GREEN BAY STANDARDS.
10. THE CITY OF GREEN BAY DEPT OF PUBLIC WORKS MUST BE NOTIFIED THREE (3) WORKING DAYS BEFORE ANY STREET CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY. CONTACT MATT WOICEK PH (920)448-3100.
11. STREET CONSTRUCTION IN THE PUBLIC RIGHT OF WAY IS TEMPORARY. A PERMANENT REPAIR WILL BE DONE BY THE CITY OF GREEN BAY AT THE CONTRACTORS EXPENSE.
12. SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF GREEN BAY TRAFFIC DIVISION WHEN APPLYING FOR A STREET EXCAVATION OR OBSTRUCTION PERMIT.

1. CONTRACTOR SHALL REPLACE OR REPAIR ALL CURB, PAVING, UTILITIES AND LAWN AREAS SCHEDULED TO REMAIN IF DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.
2. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE AND OWNER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL COMPLY WITH THE PERTINENT PROVISIONS OF THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
4. ALL BUILDING SERVICE LATERALS SHALL BE IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES.
5. VERIFY WATER SERVICE CONNECTION INVERTS PRIOR TO STARTING WORK. PROVIDE A MINIMUM OF 6' OF COVER OVER ALL WATER SERVICE PIPE AND FITTINGS OR INSULATE PER CODE.
6. SANITARY SEWER LATERAL SHALL BE PVC SCHEDULE 40.
7. INSTALL A KNOX BOX BRAND LOCK BOX NEAR THE FRONT ENTRANCE OF THE BUILDING. THE KNOX BOX SHALL CONTAIN AT LEAST TWO SETS OF KEYS TO THE FRONT DOOR OF THE BUILDING.
8. COORDINATE WITH PRIVATE UTILITIES FOR INSTALLATION OF NEW ELECTRIC, GAS, TELEPHONE, ETC. LOCATIONS SHOWN ARE APPROXIMATE.
9. THE CITY OF GREEN BAY DEPT. OF PUBLIC WORKS MUST BE NOTIFIED THREE (3) WORKING DAYS BEFORE THE START OF ANY SANITARY OR STORM SEWER CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY OR EASEMENT. CONTACT MATTHEW HECKENLAIBLE PH (920)448-3100.
10. THE CITY OF GREEN BAY WATER DEPT MUST BE NOTIFIED THREE (3) WORKING DAYS BEFORE THE START OF ANY WATER MAIN CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY OR EASEMENT. CONTACT BRIAN POWELL, PH (920)448-3480.



PROPOSED SITE INFORMATION LOT 1/CSM DOC#2852499

|           |        |      |         |
|-----------|--------|------|---------|
| ASPHALT:  | 21,556 | S.F. | (33.5%) |
| BUILDING: | 13,569 | S.F. | (21.1%) |
| GRASS:    | 23,631 | S.F. | (36.8%) |
| TOTAL:    | 64,298 | S.F. |         |



[www.graef-usa.com](http://www.graef-usa.com)

THESE DRAWINGS ARE RELEASED FOR  
DESIGN DEVELOPMENT PURPOSES ONLY.  
THEY ARE NOT TO BE USE FOR  
REGULATORY APPROVAL, PERMIT, OR  
CONSTRUCTION PURPOSES.

SHEET TITLE: SITE LAYOUT, UTILITY AND PAVING PLAN

1 CONSTRUCTION BULLETIN No. 2 6-7-1

|                |                  |
|----------------|------------------|
| SCALE          | VARIES           |
| PROJECT NUMBER | 161102           |
| SET TYPE       | CONSTRUCTION SET |
| DATE ISSUED    | 04-16-2019       |
| SHEET NUMBER   | C200             |



Report to the  
Landmarks Commission  
of the City of Green Bay

**MEETING DATE**

January 20, 2020

**PREPARED BY**

Stephanie Hummel, Staff

**AGENDA ITEM # D.3.**

(COA 20-03) Consideration with possible action on a design review for a new sign located at 111 N. Broadway.

**BACKGROUND**

111 N. Broadway is a non-contributing property in the Broadway-Walnut Historic District, built c. 2003. The applicant is proposing a hanging sign made of a welded aluminum bracket and vinyl face will be anchored into the brick facade. The proposed sign will have no impact on the historic integrity of this building or other buildings within the historic district.

**RECOMMENDATION**

Staff is recommending approval of the sign request.

**FISCAL IMPACT**

**ATTACHMENTS**

1. COA 20-03 Map
2. 111-119 N Bway
3. COA 20-03 Sign Location
4. COA 20-03 Sign Exhibit



100' Notification Area







# Location of Sign







To: Alex VandeHei  
Company: The Nest  
From: Joel Ruzziconi  
Job Title: Building Sign  
Quote No:  
Date: 11/18/19  
Client Signature:  


## Option B - 36 inch Round - Aluminum Bracket and Face Panel with Vinyl Logo



### Contact info:

Wonder Sign  
1365 Velp Ave.  
Green Bay, WI 54303

© joel@wondersignage.com  
t 920.857.2564  
m 920.712.1222

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### Specifications:

**Sign is subject to City of Green Bay Approval**

**IMPORTANT**

The Designs above are to show color, placement and relative size of the print.  
Please check this proof carefully for errors, misspellings and omissions.

We authorize you to proceed with the above outlined work. We accept the financial details and return this form by email or mail so that work can commence in advance of our official purchase order.  
Subject to Terms and Conditions or Sale which can be found on wondersignage.com

**WONDER SIGN THANKS YOU FOR BEING A GREAT CUSTOMER!**





Report to the  
Landmarks Commission  
of the City of Green Bay

**MEETING DATE**

January 20, 2020

**PREPARED BY**

Stephanie Hummel, Staff

**AGENDA ITEM # E.I.**

Staff-Level COA Applications

**BACKGROUND**

- COA 19-54, 812 Eliza Street, Basement Window

**RECOMMENDATION**

Receive and Place on File

**FISCAL IMPACT**

**ATTACHMENTS**

None



Report to the  
Landmarks Commission  
of the City of Green Bay

**MEETING DATE**

January 20, 2020

**PREPARED BY**

Stephanie Hummel, Staff

**AGENDA ITEM # E.2.**

Review City Raze/Repair Orders and Demolitions

**BACKGROUND**

- 1413 Kurtz
- 2123 Eastman
- 207 S. Locust

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

1. 1413 Kurtz, Raze or Repair Order
2. 1413 Kurtz, 4nov19 (9)
3. 1413 Kurtz, 06DEC2019 (3)
4. 2123 Eastman, Raze or Repair Order
5. 2123 Eastman 1
6. 2123 Eastman 2
7. 2123 Eastman 3
8. 207 S. Locust, Raze Or Repair Order
9. 207 S. Locust Pic 1
10. 207 S Locust, 7oct19



**NOTICE AND ORDER TO RAZE**  
**A BUILDING LOCATED AT**  
**1413 KURTZ AVENUE**  
**GREEN BAY, BROWN COUNTY, WISCONSIN**

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

Sharon Piontek  
123 S. Fisk 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 1413 Kurtz Avenue, Green Bay, Brown County, Wisconsin, parcel number 17-1062, more particularly described as follows:

That part of Lot 3, being part of Section 31, Township 24 North, Range 21 East, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin, described as follows:

Commencing at the Northwest corner of Lot 22, Block 147, Plat of Astor, running N26°E 196.09 feet to South line of Washington (now Hagemeister) Park as now established; thence in last named line S89°46'17"E 58.85 feet; thence S26°W 221.68 feet to Northeast corner of Lot 22; thence in North line of Lot 22 N64°W 53 feet to beginning.

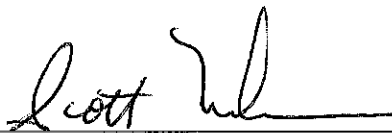
and determined that the building on such premises is so old, dilapidated, out of repair and consequently dangerous, unsafe, unsanitary or otherwise unfit for human habitation, occupancy or use.

THEREFORE, IT IS ORDERED, pursuant to the authority set forth in §66.0413(1)(b), Wisconsin Statutes, that said building 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 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.

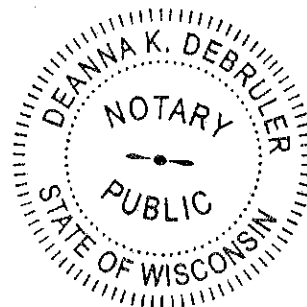
Dated this 21st day of November 2019.

  
\_\_\_\_\_  
Scott Nelson  
Housing Inspector

STATE OF WISCONSIN     )  
                                      )ss  
COUNTY OF BROWN     )

Personally came before me this 21st day of November, 2019, the above named, Scott Nelson, to me known to be the person who executed the foregoing instrument and acknowledge the same.

  
\_\_\_\_\_  
Deanna K. DeBruler  
Notary Public, State of Wisconsin  
My Commission Expires: 1-2-23









**NOTICE AND ORDER TO RAZE**  
**A BUILDING LOCATED AT**  
**2123 EASTMAN AVENUE**  
**GREEN BAY, BROWN COUNTY, WISCONSIN**

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

Geraldine Dorff  
2123 Eastman Avenue  
Green Bay, WI 54302

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 2123 Eastman Avenue, Green Bay, Brown County, Wisconsin, parcel number 21-293-2, more particularly described as follows:

That part of Government Lot 1, Section 29, Township 24 North, Range 21 East formerly in the Town of Preble, now in the City of Green Bay, East side of Fox River, Brown County, Wisconsin, described as follows:  
Commencing at the intersection of the North line of Eastman Avenue with the West line of Ohio Avenue and running thence West along the North line of Eastman Avenue 264.4 feet to the starting point; thence continuing West 65 feet; thence N0°09'E 245.8 feet; thence East 65 feet; thence S0°09'W 245.8 feet to the starting point.

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.

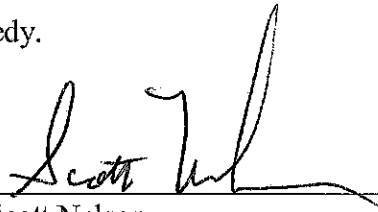
THEREFORE, IT IS ORDERED, pursuant to the authority set forth in §66.0413(1)(b), Wisconsin Statutes, that said building shall be razed and the rubble and the remains thereof removed, and any excavation caused by such razing filled and leveled and the site restored to a dust-free and erosion-free condition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



NOTICE IS GIVEN that upon your failure to 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.

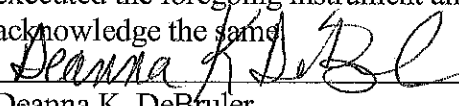
NOTICE IS FURTHER GIVEN that you may challenge this Notice and Order pursuant to §66.0413(1)(h), Wis. Stats., which is an exclusive remedy.

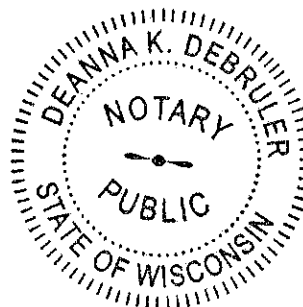
Dated this 21st day of November 2019.

  
 Scott Nelson  
 Housing Inspector

STATE OF WISCONSIN     )  
                                           )ss  
 COUNTY OF BROWN     )

Personally came before me this 21st day of November, 2019, the above named, Scott Nelson, to me known to be the person who executed the foregoing instrument and acknowledge the same

  
 Deanna K. DeBruler  
 Notary Public, State of Wisconsin  
 My Commission Expires: 1-2-23











**NOTICE AND ORDER TO RAZE**  
**A BUILDING LOCATED AT**  
**207 S. LOCUST STREET**  
**GREEN BAY, BROWN COUNTY, WISCONSIN**

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

James J. Seidl  
1487 Elm Street  
Green Bay, WI 54302

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 207 S. Locust Street, Green Bay, Brown County, Wisconsin, parcel number 6-267-A-8, more particularly described as follows:

The South 75 feet of the West 156 feet of Parcel "B" of Volume 1 of Certified Survey Maps, Page 61, Map No. 61, as Document Number 544850, said map being a part of Private Claim Number 1, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin.

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. All plumbing, heating and electrical components shall be installed to a code compliant condition and all work completed by licensed contractors with permits;
2. Replace all damaged and deteriorated walls, floors, ceilings;
3. Reinsulate to proper R-value;
4. Clean all duct work;
5. Tuckpoint all cracks, holes, and gaps in the foundation making it weather tight;
6. Replace all windows and doors;
7. Install smoke & CO detectors;
8. Repair/replace damaged/missing gutters;

9. Scrape and repaint all deteriorated areas;
10. All units and common areas shall be clean & sanitized;
11. Restore the carport to safe, code compliant condition;
12. Convert structure from a 4 family to a single or 2 family (with an approved Conditional Use Permit) to conform to R1 zoning (licensed contractor, building plan approval and permits required);

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 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 15th day of January, 2020

Brenda Seidl  
Brenda Seidl  
Housing Inspector

STATE OF WISCONSIN     )  
                                          )ss  
COUNTY OF BROWN     )

Personally came before me this 15th day  
of January, 2020, the above named, Brenda Seidl,  
to me known to be the person who  
executed the foregoing instrument and  
acknowledge the same:

Deanna K. DeBruler  
Deanna K. DeBruler  
Notary Public, State of Wisconsin  
My Commission Expires: 1-2-23

