



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, SEPTEMBER 16, 2020, 4:30 PM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Information.

1. This item contains documents which provide call in information and instructions for the Zoom Meeting.

B. Roll Call.

1. Members: Paul Martzke, Susan Ley, Ald. Mark Steuer, Justin Balsley, Ron Dehn, Ian Griffiths, and David Siegel

C. Approval of the Agenda.

1. Approval of the agenda for the September 16, 2020, meeting of the Landmarks Commission.

D. Approval of Minutes.

1. Approval of the minutes from the August 19, 2020, meeting of the Landmarks Commission.

E. Regular Business.

1. (COA 20-25) Consideration with possible action on a design review for a replacement fire escape located at 126 N. Oakland Avenue
2. (COA 20-26) Consideration with possible action on a design review for a door expansion and clerestory window addition at 110 S. Adams Street.
3. Declaration of Demolition by Neglect at 711 Eliza Street.

F. Informational.

1. Staff-Level COA Applications.
2. Review City Raze/Repair Orders and Demolitions.

3. Staff Update.
4. Date of next meeting: Wednesday, October 21, 2020.

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT 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.

Virtual Meeting Instructions



Landmarks Commission

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/89692538356?pwd=azA0c1hWd3kxakIncGJzRXJQUW5qZz09>

Meeting ID: 896 9253 8356

Passcode: 973532

One tap mobile

+16468769923,,89692538356# US (New York)

+13017158592,,89692538356# US (Germantown)

Dial by your location

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

Meeting ID: 896 9253 8356

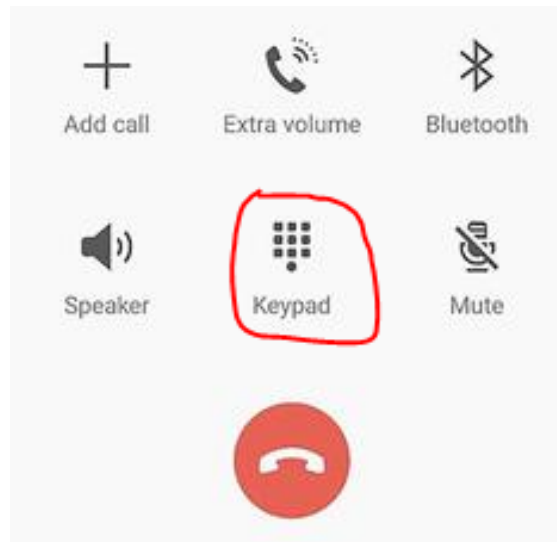
Find your local number: <https://us02web.zoom.us/j/kcqiD354WX>

Additional Information

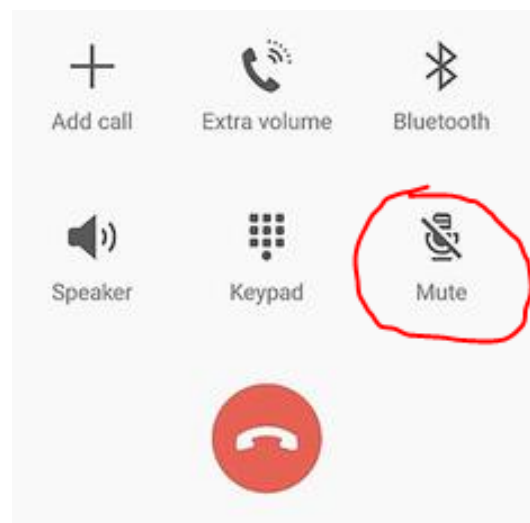
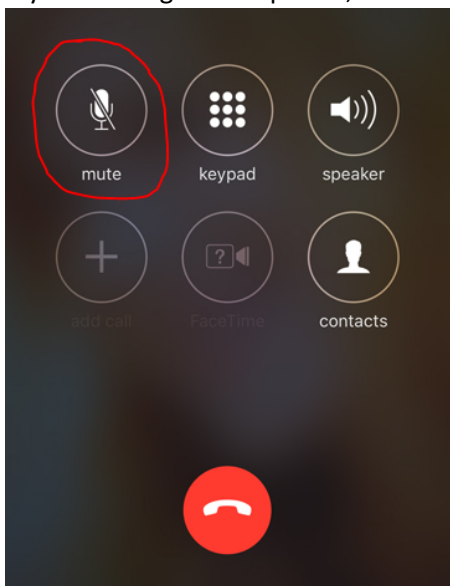
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.
3. Please log into the Zoom meeting 10 minutes before the meeting starts to ensure proper technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
4. Once you are in the meeting please mute yourselves.
 - a. You may unmute yourself when you are called upon to speak.
5. Waiting room
 - a. When you call in, all callers/participants will be placed in a “waiting room.”
 - b. Persons on the agenda will be admitted to the meeting, and then once the item is concluded, the host will permanently mute you from the meeting (you can still hear the meeting).
6. Using Zoom with a tablet or computer
 - a. Tablet—you will be asked to sign in. Download the app either with the Apple Store or the Play Store
 - b. Computer—you will be asked to sign in. You may download the app or click on the link to open Zoom in your browser.
7. Registering
 - a. The host may ask you to register for the meeting. A registration link will be sent to you along with the invite. You’ll receive another email confirming that you’re registered for the meeting.
 - b. If you’re using a phone, your registration will still be tied to an email.
8. Raising your hand
 - a. Committee members—you can either use CivicClerk and request to speak or you can “raise your hand” in the zoom meeting (you’d need to use a computer or tablet) to let the host know you’d like to speak. You can also un-mute yourselves and start speaking.
 - b. Persons on the agenda—you can “raise your hand” but you’d need to use a computer. You will be allowed to speak, per Wisconsin Open Meetings Rules, once the committee has “opened the floor for interested parties to speak.” Once the committee is finished with your agenda item, the host will mute you permanently, unless the committee opens the floor again.
9. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - b. Land line
 - c. Tablet—well in advance of the meeting, please download the Zoom Meeting app before you join a meeting by using either the Apple Store or the Play Store. You will be asked to input your name, thus identifying you for the meeting. You’ll also be asked to verify your email.
 - d. Computer—well in advance of the meeting, please download the Zoom Meeting app, but you can also click on a link to open the Zoom Meeting in your browser. You will be asked to input your name, thus identifying you for the meeting.
 - e. For tablet and computer users—if you download the app you will be asked to verify your email.
10. Zoom etiquette
 - a. Muting yourselves when you’re not talking will prevent your background noise from interfering with others’ ability to listen to and participate in the meeting.
 - b. If you’re using a telephone, please identify yourself with your phone number and name before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourselves.
11. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching live on YouTube will see a gray screen with the City logo during closed session.
12. Persons interested in attending anonymously or listening to the meeting may call in by dialing *67 followed by the phone number above.

Calling into the Zoom meeting using a smartphone

1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by #
 - a. If you're using a smartphone, you can access the keypad by clicking "Keypad" on your screen



3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. If you do not need to talk, please make sure your phone is on **Mute**
 - a. If you're using a smartphone, look at your screen and click the Mute button



- b. If you're using a computer, you should see a Mute button in the Zoom application





MINUTES OF THE LANDMARKS COMMISSION

WEDNESDAY, AUGUST 19, 2020, 4:30 PM
Virtual Meeting. Public may join via Zoom.

A. ZOOM MEETING INFORMATION.

I. This item contains documents which provide call in information and instructions for the Zoom Meeting.

B. ROLL CALL.

I. Members: Paul Martzke, Susan Ley, Ald. Mark Steuer, Justin Balsley, Ron Dehn, Ian Griffiths, and David Siegel

Present: David Siegel, Mark Steuer, Susan Ley, Ron Dehn, Ian Griffiths, Justin Balsley, Paul Martzke,
Excused: None

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the August 19, 2020, meeting of the Landmarks Commission.

Moved by Susan Ley, seconded by Ron Dehn to approve the agenda. Motion carried.

Yes- Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Justin Balsley, Mark Steuer, No- None,
Abstain- None

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the July 13, 2020, meeting of the Landmarks Commission.

Moved by Ron Dehn, seconded by Ian Griffiths to approve the minutes. Motion carried.

Yes- Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Justin Balsley, Mark Steuer, No- None, Abstain- None

E. REGULAR BUSINESS.

1. (COA 20-20) Consideration with possible action on a design review for new windows, roofing, and other projects for the property located at 1004 S Webster Avenue.

Moved by Mark Steuer, seconded by Ron Dehn to open the floor for discussion. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Justin Balsley, Mark Steuer, No- None, Abstain- None

Moved by Ron Dehn, seconded by Paul Martzke to close the floor for discussion. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Justin Balsley, Mark Steuer, No- None, Abstain- None

Moved by Ron Dehn, seconded by Susan Ley to approve COA 20-20 for the design review for new windows, roofing and other projects for the property located at 1004 S. Webster Avenue, with the following conditions:

1. Approval of new landmarks series shingles, so long as not maximum definition series.
 2. Denial of aluminum replacement soffit/fascia. Applicant shall paint and maintain existing soffit/fascia.
 3. Approval of replacement windows that match the existing window's size, mutton pattern, and style, as well as replacement window casings pending Staff approval. Applicant must provide window detail sheet to staff for approval.
 4. Denial of front porch ceiling replacement. Applicant shall paint and maintain existing ceiling.
 5. Approval of new garage door in the raised panel option with window installation in the second row pending Staff approval. Applicant must provide garage detail sheet for approval.
 6. Denial of painting the exterior.
 7. Approval of brick and mortar repairs, suggesting applicant receives color match from contractor.
- Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Justin Balsley, Mark Steuer, No- None, Abstain- None

F. INFORMATIONAL.

I. Staff-Level COA Applications.

Moved by Paul Martzke, seconded by Ian Griffiths to receive and place on file the Staff-Level COA Applications. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Justin Balsley, Mark Steuer, No- None, Abstain- None

2. Review City Raze/Repair Orders and Demolitions.

Moved by Ald. Mark Steuer, seconded by Susan Ley to receive and place on file the City Raze/Repair Orders and Demolitions. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Justin Balsley, Mark Steuer, No- None, Abstain- None

3. Staff Update.

Stephanie Hummel and Jason Flatt presented the Staff Update.

4. Date of next meeting: Wednesday, September 16, 2020.

G. ADJOURNMENT.

Moved by Paul Martzke, seconded by Ald. Mark Steuer to adjourn. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Justin Balsley, Mark Steuer, No- None, Abstain- None



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

September 16, 2020

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.I

(COA 20-25) Consideration with possible action on a design review for a replacement fire escape located at 126 N. Oakland Avenue

BACKGROUND

126 N. Oakland Avenue is a contributing property in the Oakland-Dousman residential NRHP District, built c. 1922. This district was added to the NRHP in 1988. 20 of the 22 houses in the district are contributing.

The owner proposes repair and replacement of portions of the existing rear fire escape and making an addition to the rear fire escape. LC staff notes that the existing fire escape was added in 1997 (per owner) and that the fire escape is not visible from the front of the house (perhaps minimally visible from an alley behind the house).

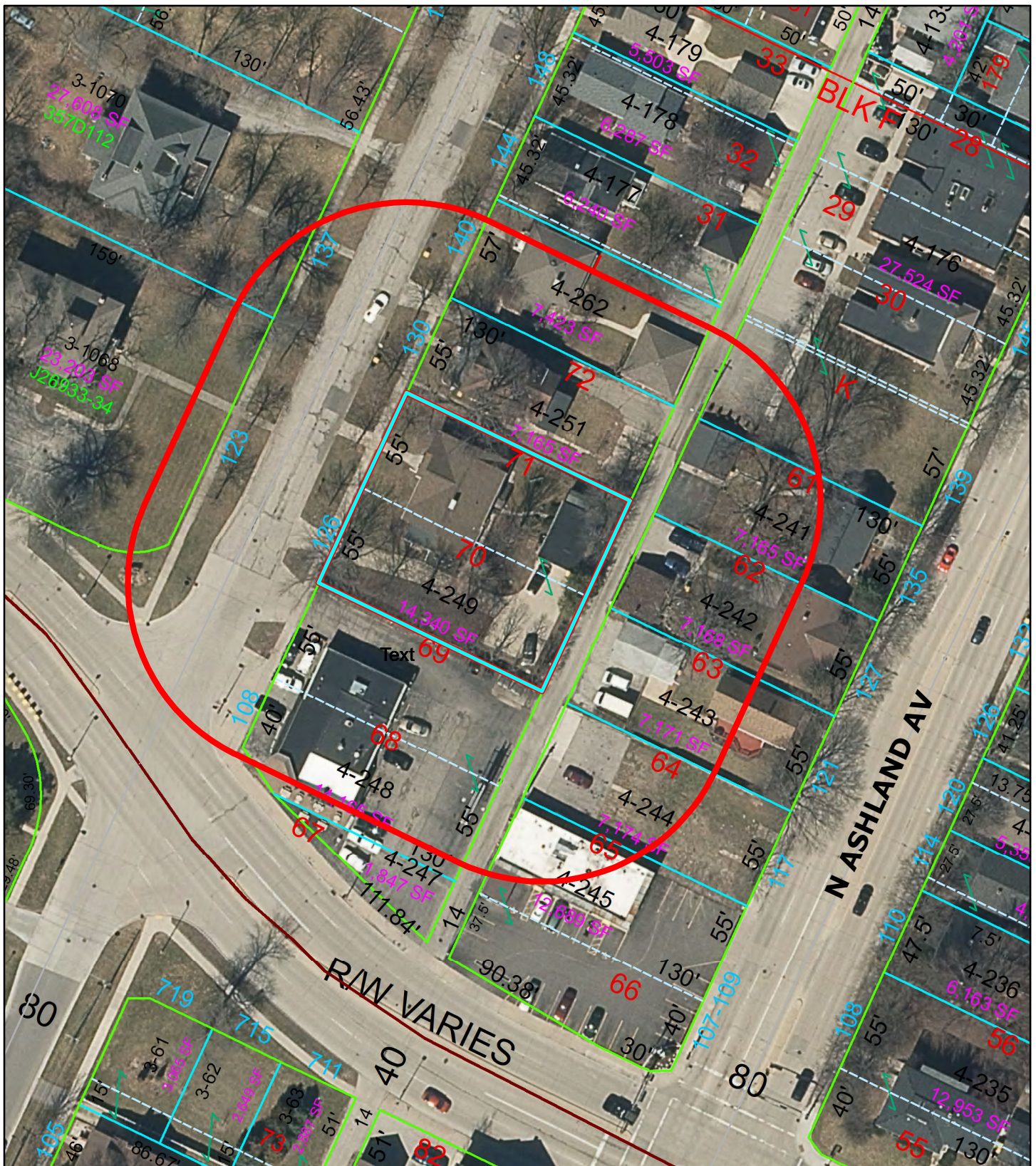
RECOMMENDATION

LC staff is recommending approval of the new fire escape arrangement as proposed. The new fire escape will have no impact to the historic structure of the house. The proposed fire escape is substantially similar to what is already present, it can be removed in the future with no damage to the house, it is not visible from the front, and it has no negative impact on the historic district.

FISCAL IMPACT

ATTACHMENTS

1. COA 20-25 Map
2. 126 N Oakland Property Details
3. COA 20-25 Photos
4. COA 20-25 Site Plan
5. COA 20-25 Project Desc



COA 20-25, 126 N Oakland Avenue New Fire Escape



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 10 Sep 2020 X:\Planning\Basemaps\template_8.5x11.mxd

- Subject Parcel
- 100' Notification Area

Address: 126 N Oakland St
Parcel No.: 4-249
WI AHI No.: 32749

Historic Name: A. J. Selmer House

Built: 1922
Historic Use: house
Architectural Style: Craftsman
Wall Material: brick
Architect: Foeller and Schober

National Register: 4/27/1988
State Register: 1/1/1989
Other:

NRHP nomination link:

<http://focus.nps.gov/nrhp/GetAsset?assetID=dc250eb9-debc-4738-8727-428913d20902>

(district nomination)

Notes: The Selmer house is a very fine, late example of a design which incorporates important elements from the Craftsman and Bungalow Styles. The design features a long, one-and-a-half story tall, side gabled main block with brick walls, stucco sided gable ends and very wide overhanging eaves which have paneled wooden soffits and are supported by heavy curved knee braces. Identical surface material and eave treatment is used on the trio of overlapping gables massed at the extreme left of the front or west facing facade. These gables cover an entrance vestibule attached to a larger front-facing pavilion which is, in turn, surmounted by a large dormer. Together these gables visually dominate the front facade and serve as an asymmetrical counterbalance to the extended horizontality of the main block. A five-window group to the right of the entrance pavilion emphasizes this horizontality as does a flat-roofed sunporch pavilion which extends the facade to the south. Both the north and south facing facades are extended by smaller gable roofed pavilions whose west facing roof slopes are contiguous with that of the slope of the main gable ends above them. Extensive use is made of grouped eleven-light casement windows on the first floor. Most second floor windows consist of groups of three nine-light casement windows with each group having a common segmented arched head. The house exists in original condition. It has been beautifully maintained and preserved and is one of the best in the District.

- per NRHP nomination

Stewardship:

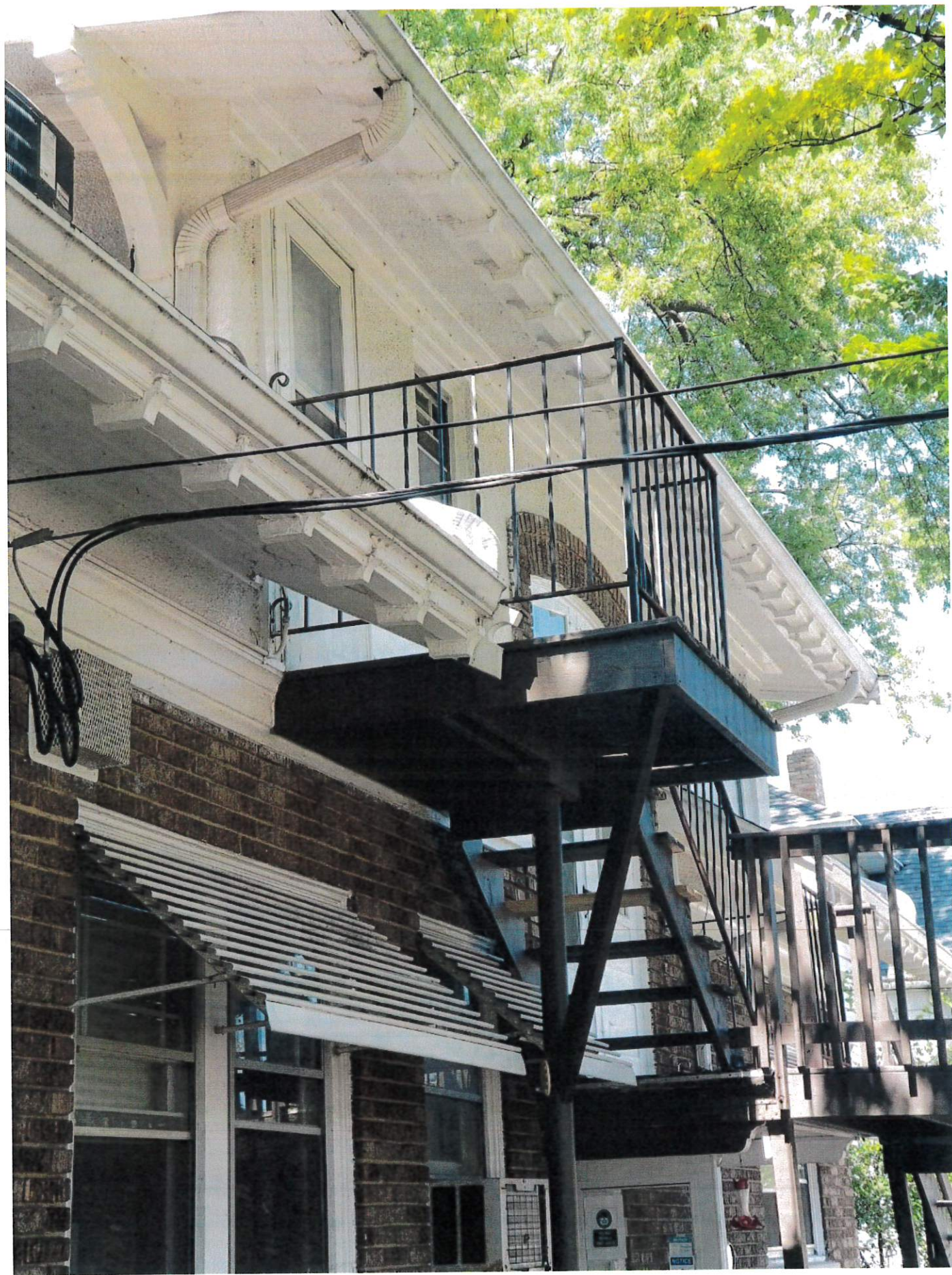
Character - Overall form & fenestration. Craftsman style. Brick & stucco exterior.
As noted above.

Features - Appears to be mostly original. Windows, brick, corbels, brackets, rafter tails, etc.

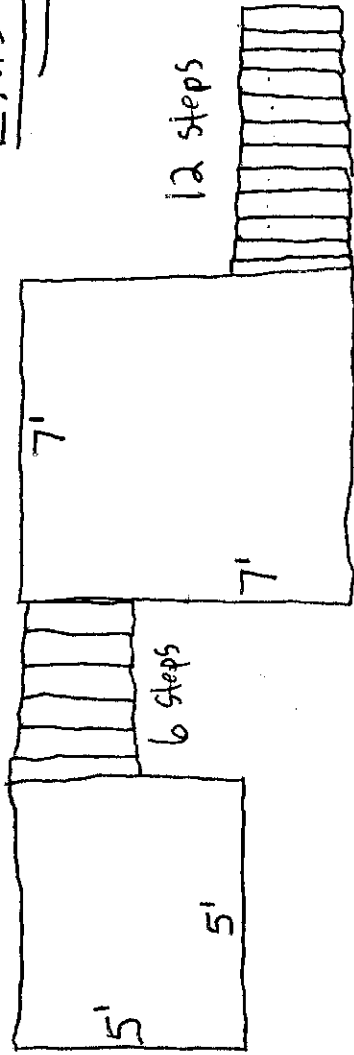
Alterations - Details above south side, 1-story portion have been removed.
In this area there were once projecting, rafter-tail-like / pergola-like elements, now gone. A 1-story, open-air, lean-to porch behind this south wing has been enclosed (removed and replaced) with brick. This enclosed section is the southern-most portion of the house, adjacent to the driveway.

Misc - Very high integrity despite more recent alterations on south façade. Berners & Schober design, "archives stick no. 137".
Contributing.
See also 1039 S Jackson, in Astor (same house plan)

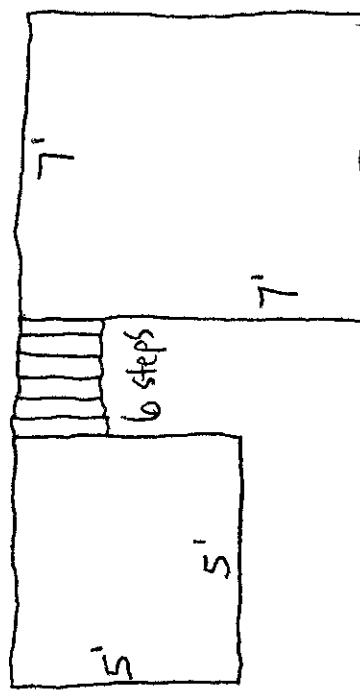




Existing



Proposed



4' x 5' concrete slab. 6" thick with rebar.

6" x 48" concrete sauna tubes for posts with 4x4 galvanized post connectors



OAKS FAMILY CARE CENTERS
Green Bay, WI

Materials Needed for Fire Escape Project 126 N. Oakland Avenue

Platform: 2x6 Joists.

Deckboards: 2x6 treated boards on top of new platform and steps

Stair Stringers: 2x12 treated boards.

Concrete: 4x5 slab, 6 inches thick with rebar.

Posts: 6in x 48 in concrete sauna tubes for posts with 4x4 galvanized post connectors.

- **We also plan to get a building permit and contact diggers hotline prior to beginning the project.**

Estimated Cost for Project: \$5,000.00



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

September 16, 2020

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 20-26) Consideration with possible action on a design review for a door expansion and clerestory window addition at 110 S. Adams Street.

BACKGROUND

110 S. Adams street is a contributing property in the Green Bay Downtown NRHP District, built 1937. This district was added to the NRHP in 2019.

The owner proposes to enlarge one door opening by removing a negligible amount of brick at ground level (see photos in Door Expansion Markup drawing).

The owner also proposes to create a relatively short (less than 5 ft. tall?) clerestory window addition to the rooftop.

To meet the Secretary of the Interior's Standards for Rehabilitation, a new addition must be "compatible with the size, scale, color, material and character" of the building to which it is attached or its particular neighborhood or district.

For rooftop additions, National Park Service Preservation Brief 14 offers the following additional guidance.

- a. A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.
- b. A rooftop addition should be minimally visible.
- c. Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.
- d. Generally, a rooftop addition should not be more than one story in height.
- e. Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

The Wisconsin Historical Society also offers the following additional guidance.

- a. A rooftop addition should be limited to a single story and avoided on buildings of three stories or less in height. In addition, a rooftop addition should be:
 - b. Small in scale.
 - c. Recessed from the main facade to maintain the appearance of the original height and roof design.
 - d. Not readily visible from the sidewalk on the opposite side of the street.

RECOMMENDATION

LC staff is recommending approval of the enlarged door opening. The brick currently present that is to be removed is negligible, and its absence will not be noticed.

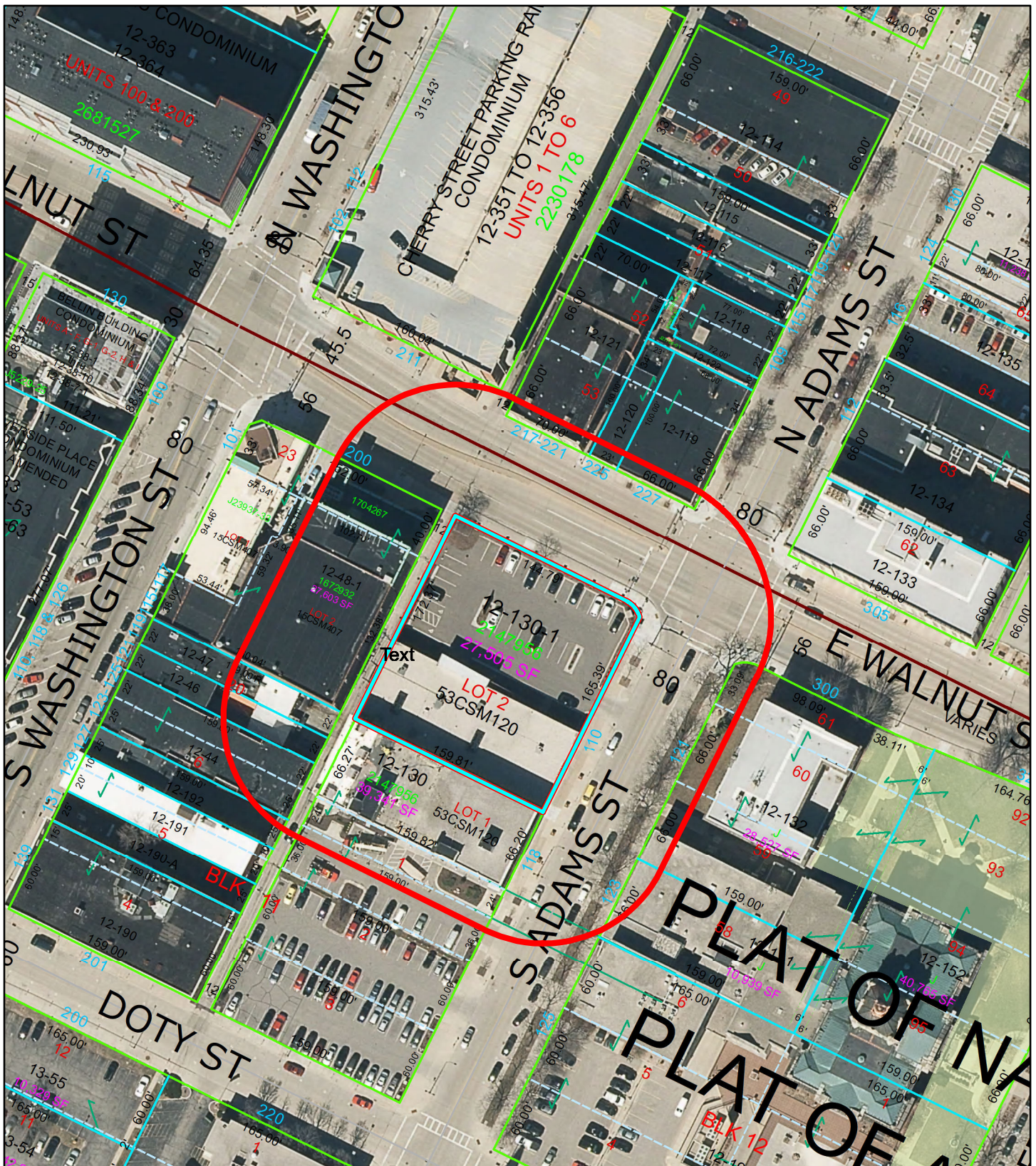
LC staff is recommending careful consideration of the proposed clerestory window. LC staff notes that

National Park Service Preservation Brief 14 is applicable, but was written with larger rooftop additions (habitable space) in mind. Regarding Preservation Brief 14, the proposed clerestory window appears to be neither explicitly compatible nor incompatible with the building at 110 S. Adams Street (“generally” inappropriate for one-story building, is it “minimally visible”?, etc). Regarding the Wisconsin Historical Society’s guidance, the clerestory window appears to lean towards being incompatible with the building because it could be considered “readily visible” from the sidewalk on the opposite side of the street and it is to be added to a building less than 3 stories in height. On a positive note, the proposed clerestory window is small in scale and has a compatible flat roof design. A shorter clerestory window would potentially alleviate concerns.

FISCAL IMPACT

ATTACHMENTS

1. COA 20-26 Map
2. 110 S Adams Street, Picture
3. COA 20-26, Door Expansion Markup
4. COA 20-26, Line of Sight Drawing
5. COA 20-26, Buildout Construction Set



COA 20-26, 110 S Adams Street
Expanded Doorway and Clerestory
Window Addition

0 25 50 100 Feet



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 10 Sep 2020 X:\Planning\Basemaps\template_8.5x11.mxd



Subject Parcel

100' Notification Area





 **Initiative**
LEADERSHIP INSTITUTE

ALLIES IN BUSINESS

Remove brick to
widen door and
bring door frame
to ground level.



Enter address
here

BUILDING REMODEL

**PROJECT
#030-6-4-17**

DRAWN
WILSON

ORIGINATION
9-7-20

REVISIONS

9-7-20 LINE OF SIGHT CLERESTORY

CONTENT

CLERESTORY
LINE OF SIGHT

COPYRIGHT

All specifications, plans, designs and documents created under this agreement are copyright protected and may not be sold, traded, transferred altered to or by any other party other than the owner, without the express written consent of the Ian Francis Wilson.

SHEET

C1.0



**NOTE:
ALL 3D VEIWS ARE PROJECTED AT EYE
LEVEL. THAT LEVEL WAS AT 5'-6" OFF OF
FINISHED FLOOR**



PRELIMINARY - NOT FOR CONSTRUCTION

U

INITIATIVE ONE

110 S. ADAMS ST., GREEN BAY, WI

- THESE DRAWINGS COVER GENERAL CONSTRUCTION WORK ONLY. ALL WORK SHALL CONFORM TO STATE AND LOCAL CODES WHICH GOVERN FOR THE BUILDING SITE, AND SHALL BE DONE IN A WORKMANLIKE MANNER.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION.
- HVAC, ELECTRICAL, AND PLUMBING WILL BE DESIGN BUILD. CONTRACTOR SHOULD FAMILIARIZE THEMSELVES WITH OWNERS SPECIFICATIONS.
- SEE OWNER SPECIFICATIONS FOR ALL AREAS OF WORK. OWNER MUST APPROVE ALL SHOP DRAWINGS.

GENERAL NOTES

PROJECT: #030-6-4-17

OWNER: TMJ, LLC
P.O. BOX 12736
GREEN BAY, WI 54307

CONTACT: FRED OR TRACY

APPLICABLE BUILDING CODE

2015 INTERNATIONAL BUILDING CODE
(WITH WISCONSIN AMENDMENTS)
ASHRAE STANDARD 90.1-2013

OCCUPANCY
A-3, B, S-2 (ACCESSORY)

CONSTRUCTION CLASSIFICATION
IIIB
SPRINKLERED

DESIGNERS OF RECORDS:

ARCHITECT: NOLAN CARTER ARCHITECTURAL DESIGN
PO BOX 8763
GREEN BAY, WI 54302
P: (920) 606-0144

CONTACT: IAN WILSON

BUILDING CONTENT

EXISTING AREA (NO BASEMENT) 10,314 S.F.
MEZZANINE AREA (NEW) 460 S.F.
ALTERED AREA 3,950 S.F.

CLASSIFICATION OF WORK

ALTERATION - LEVEL 2, RECONFIGURATION
OF SPACE

FIRE PROTECTION

EXISTING SPRINKLERS
EXIT SIGNS - PROVIDE EXIT SIGNS PER IBC SECTION 1011
FIRE EXTINGUISHERS - INSTALL PER NFPA 1
AND APPLICABLE LOCAL CODES

EXIT-ACCESS TRAVEL DIST. MAX

250 FEET

COMMON-PATH-OF-EGRESS TRAVEL DIST. MAX

75 FEET

PROJECT INFORMATION

EGRESS & CORRIDOR WIDTH REQUIRED

EGRESS: 47" REQUIRED

CORRIDOR: N/A - NO CORRIDORS

OCCUPANT LOAD

TOTAL = 239 OCC. IN BUILDING

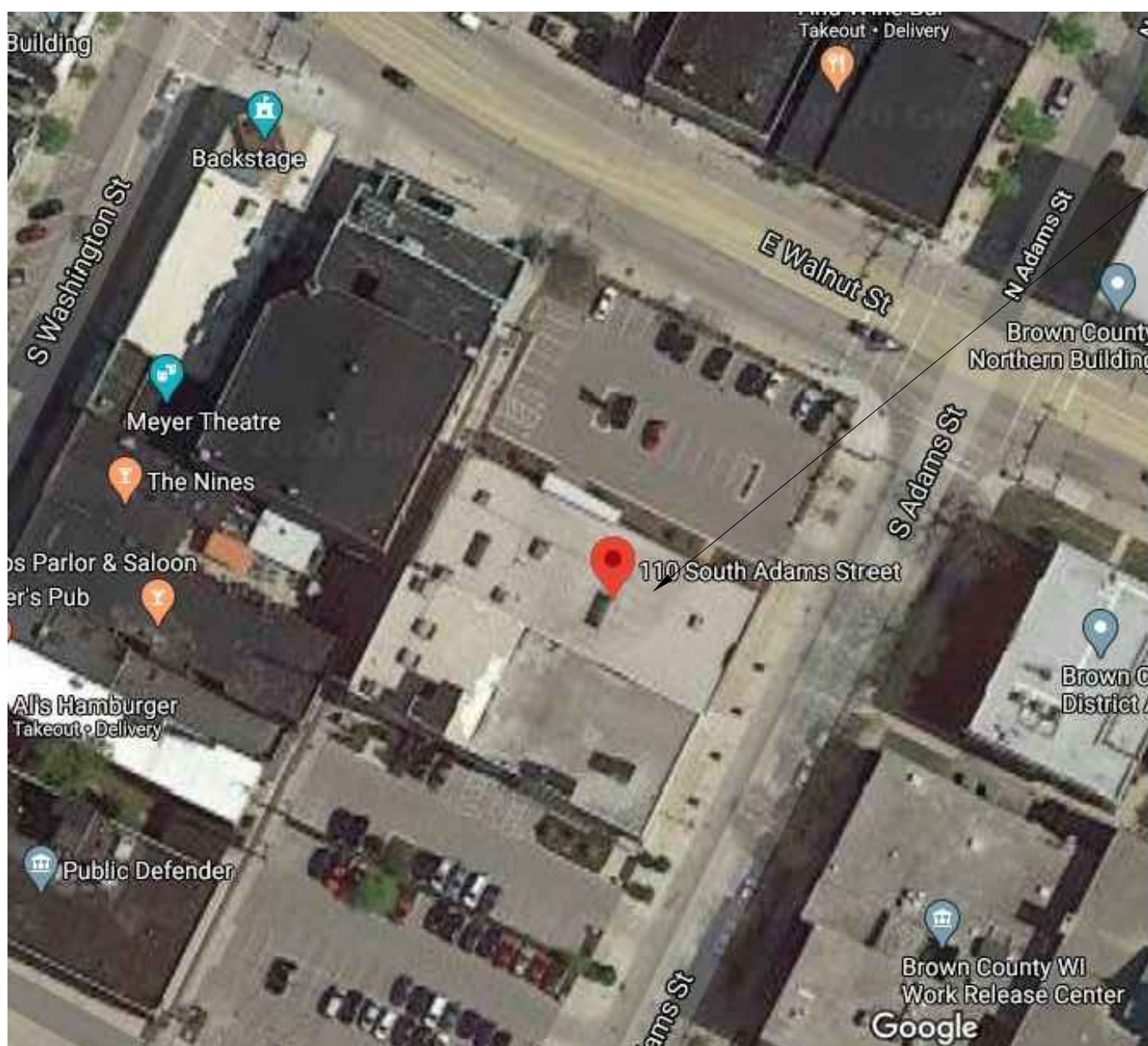
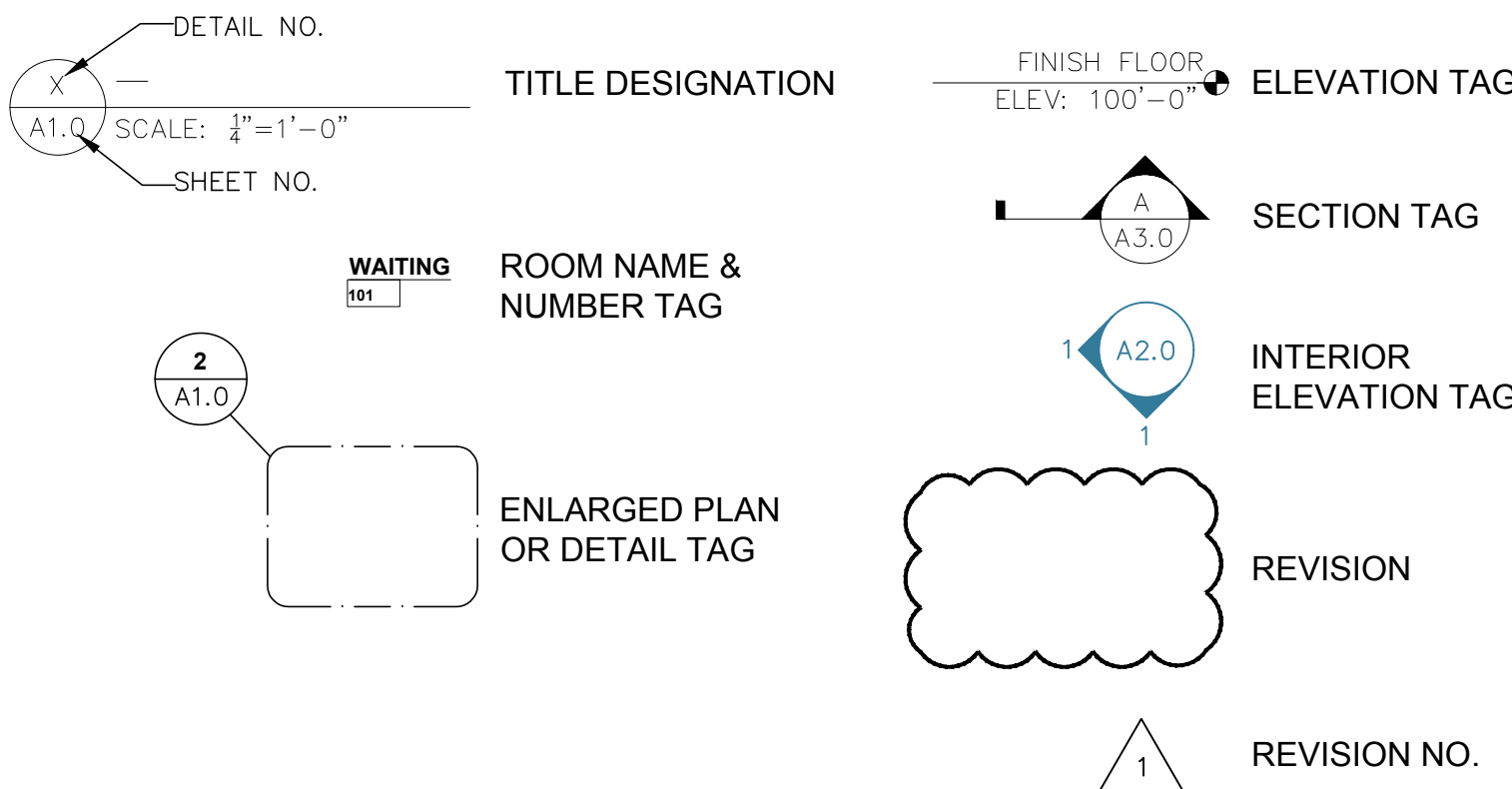
DESIGN CRITERIA

SOIL BEARING PRESSURE 2000 PSF PRESUMED
SEISMIC CATEGORY A
GROUND SNOW LOAD 40 PSF
BASIC WIND SPEED, V_{ult} 115 MPH
EXPOSURE CATEGORY B

SHEET INDEX

SHEET NUMBER	SHEET NAME
T1.0	COVER SHEET
S1.0	FOUNDATION PLAN
S2.0	MEZZANINE FRAMING PLAN
S3.0	REINFORCING & CONNECTION DETAILS
A1.0	DEMO, FLOOR, & MEZZANINE PLAN
A1.1	F.F.E. PLANS & ENLARGED RESTROOM PLAN
A1.2	CLERESTORY & ROOF PLAN AND DETAILS
A2.0	INTERIOR ELEVATIONS
A3.0	SECTIONS
A4.0	ROOM FINISH, DOOR, & WINDOW SCHEDULES
A4.1	DOOR & WINDOW DIAGRAMS
A4.1	DOOR & WINDOW DETAILS

GRAPHIC SYMBOLS KEY

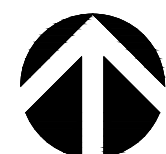


SITE LOCATION

110 S. ADAMS ST.



NORTH



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.



ARCHITECTURAL DESIGN
PO BOX 8763
GREEN BAY, WI
54308
920-606-0144

INITIATIVE ONE

110 S. ADAMS ST.
GREEN BAY, WI

PROJECT: PROPOSED RENOVATION FOR:

INITIATIVE ONE

DRAWN BY:

I. WILSON/K.KUEPER

ORIGINATION DATE:

06-22-2020

REVISIONS:

CONTENTS:

COVER SHEET

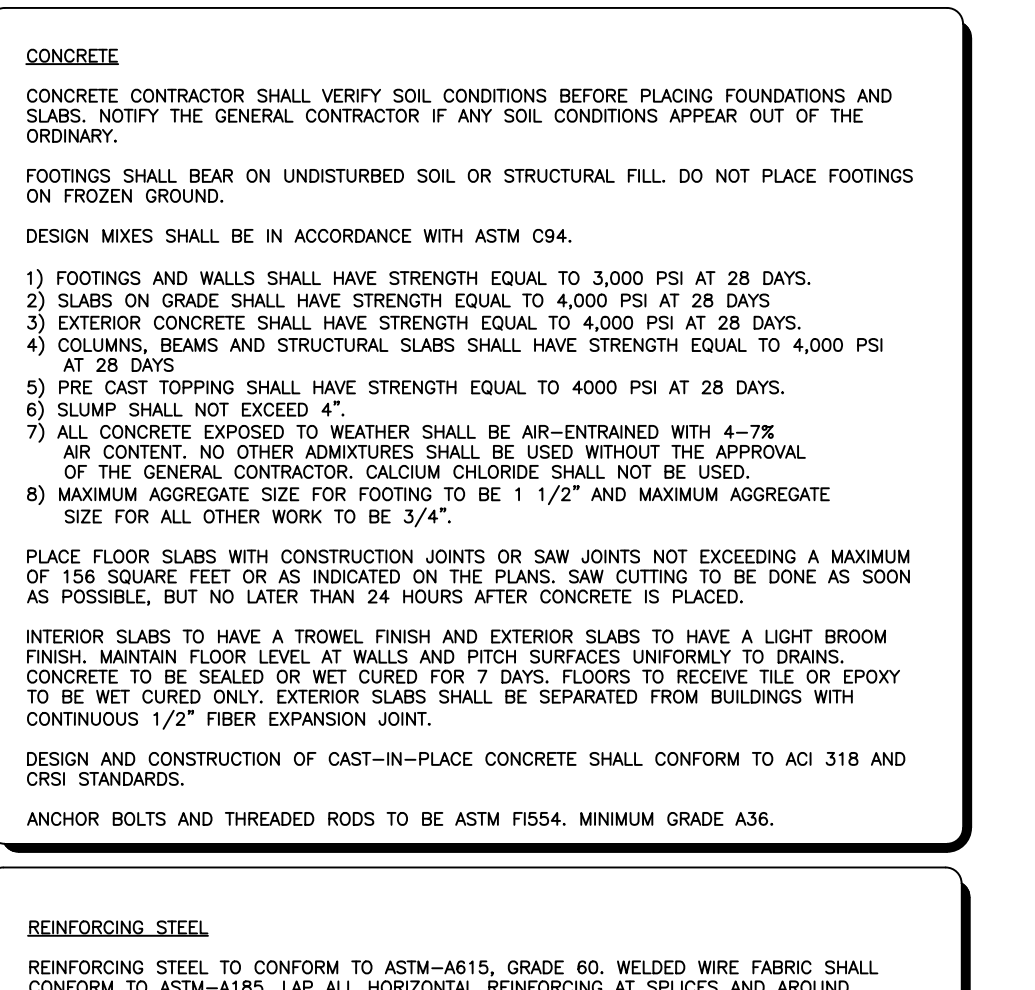
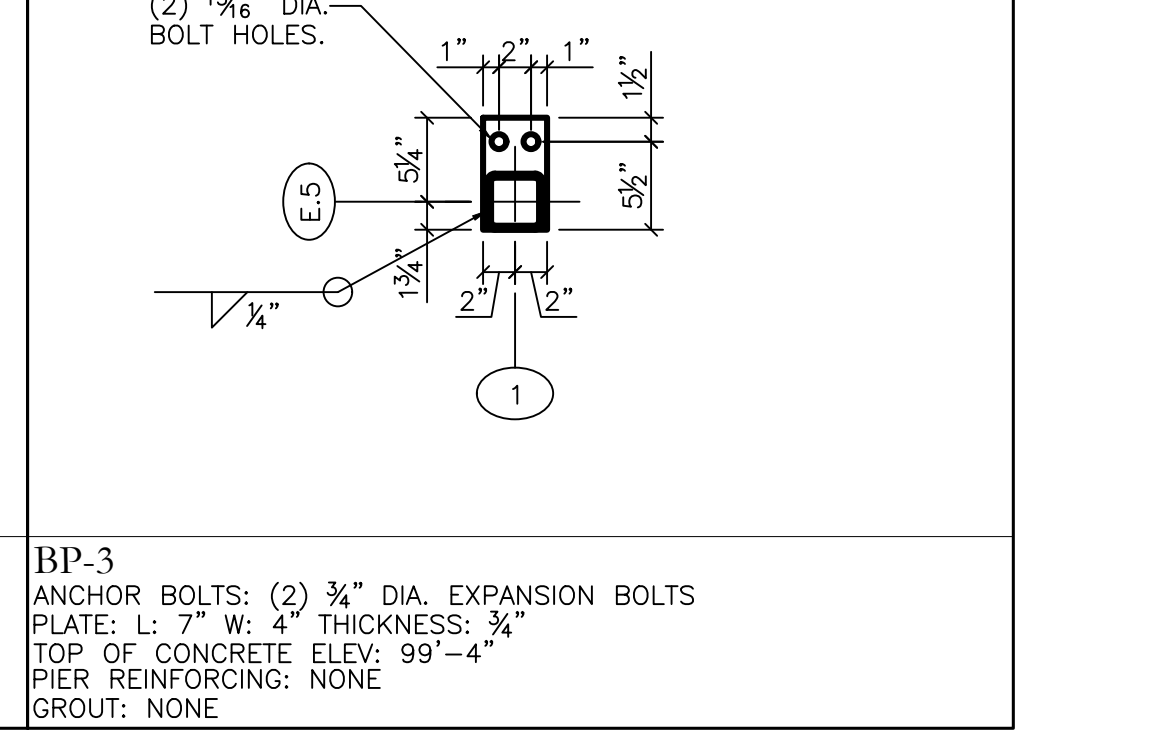
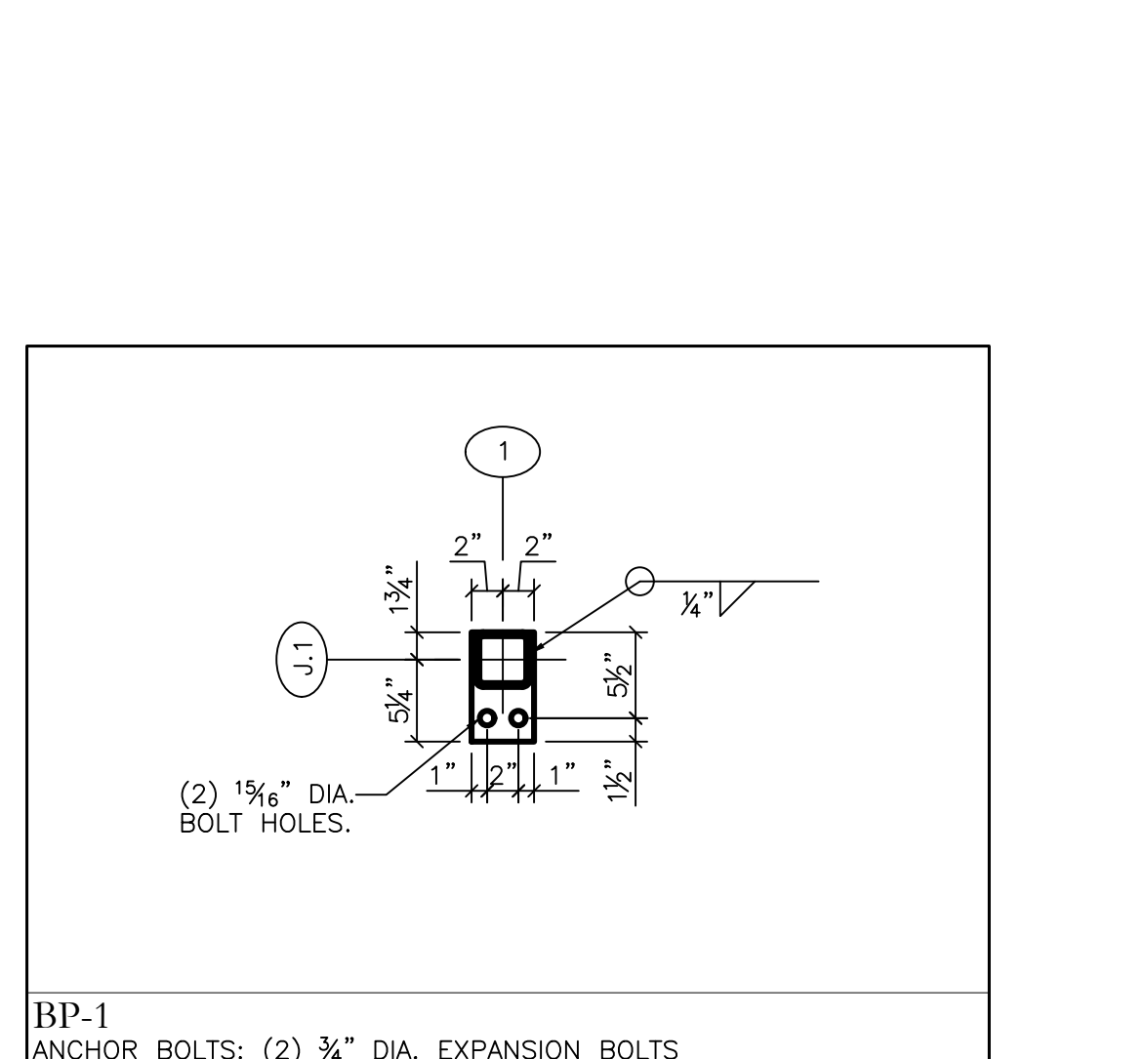
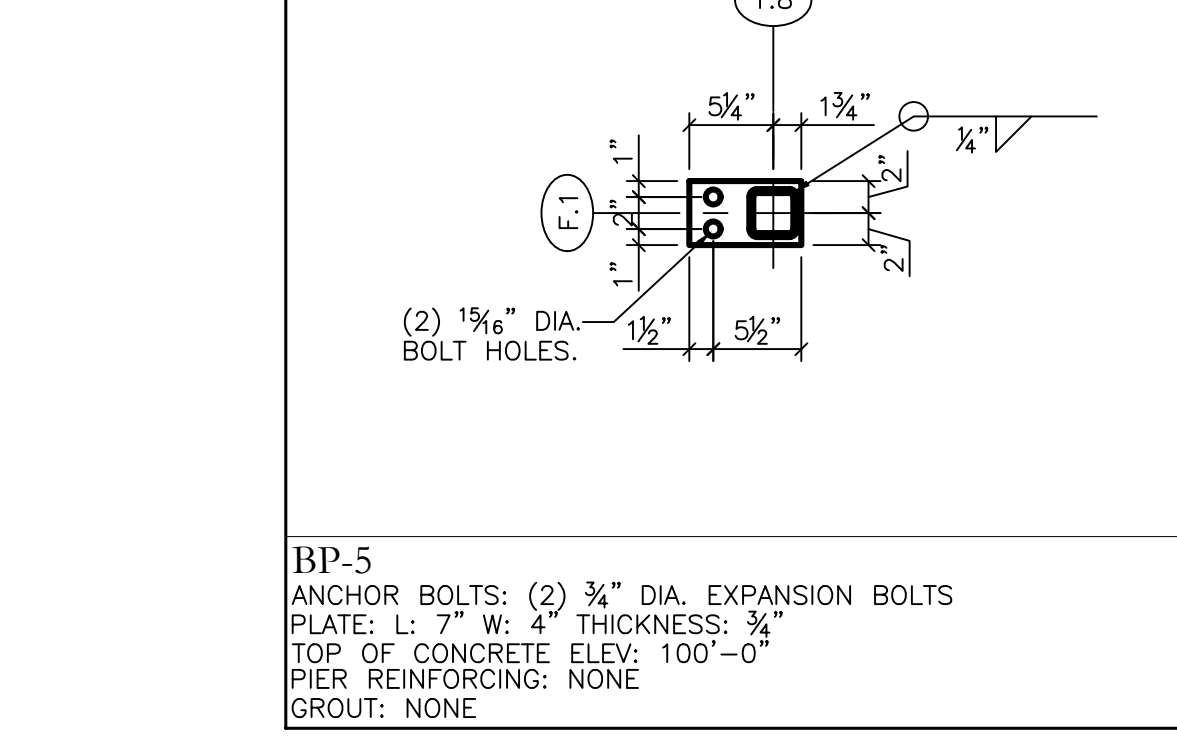
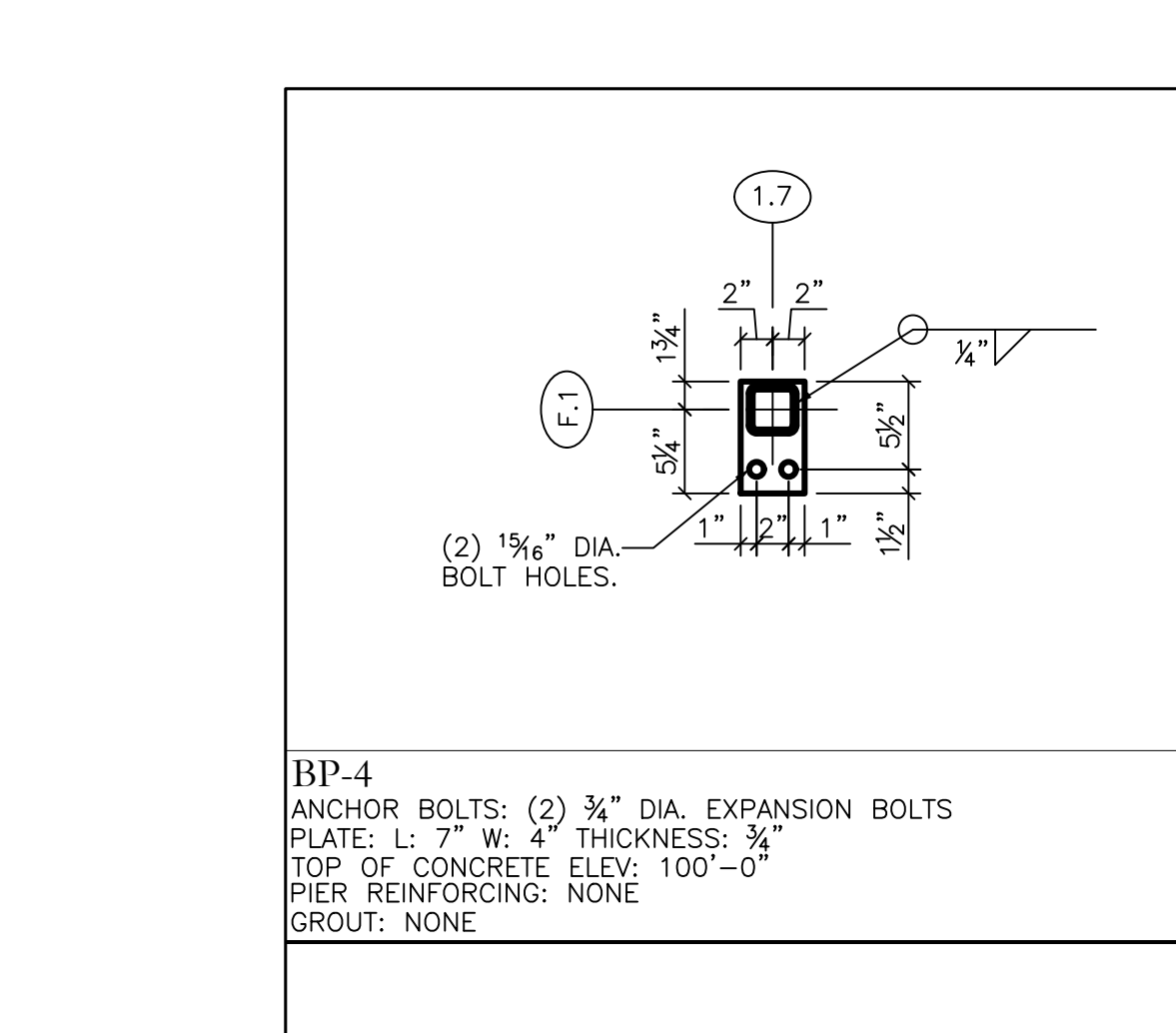
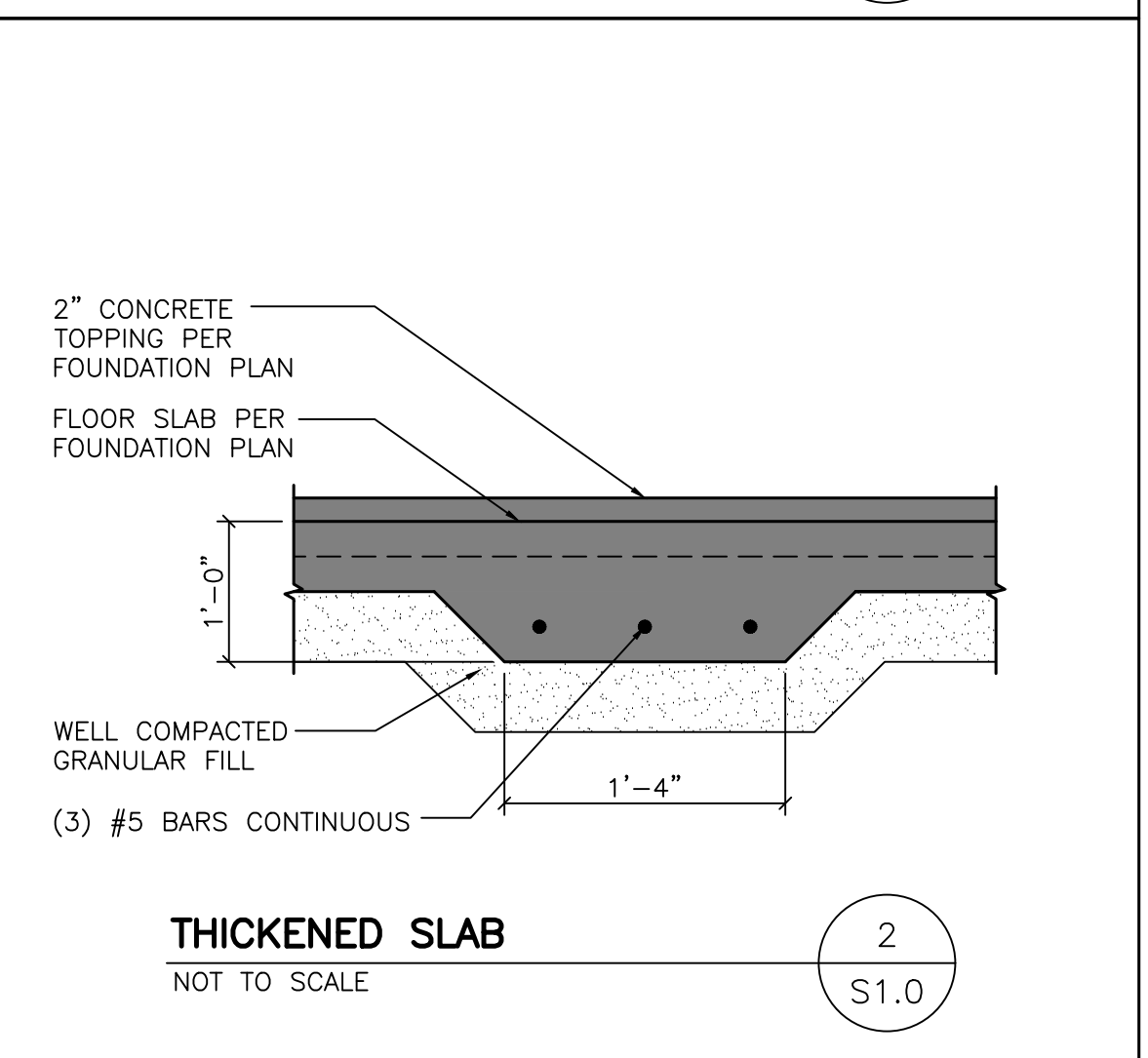
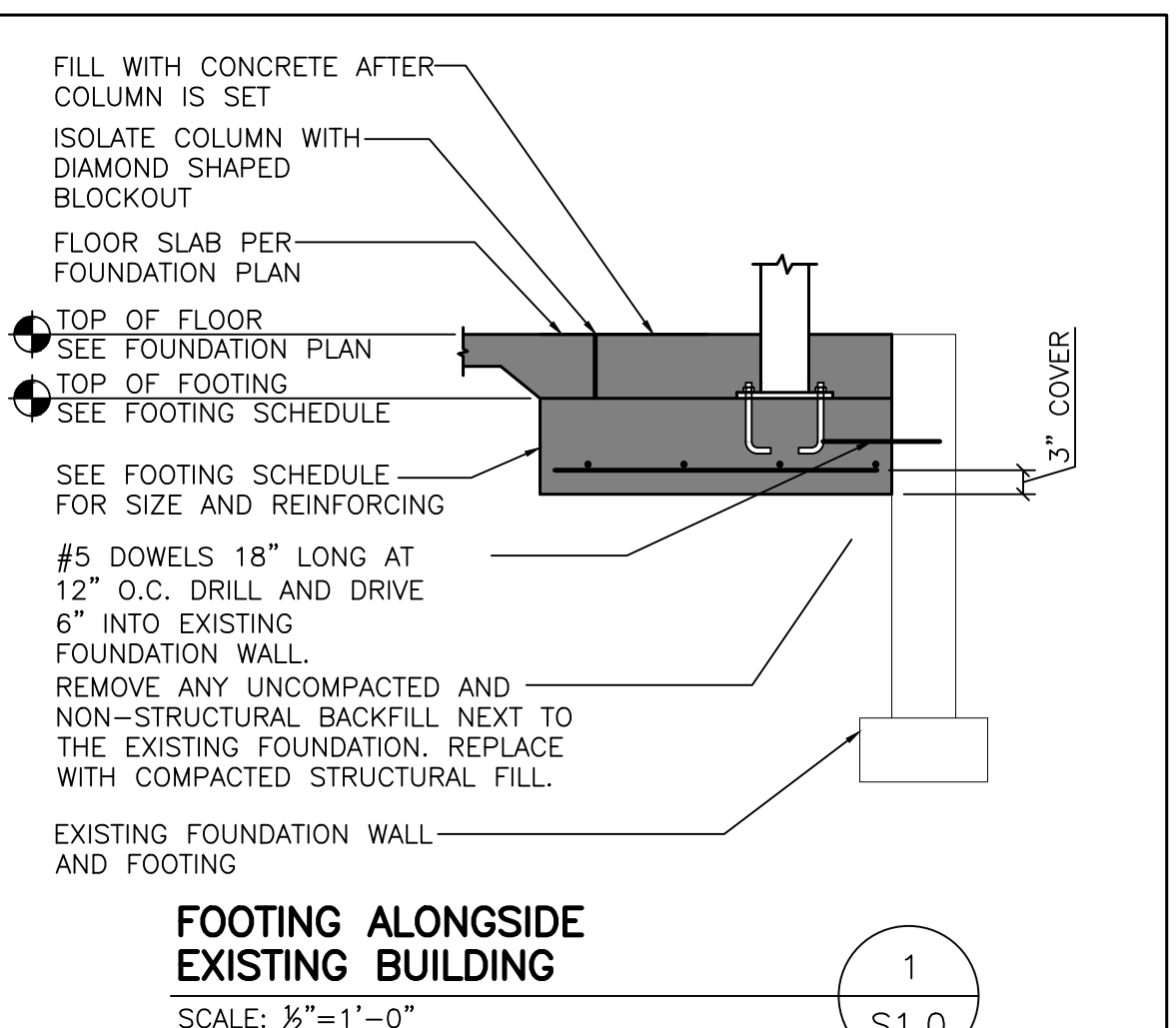
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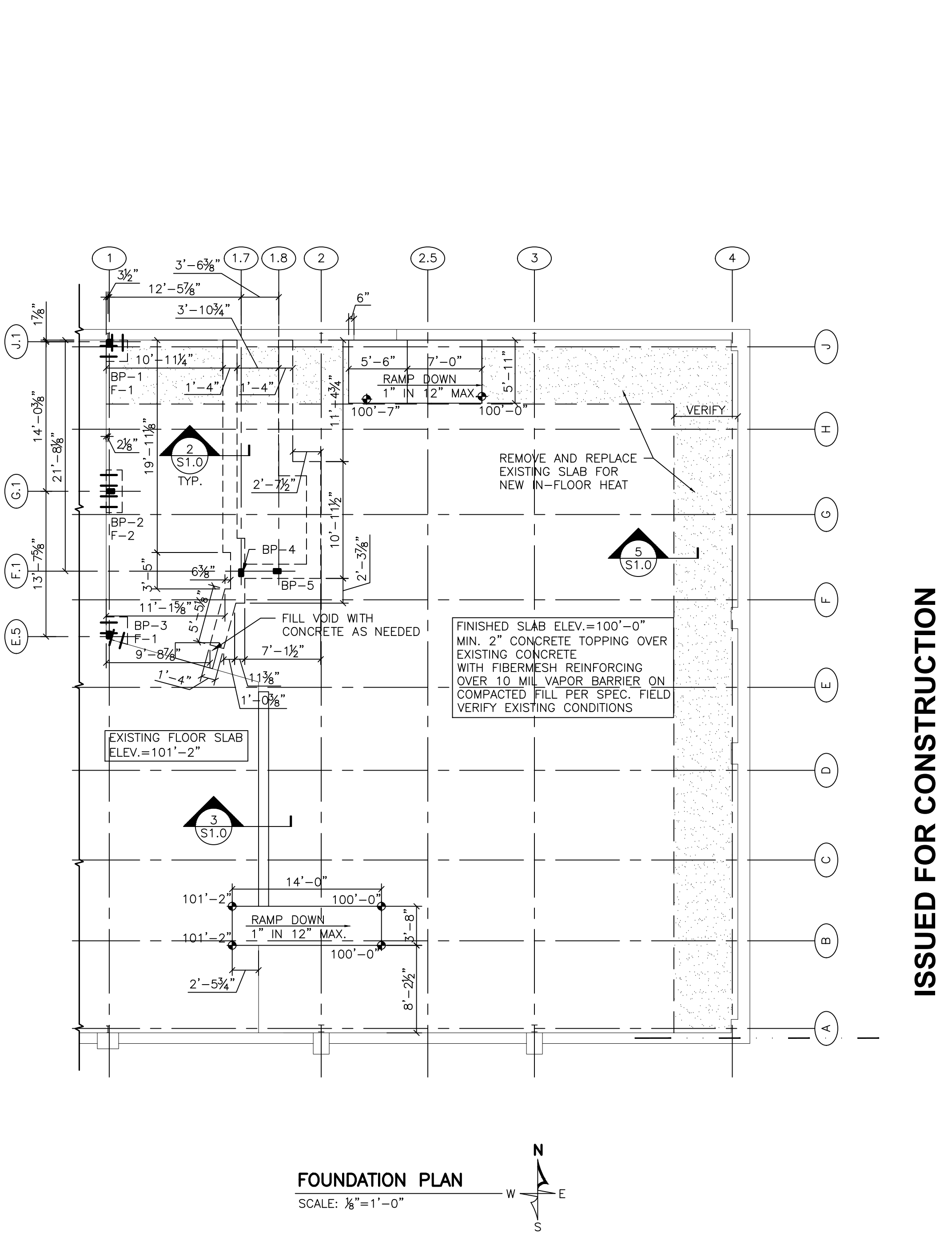
SHEET NUMBER:

T1.0

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FOOTING SCHEDULE				
MARK	FOOTING SIZE (LxWxTHICKNESS)	FOOTING REINFORCING	TOP OF FOOTING ELEV.	FOOTING AND PIER CROSS SECTION
F-1	2'-0" x 2'-0" x 18"	#5 BARS AT 12" O.C. EACH WAY (BOTTOM)	99'-4"	1/S1.0
F-2	4'-0" x 0'-18" x 12"	#5 BARS AT 12" O.C. EACH WAY (BOTTOM)	99'-4"	1/S1.0
NOTE: FOOTING DIMENSIONS ON AN EXTERIOR WALL INCLUDE THE WIDTH OF THE STRIP FOOTING.				



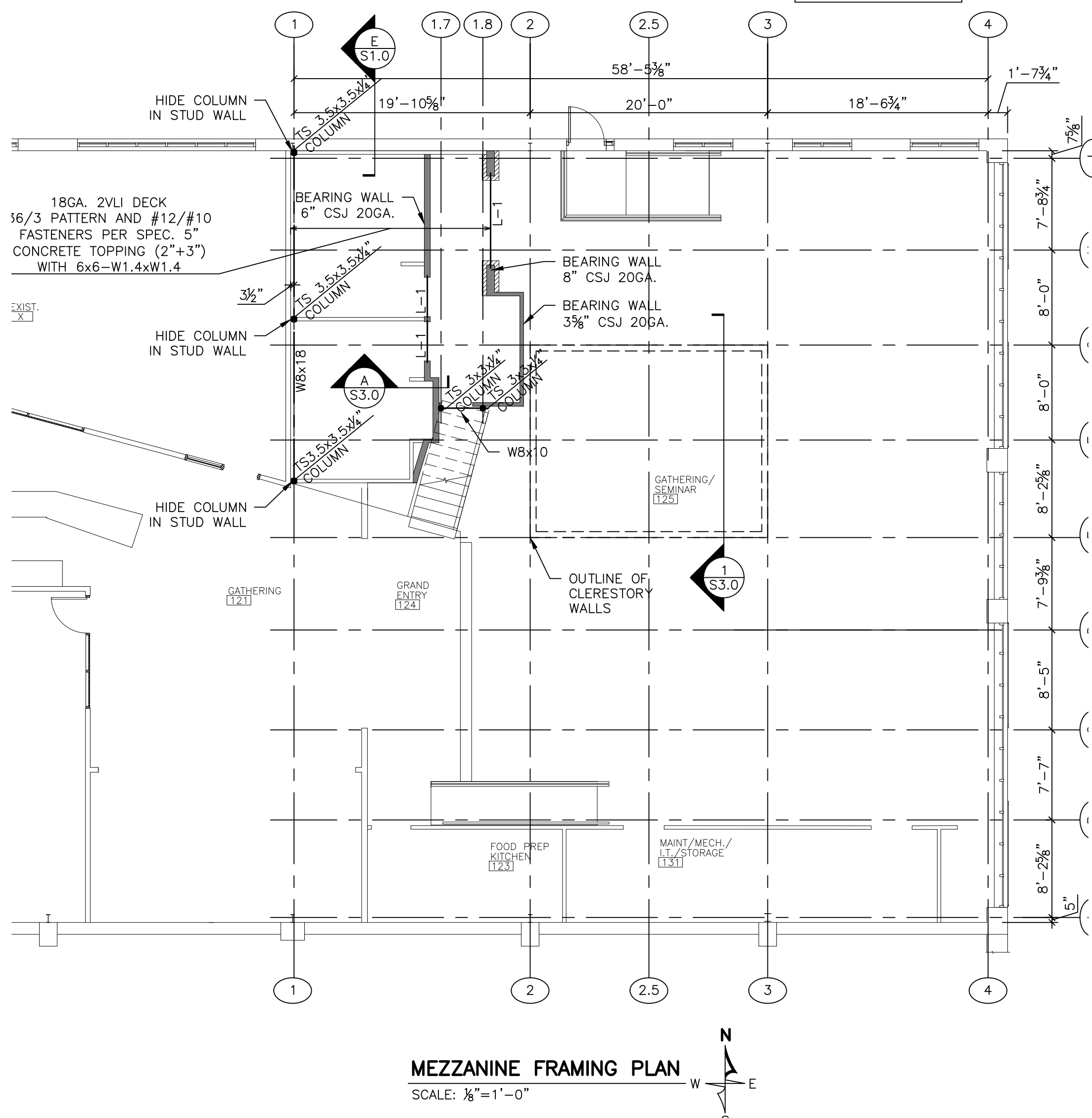
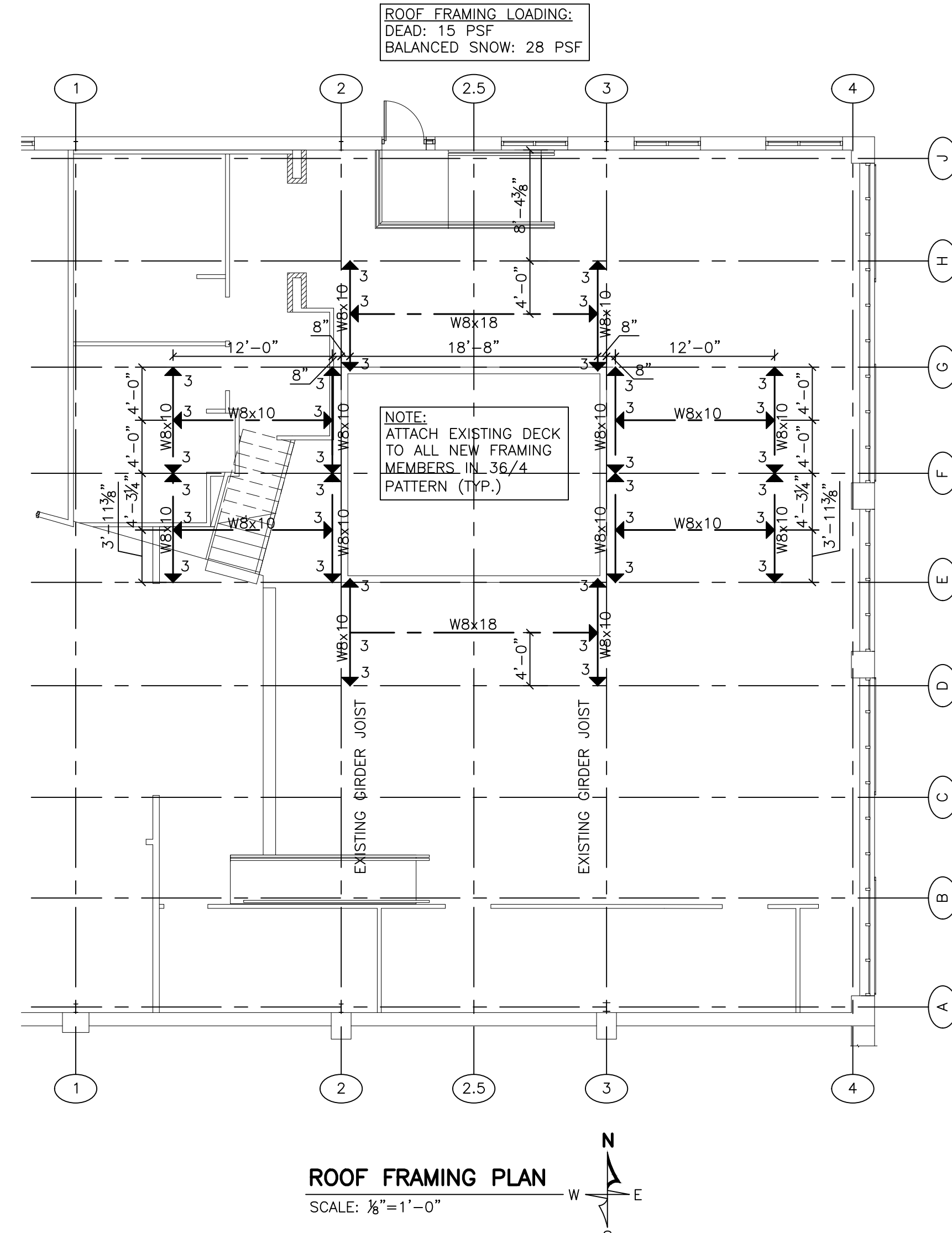
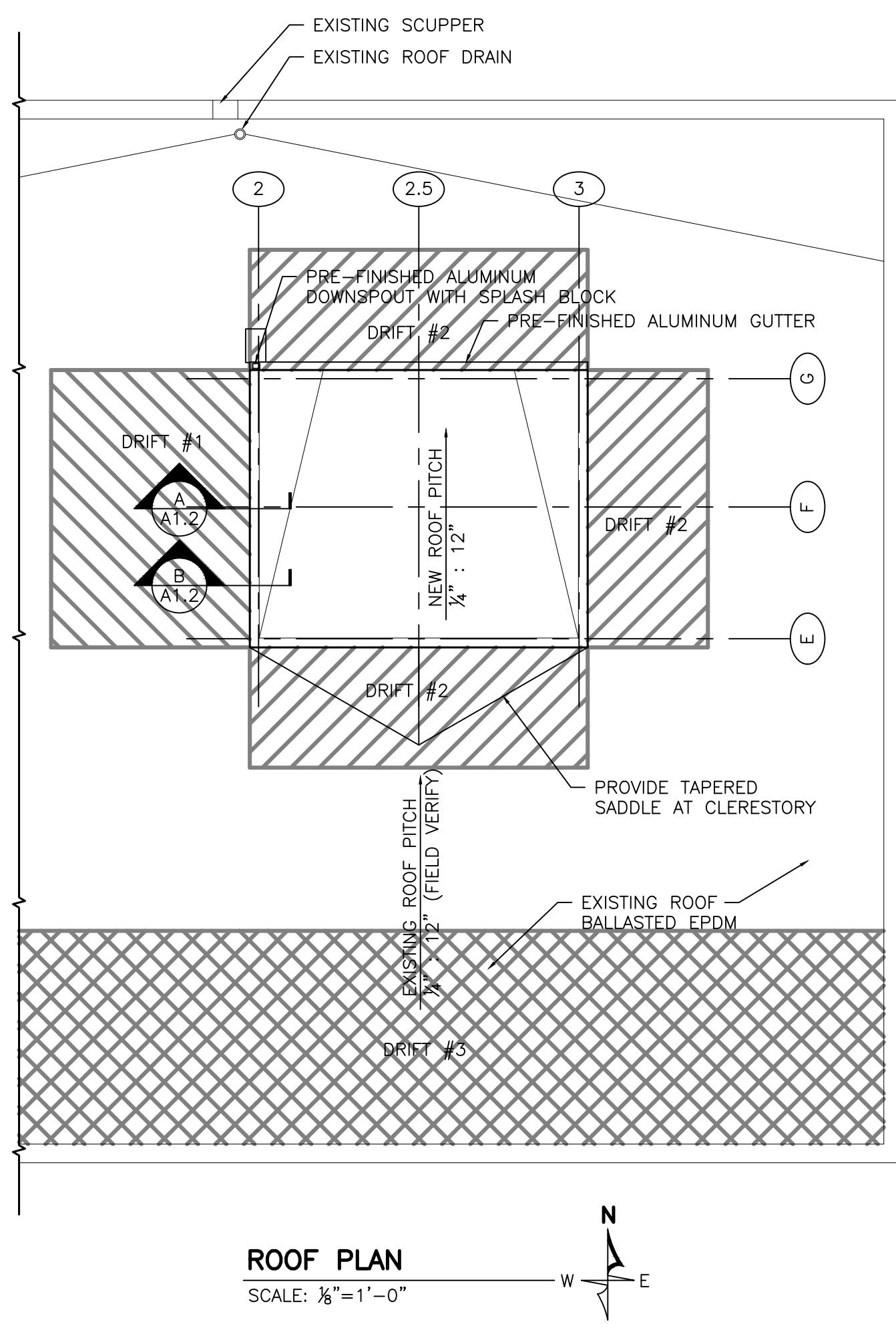
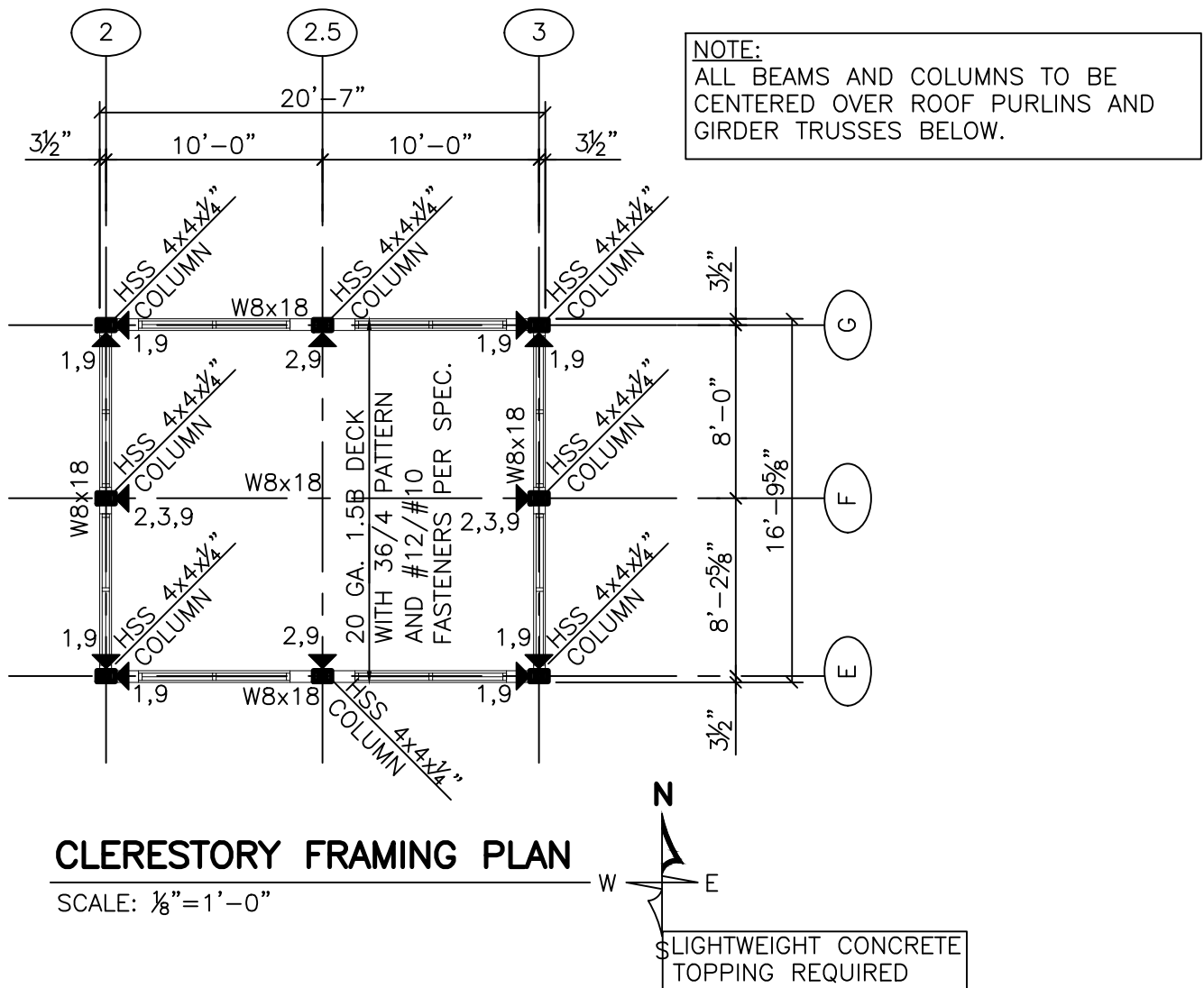
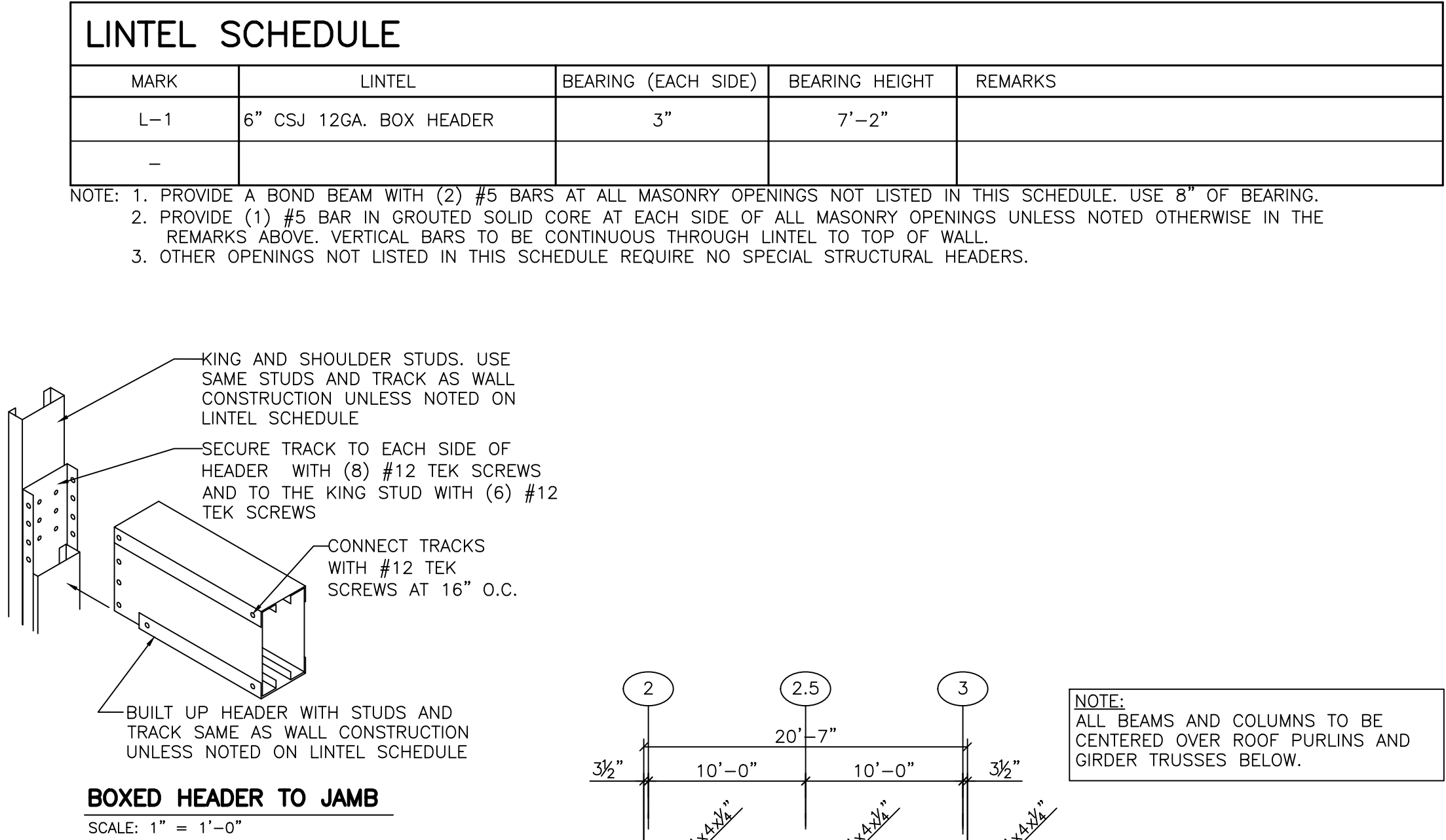
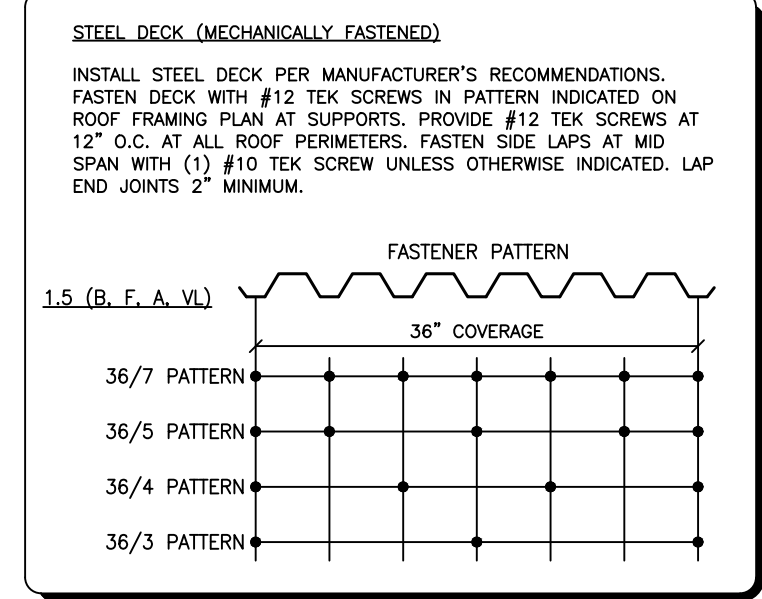
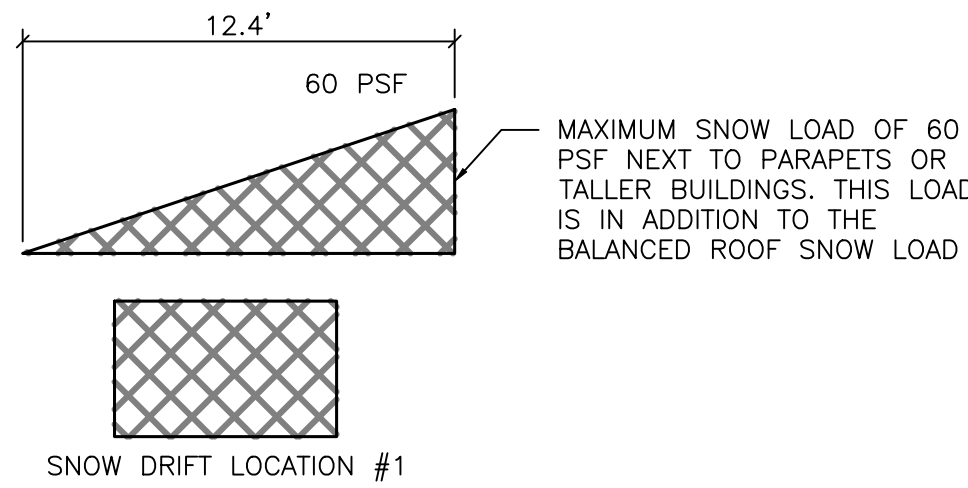
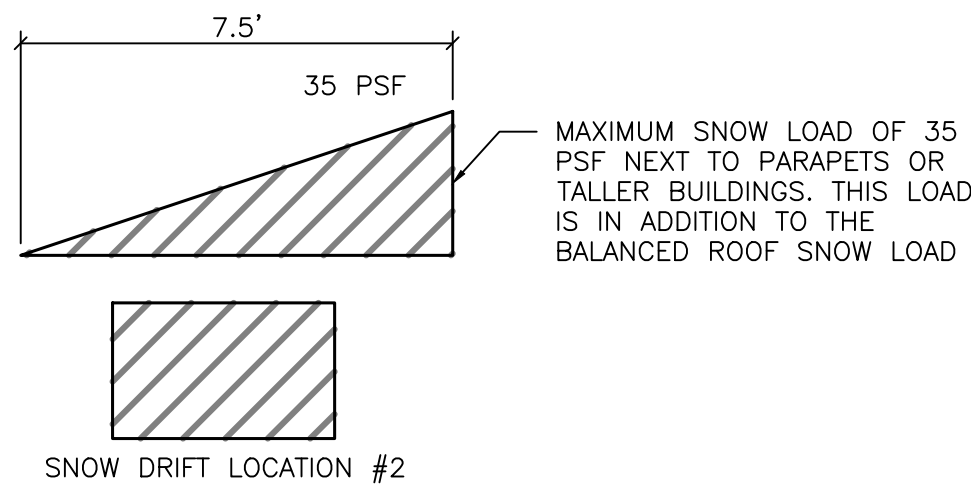
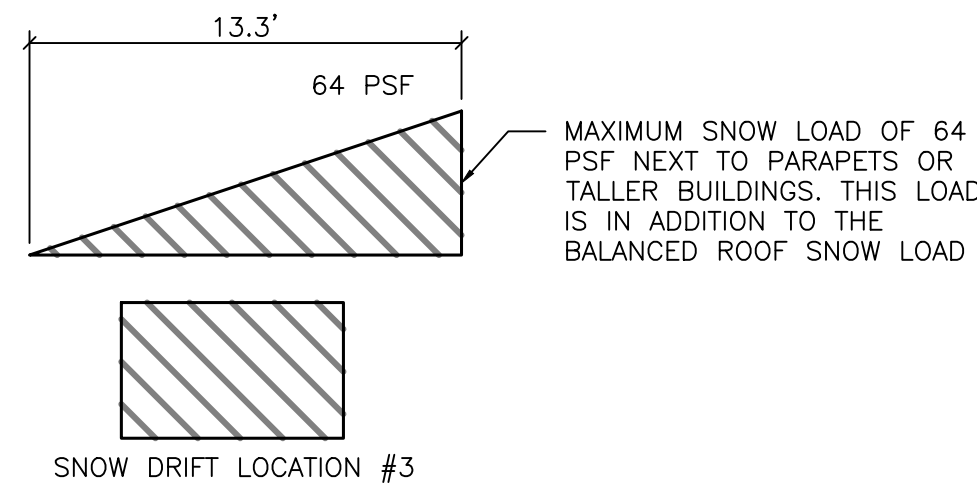
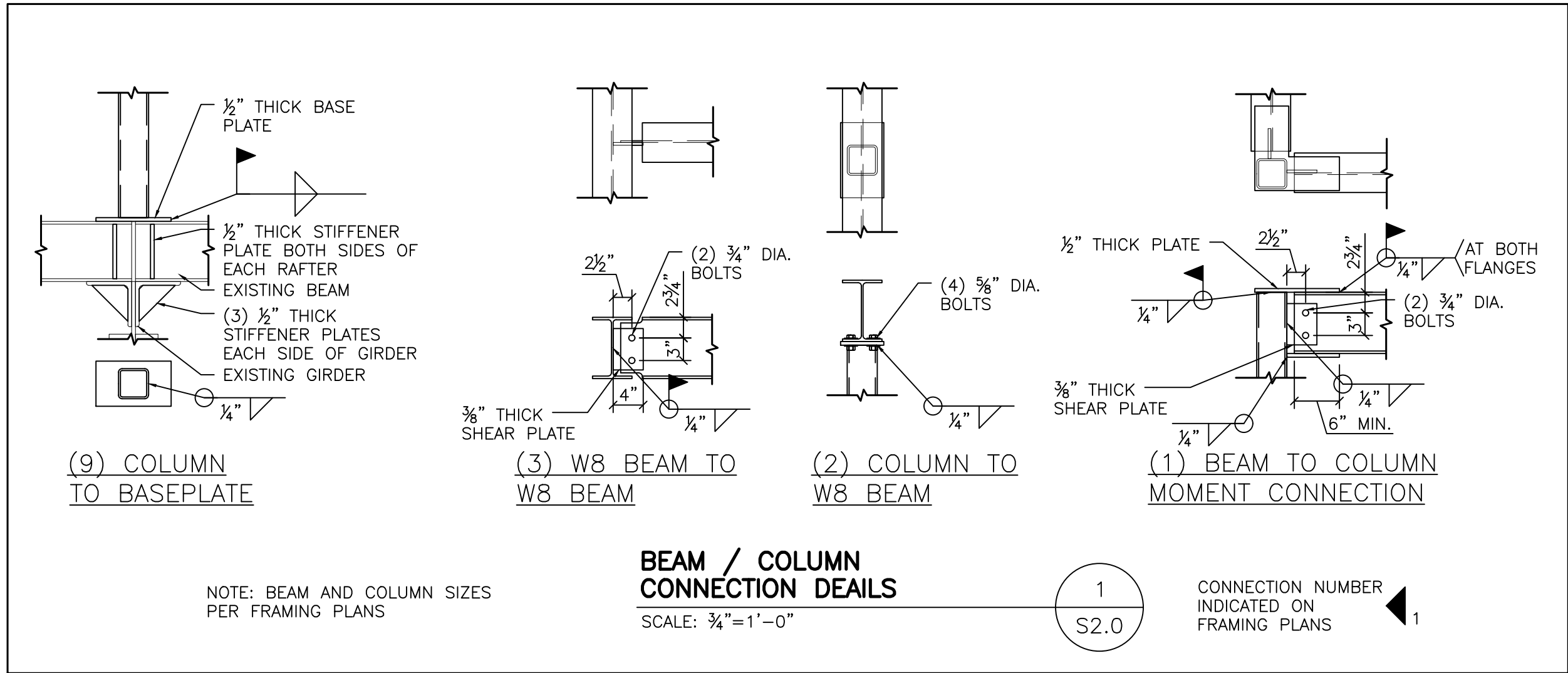
STRUCTURAL STEEL

STRUCTURAL STEEL FRAMING SHALL BE OF MATERIAL AS LISTED BELOW AND SHALL BE DETAILED, FABRICATED AND ERECTED TO COMPLY WITH THE A.I.S.C. MANUAL. PROVIDE ALL HOLES, ANCHOR BOLTS, BEARING PLATES, LINTELS, STIFFENERS, CLIP ANGLES, WELD PLATES, EMBEDMENTS, STAIRS, ETC. AS REQUIRED FOR STEEL STRUCTURE FABRICATION AS SHOWN ON THE DRAWINGS. WELDING SHALL BE PERFORMED BY AN AWS CERTIFIED WELDER PER AWS D1.1 AND AWS CHAPTER 22. BOLTS, NUTS AND WASHERS SHALL CONFORM TO REQUIREMENTS OF ASTM A325 AND BE INSTALLED PER THE A.I.S.C.'S SPECIFICATION FOR STRUCTURAL JOINTS. WORK SHALL BE PERFORMED ACCORDING TO A.I.S.C.'S CODE OF STANDARD PRACTICE AND IN ACCORDANCE WITH APPLICABLE LAWS AND CODES.

STEEL WIDE FLANGE BEAMS: ASTM A992 OR ASTM A572, MIN. 50 KSI YIELD.
STEEL WIDE FLANGE COLUMNS: ASTM A992 OR ASTM A572, MIN. 50 KSI YIELD.
STEEL LINTELS, ANGLES, PLATES, EMBEDMENTS, STAIRS, ETC.: ASTM A36
STEEL PIPE: ASTM A53 TYPE E OR S GRADE B.
STEEL TUBES: ASTM A500 GRADE B
STEEL DECK: ASTM A611, GRADE C
WELDING ELECTRODES: ULTIMATE STRENGTH 70 KSI

STEEL SHALL BE PRE-FINISHED WITH ONE COAT OF PRIMER UNLESS INDICATED OTHERWISE. FIELD WELDS TO BE CLEANED AND PRIMED.

STEEL FRAMING MUST BE TEMPORARILY BRACED AS REQUIRED UNTIL THE PERMANENT BRACING SYSTEM HAS BEEN COMPLETED. STEEL ERECTOR SHALL FURNISH AND INSTALL.



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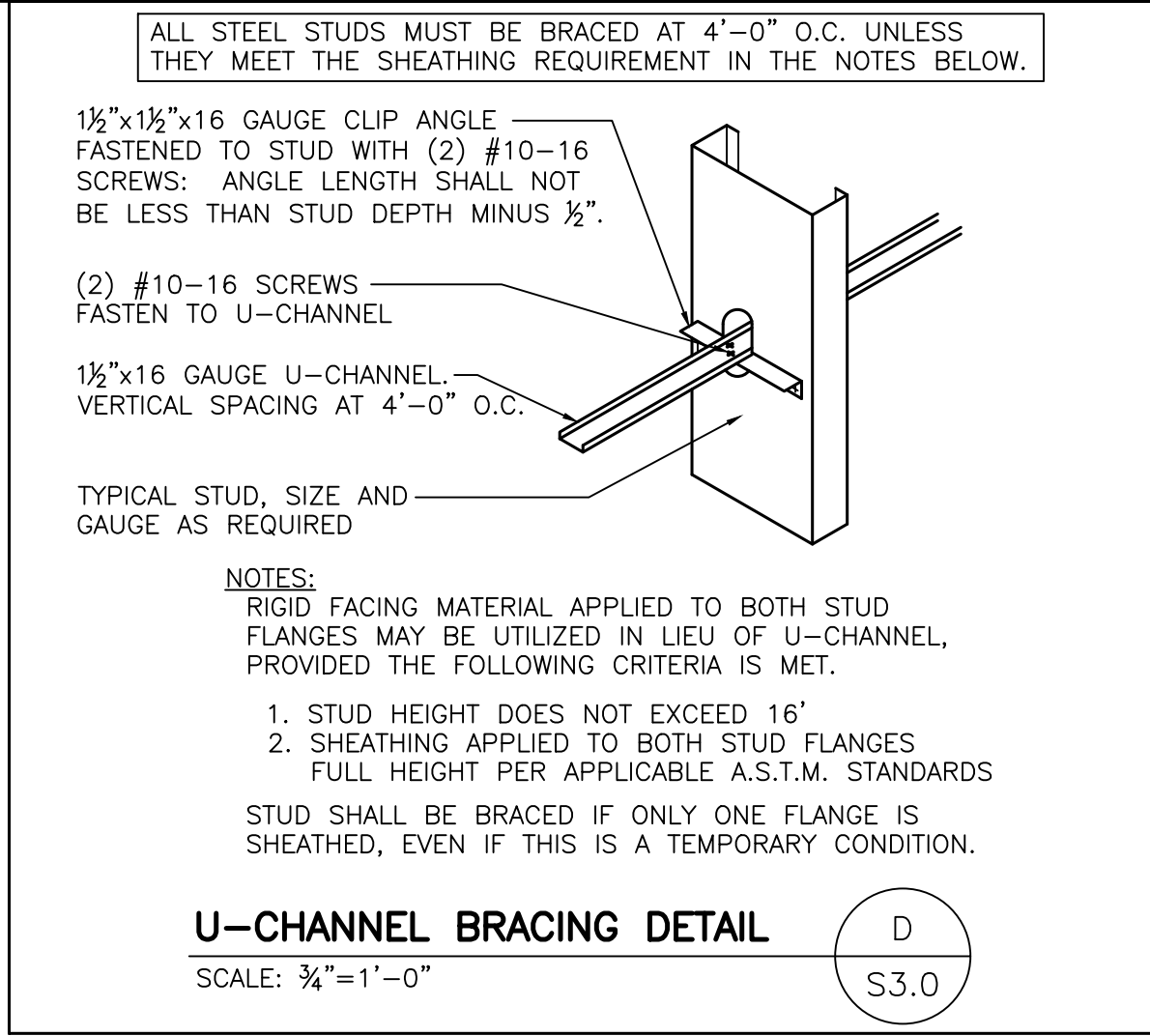
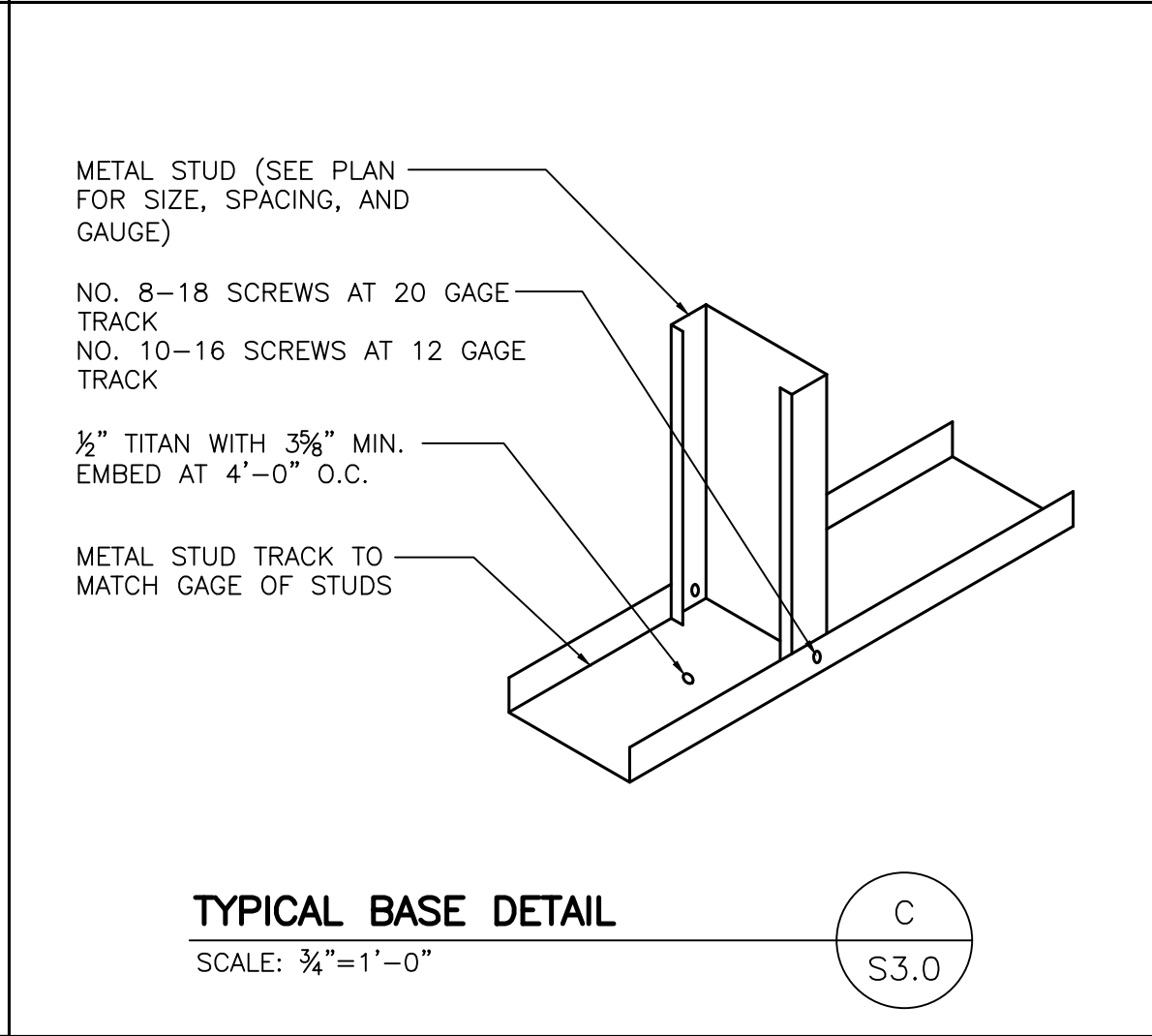
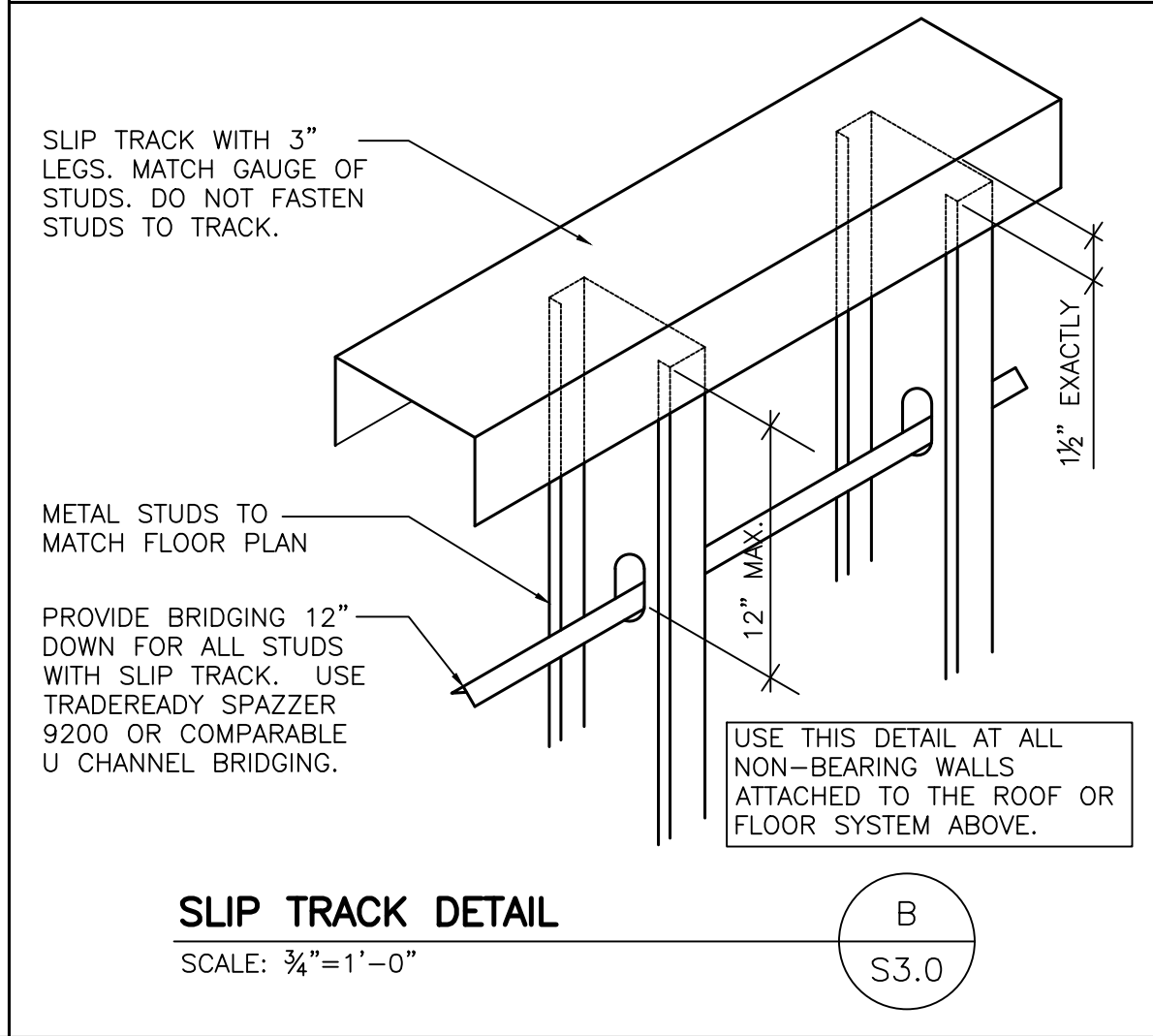
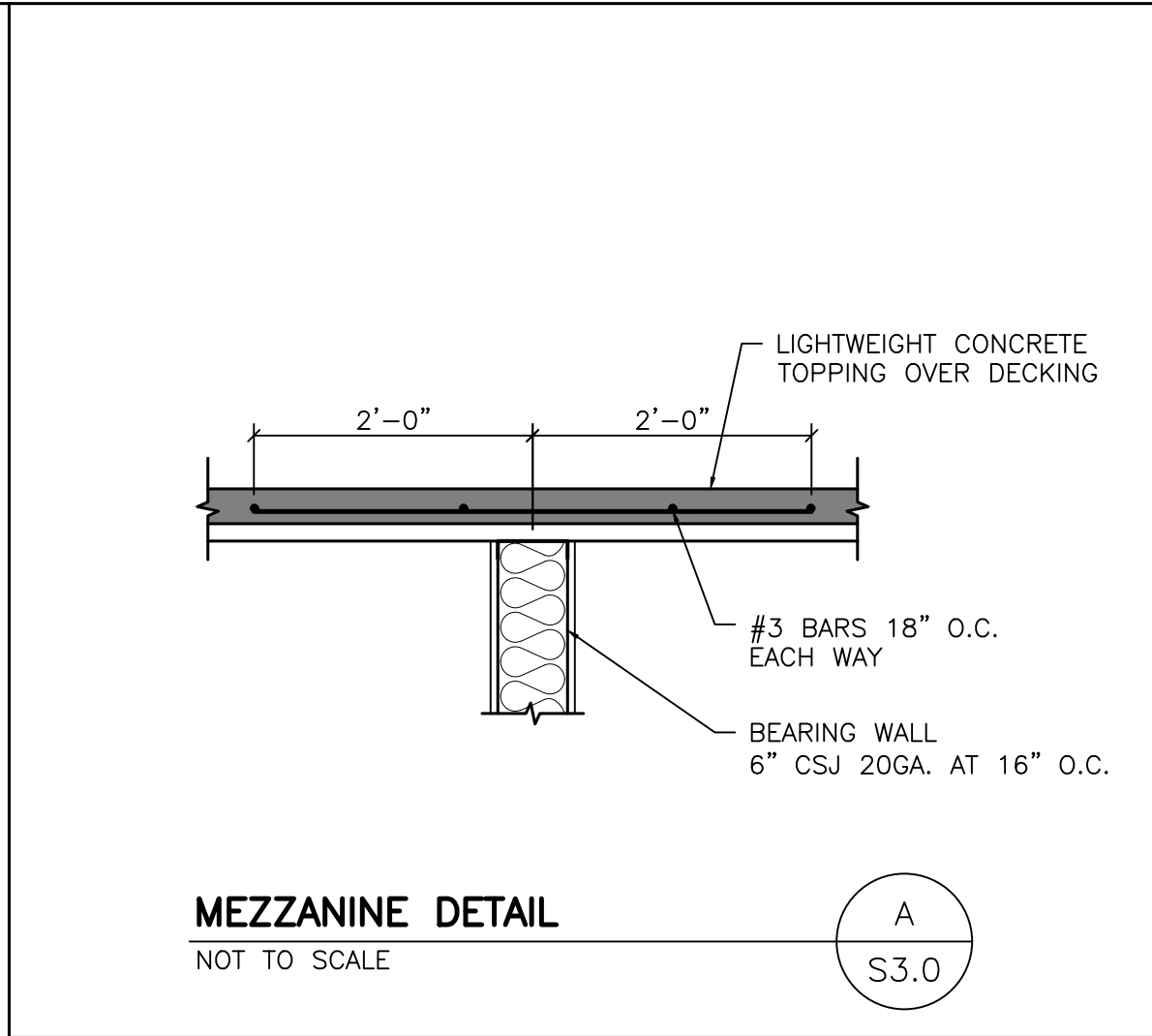
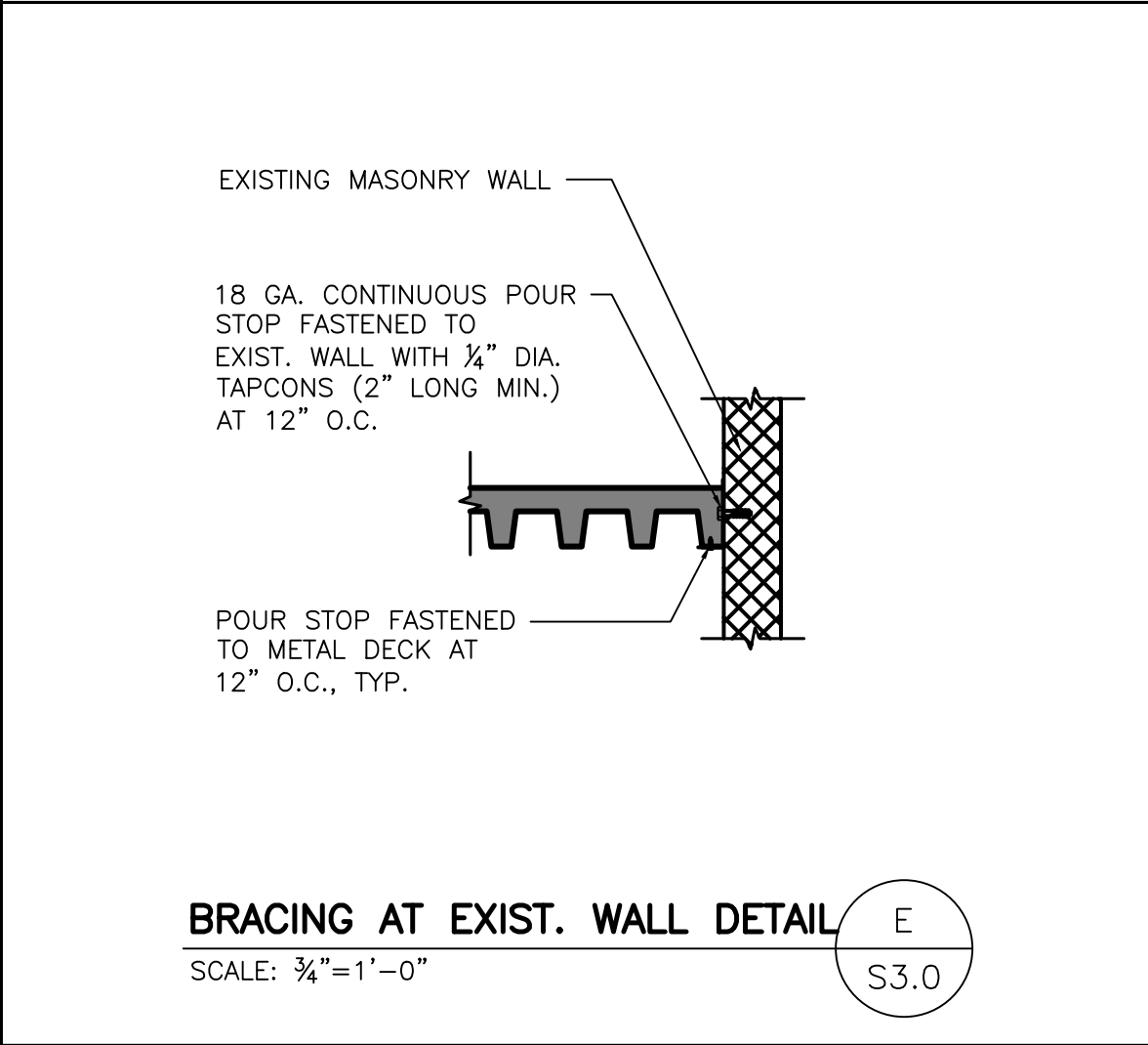
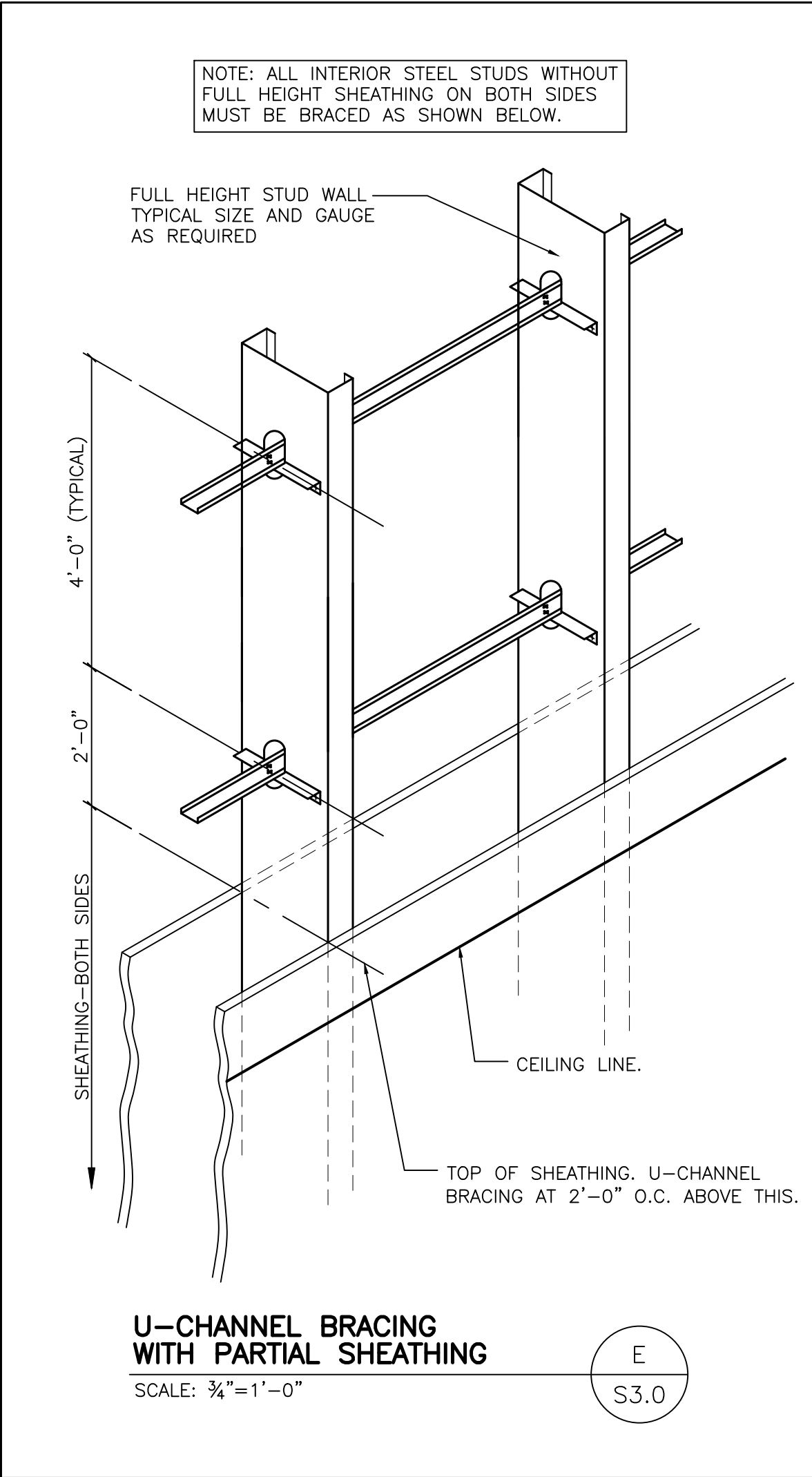


PROJECT
PROPOSED RENOVATION FOR:
INITIATIVE ONE

I.E.D. PROJECT MANAGER
I. WILSON / K. KUEPER
ORIGINATION DATE:
JUNE 22, 2020
REVISIONS
CONTENTS
FRAMING PLAN

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S2.0



LIGHT GAUGE STEEL FRAMING

ALL EXTERIOR STUD AND JOIST FRAMING MEMBERS AND RUNNERS SHALL BE 20 GA. UNLESS NOTED OTHERWISE. PROVIDE BRACING ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

AXIAL LOAD BEARING STUDS MUST BE TIGHT, WITHIN 1/8", AGAINST TRACK WEB. ALSO STUD MUST BE SCREW ATTACHED OR WELDED TO EACH TRACK LEG. AXIAL LOAD BEARING STUDS MUST BE BRACED HORIZONTALLY AT 4'-0" ON CENTER.

ALL LIGHT GAUGE STEEL FRAMING SHALL CONFORM TO THE ANSI SPECIFICATION.

WELDING SHALL BE PERFORMED BY AN AWS CERTIFIED WELDER PER AWS D1.3 AND IBC CHAPTER 22.

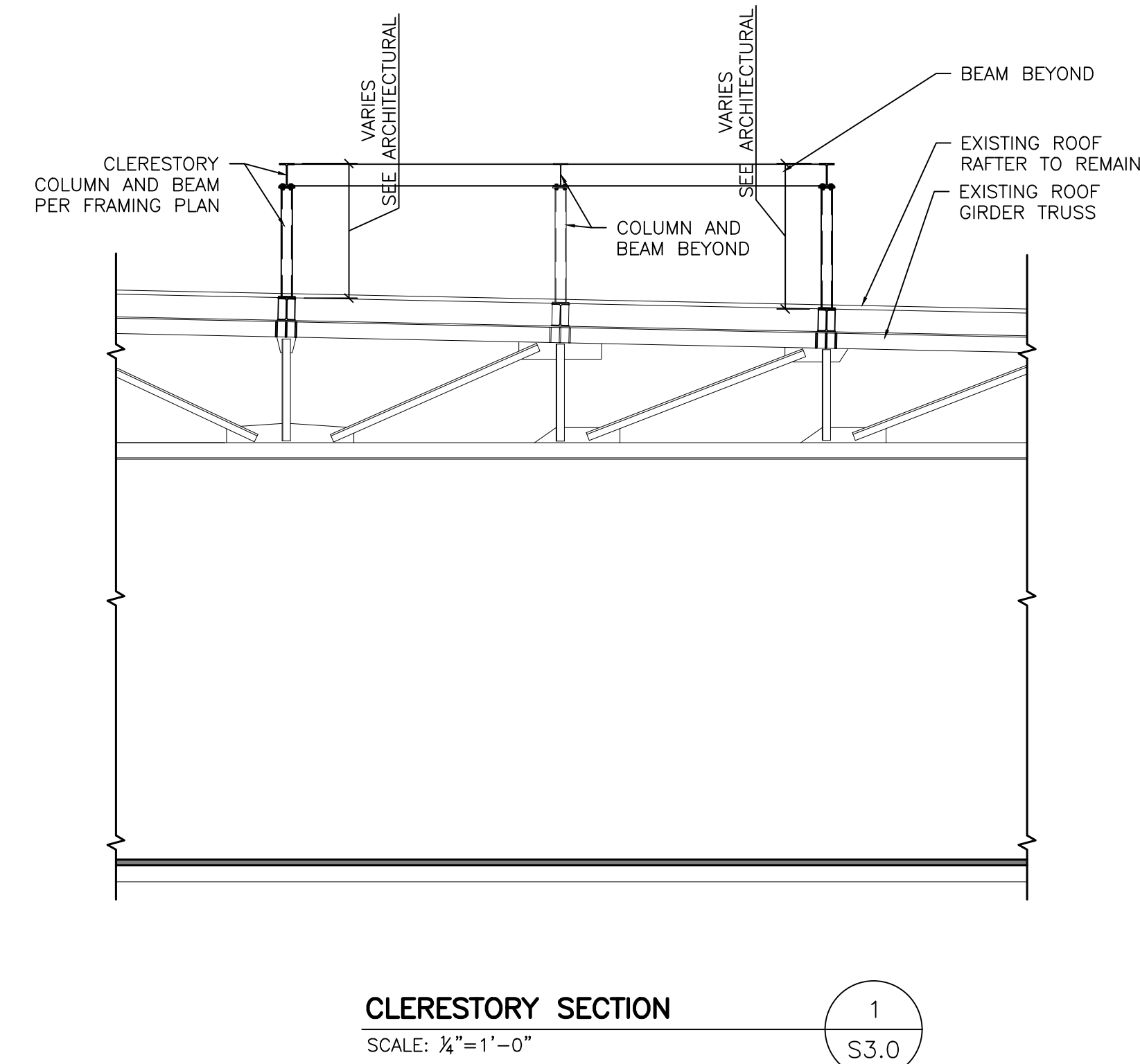
ALL STUDS 16 GA. OR HEAVIER SHALL MEET THE MINIMUM REQUIREMENTS OF ASTM A446, GRADE 'D' WITH A MINIMUM YIELD OF 50,000 PSI.

ALL STUDS 18 GA. AND LIGHTER, TRACKS, BRIDGING AND ACCESSORIES SHALL MEET THE REQUIREMENTS OF ASTM A446, GRADE 'A' WITH A MINIMUM YIELD OF 33,000 PSI.

ALL MATERIALS SHALL HAVE A MINIMUM 660 GALVANIZED COATING MEETING THE REQUIREMENTS OF ASTM A525.

DRYWALL STUDS (INTERIOR NON-BEARING)

STUDS SHALL BE SECURED TO TOP AND BOTTOM TRACK WITH (1) #8ML SCREW IN EACH FLANGE. UNLESS A SLIP TRACK IS REQUIRED AT THE TOP OF THE WALL, PROVIDE SLIP TRACK AT THE TOP OF FULL HEIGHT PARTITIONS. STUDS SHALL BE INSTALLED PER GYPSUM CONSTRUCTION HANDBOOK" AS PUBLISHED BY UNITED STATES GYPSUM COMPANY LATEST EDITION.



ISSUED FOR CONSTRUCTION

PROJECT
PROPOSED RENOVATION FOR:

INITIATIVE ONE

I.E.D. PROJECT MANAGER

I. WILSON / K. KUEPER

ORIGINATION DATE:

JUNE 22, 2020

REVISIONS

CONTENTS

FRAMING PLAN

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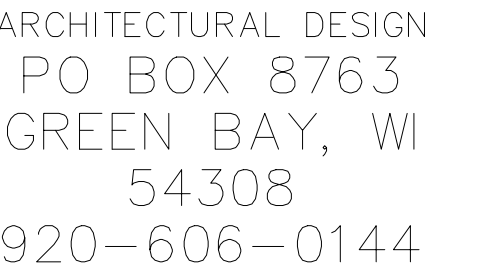
S3.0

NC
NOLANCARTER

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INTEGRITY
ENGINEERING & DESIGN, LLC

2637 Tulip Lane
Green Bay, WI 54301
Phone: (920) 469-9288
Fax: (920) 469-6809
E-mail: info@IntegrityEngineering.biz



110 S. ADAMS ST.
GREEN BAY, WI

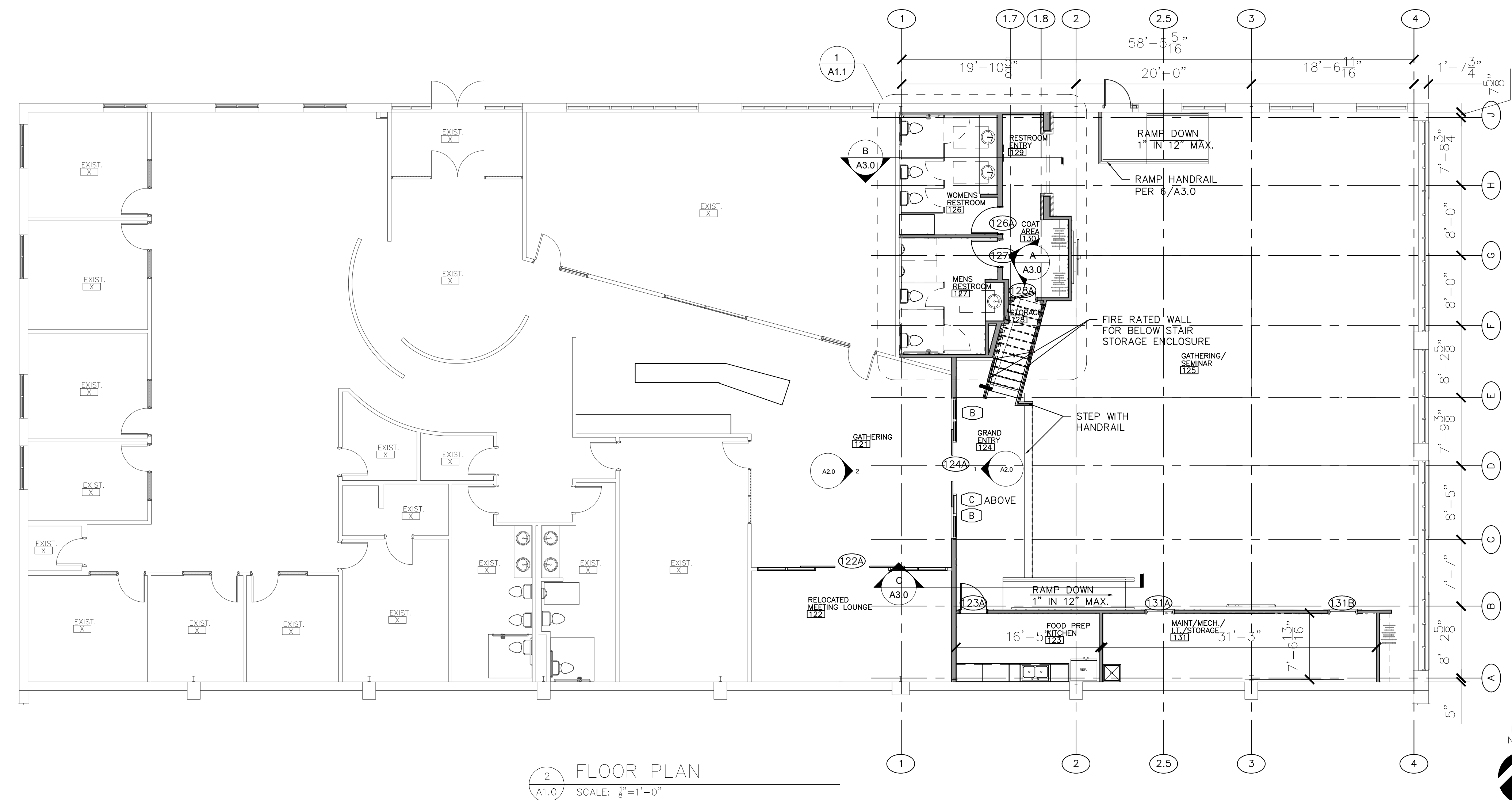
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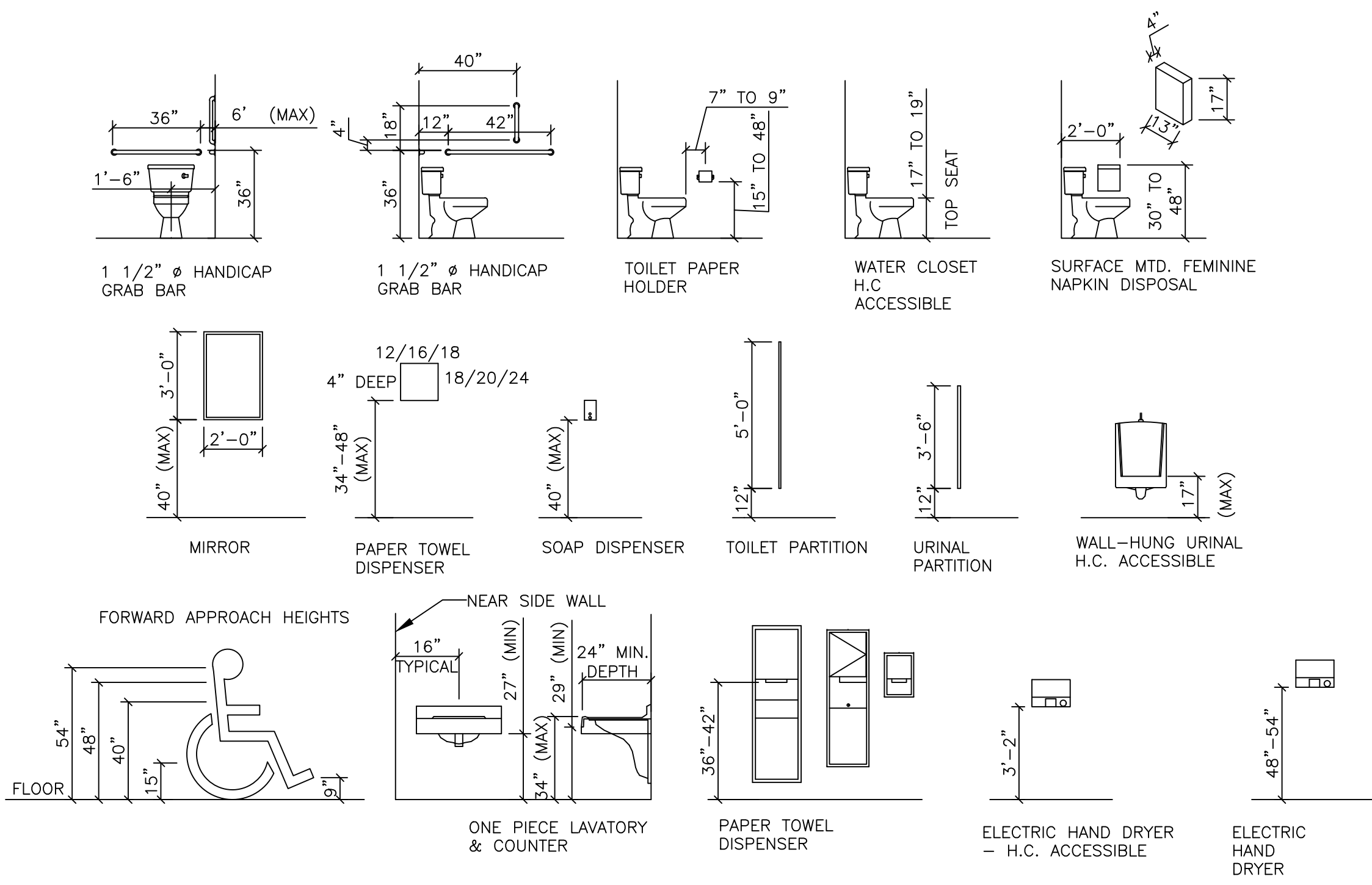
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A1.0

PLAN
NORTH

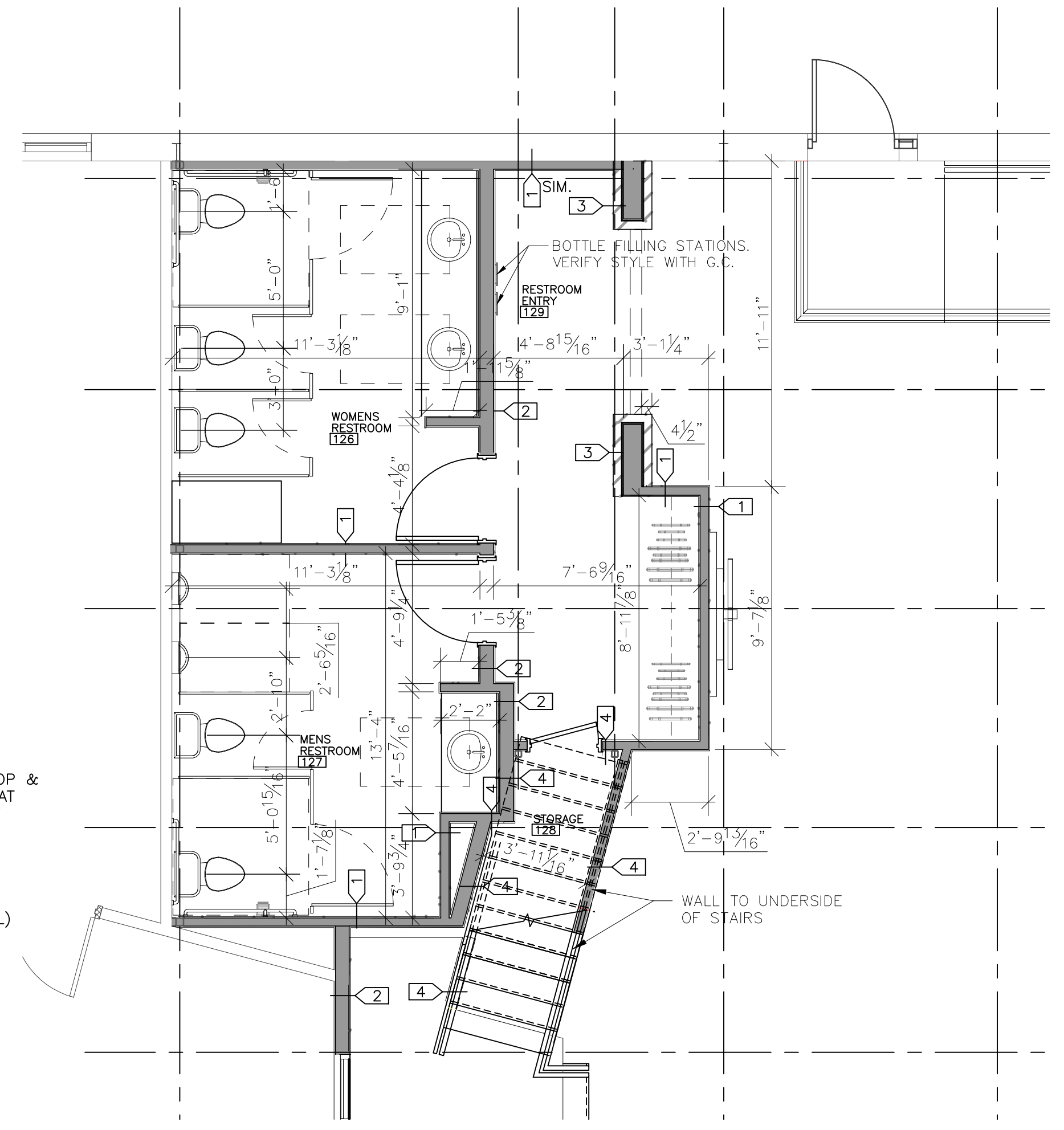


NOTE: STANDARDS SHOWN ARE PER ANSI A117.1
TYP. TOILET ROOM ACCESSORIES
SCALE: 1/4"=1'-0"

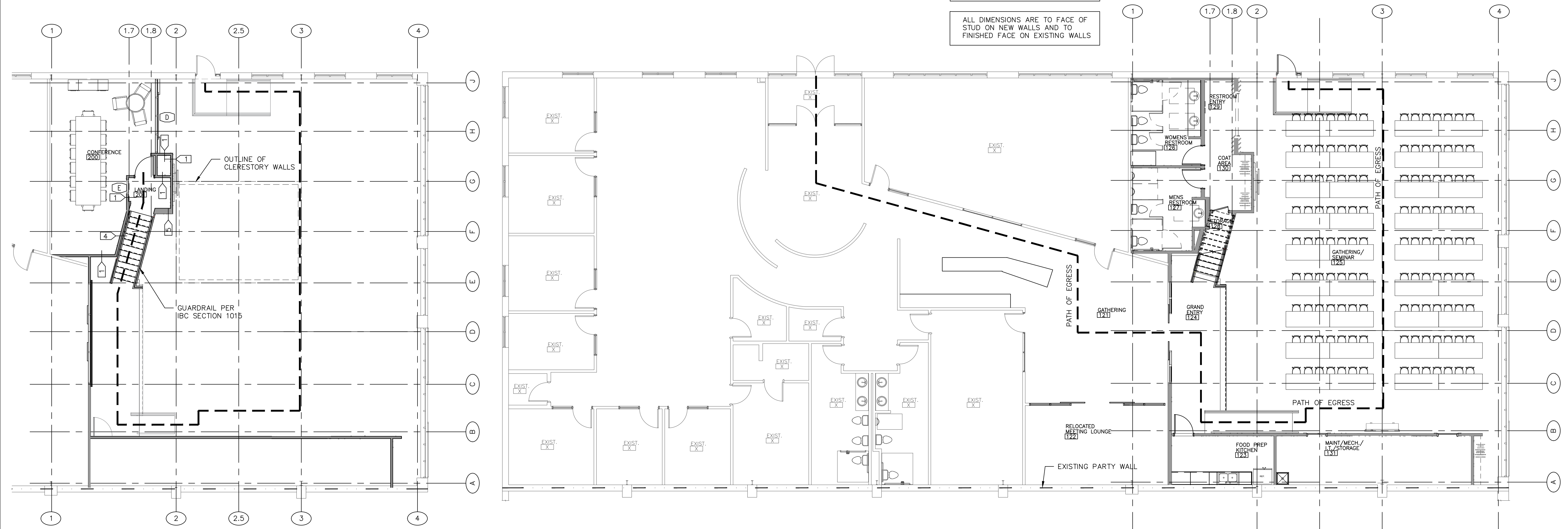
WALL TYPE SCHEDULE		
NO.	DESCRIPTION	WALL DIAGRAM
1	5/8" GYPSUM BOARD 3/8" 25 GA. METAL STUDS AT 16" O.C. BATT INSULATION 5/8" GYPSUM BOARD HEIGHT: TO FLOOR/ROOF DECK ABOVE	
2	5/8" GYPSUM BOARD 6" 20 GA. METAL STUDS (CSJ STUDS AT BEARING WALLS) AT 16" O.C. BATT INSULATION 5/8" GYPSUM BOARD HEIGHT: TO FLOOR/ROOF DECK ABOVE	
3	FACE BRICK 5/8" GYPSUM BOARD 8" CSJ 20 GA. METAL STUDS AT 16" O.C. 8" BATT INSULATION 5/8" GYPSUM BOARD FACE BRICK HEIGHT: TO FLOOR/ROOF DECK ABOVE	
4	5/8" FIRE SHIELD GYPSUM BOARD 3/8" 25 GA. METAL STUDS AT 16" O.C. (6" CSJ 20 GA. METAL STUDS AT 16" O.C. AT BEARING WALL LOCATION) BATT INSULATION 5/8" FIRE SHIELD GYPSUM BOARD PARTITION - 1 HR UL DESIGN: U465 UL DESIGN: V438 HEIGHT: TO FLOOR/ROOF DECK ABOVE	
5	5/8" GYPSUM BOARD 10" 20 GA. METAL STUDS AT 16" O.C. BATT INSULATION 5/8" GYPSUM BOARD HEIGHT: TO FLOOR/ROOF DECK ABOVE	

X WALL TYPE SYMBOL
SEE WALL TYPE SCHEDULE
ON THIS SHEET

ALL DIMENSIONS ARE TO FACE OF
STUD ON NEW WALLS AND TO
FINISHED FACE ON EXISTING WALLS



1 ENLARGED FLOOR PLAN
SCALE: 3/8"=1'-0"



3 MEZZANINE F.F.E. & EGRESS PLAN
SCALE: 3/8"=1'-0"

2 F.F.E. & EGRESS PLAN
SCALE: 3/8"=1'-0"



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PROJECT:
PROPOSED RENOVATION FOR:

INITIATIVE ONE

110 S. ADAMS ST.
GREEN BAY, WI

DRAWN BY:
I. WILSON/K.KUEPER

ORIGINATION DATE:
06-22-2020

REVISIONS:

CONTENTS:
F.F.E. PLANS &
ENLARGED
RESTROOM PLAN

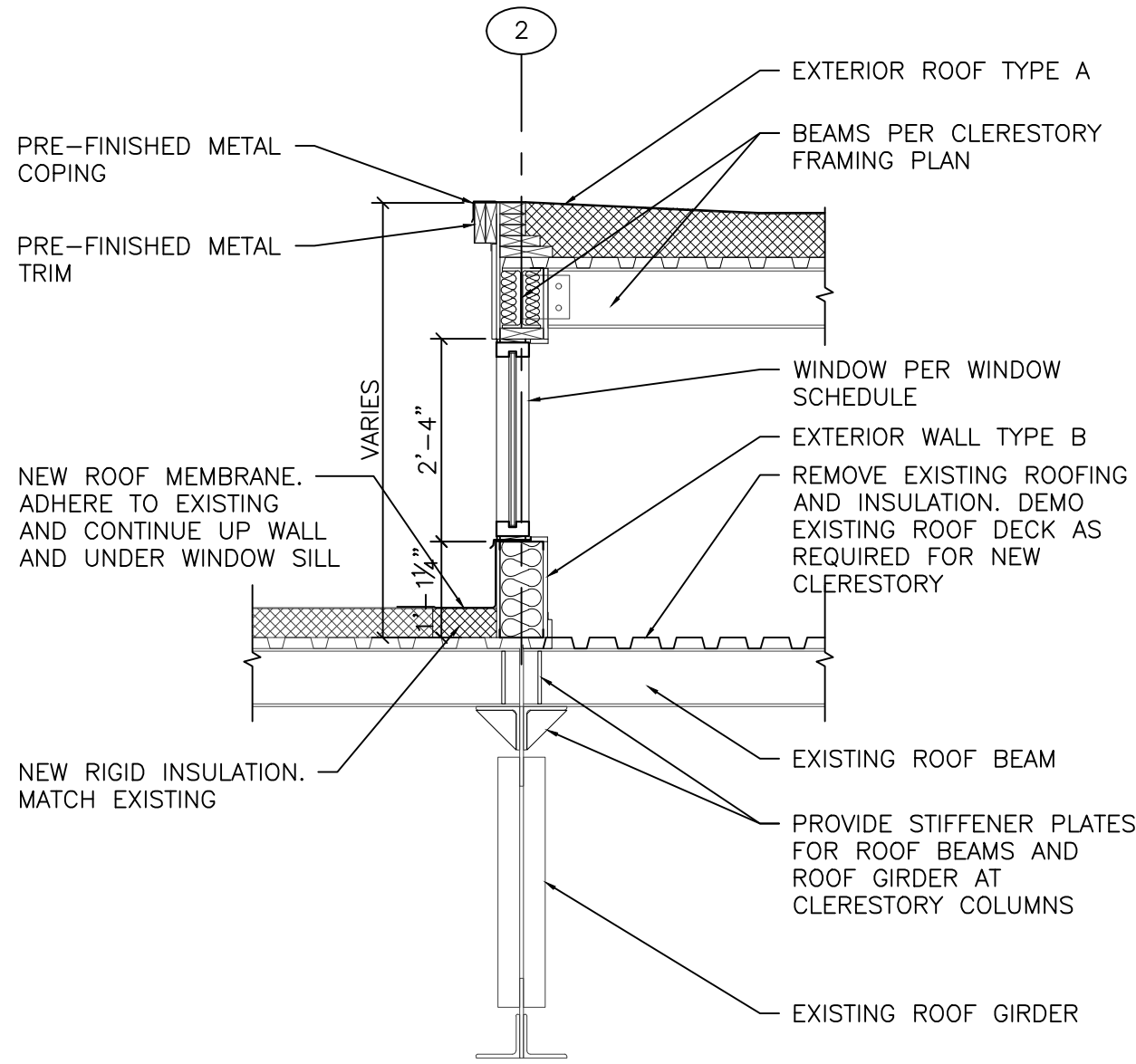
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A1.1

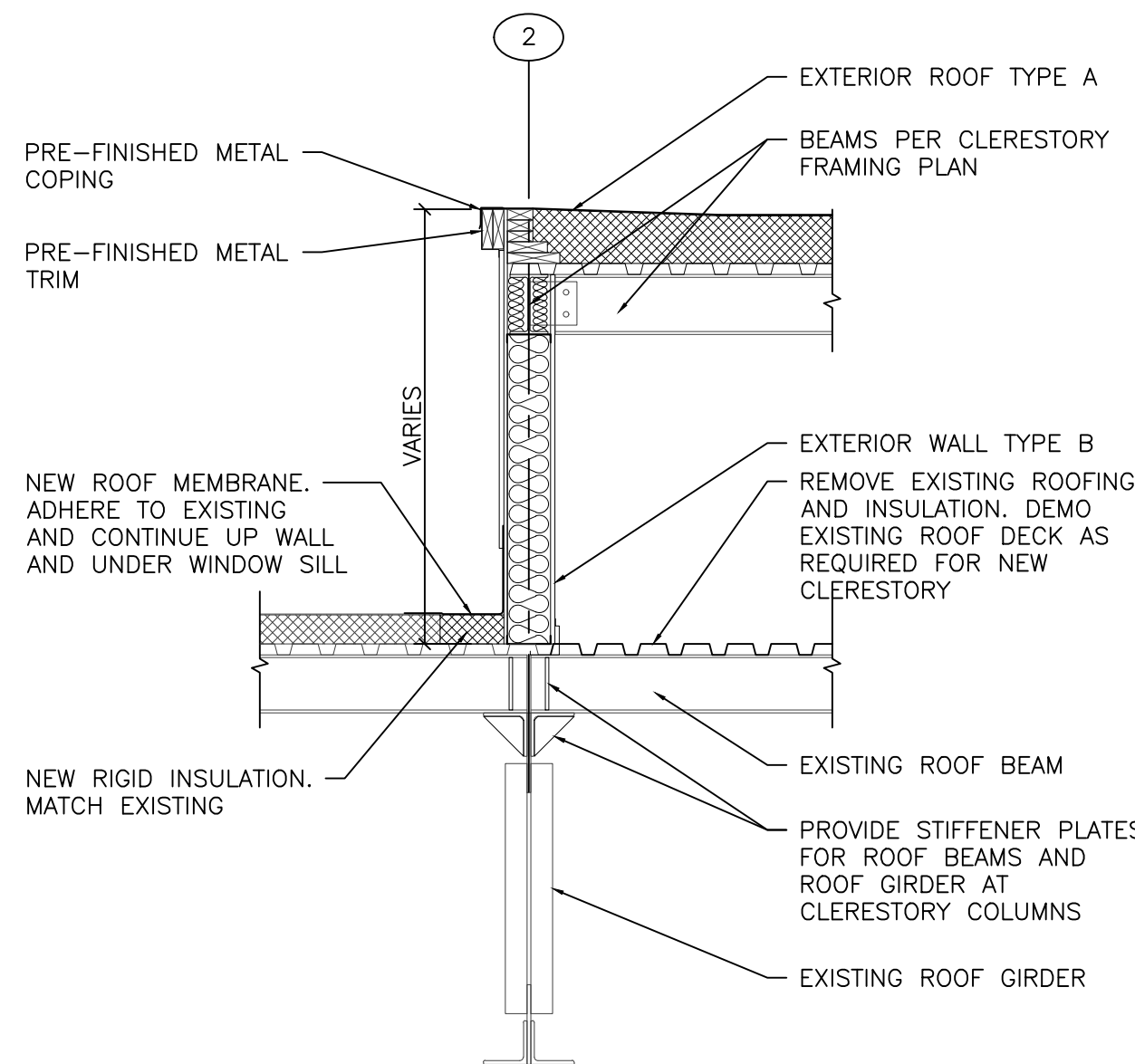
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PLAN NORTH

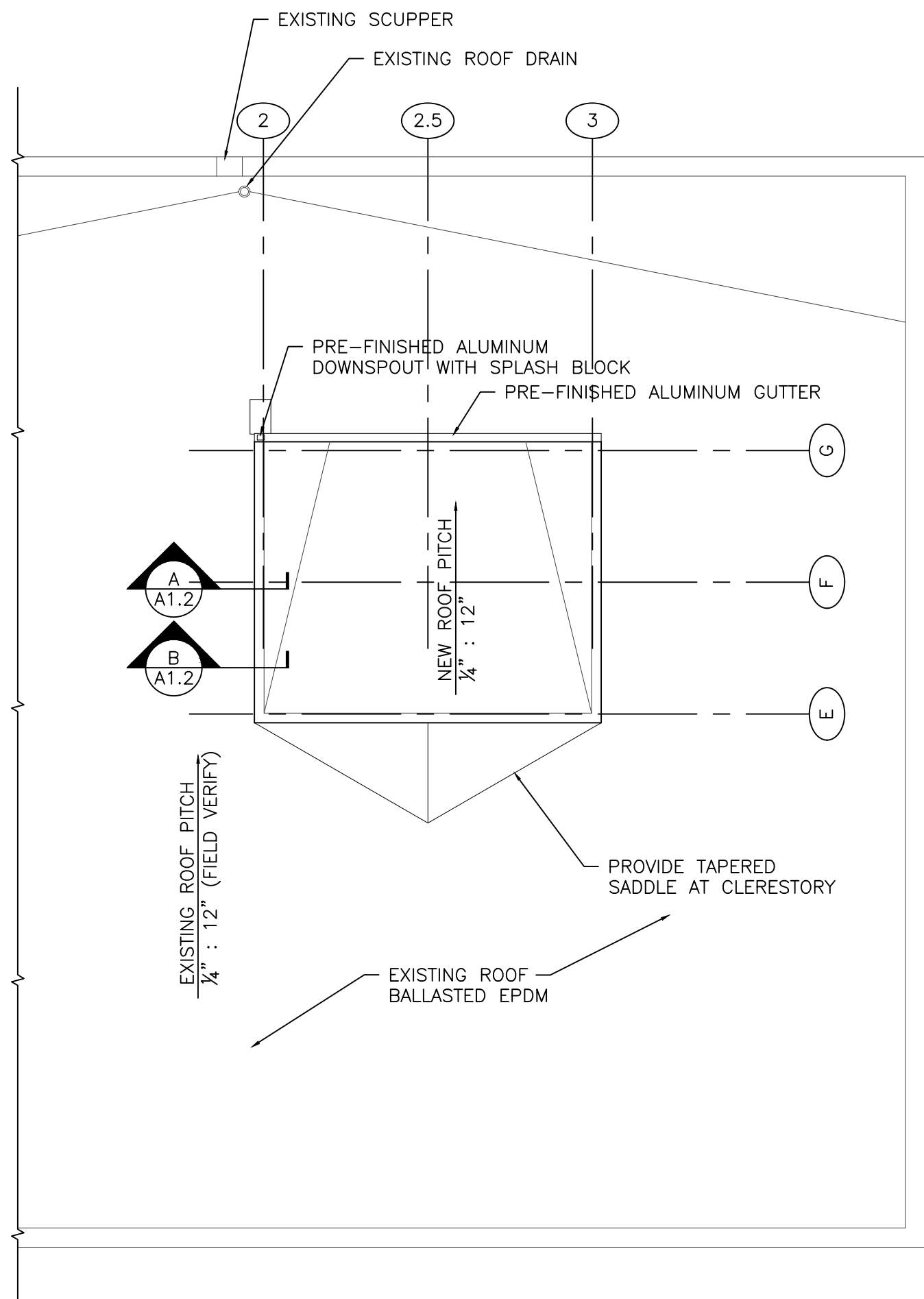
WALL AND ROOF TYPE SCHEDULE	
LETTER	DESCRIPTION
A	SINGLE PLY 60 MIL. EPDM MEMBRANE (FULLY ADHERED) TAPERED RIGID INSULATION (R=38 MIN.) 1.5 B METAL DECK BEAMS PER CLERESTORY FRAMING PLAN
B	HORIZONTAL STEEL SIDING AIR BARRIER ½" THERMAX WITH TAPED JOINTS 6" 20 GA. METAL STUDS AT 16" O.C. 6" BATT INSULATION (R=19) VAPOR BARRIER ¾" GYPSUM BOARD



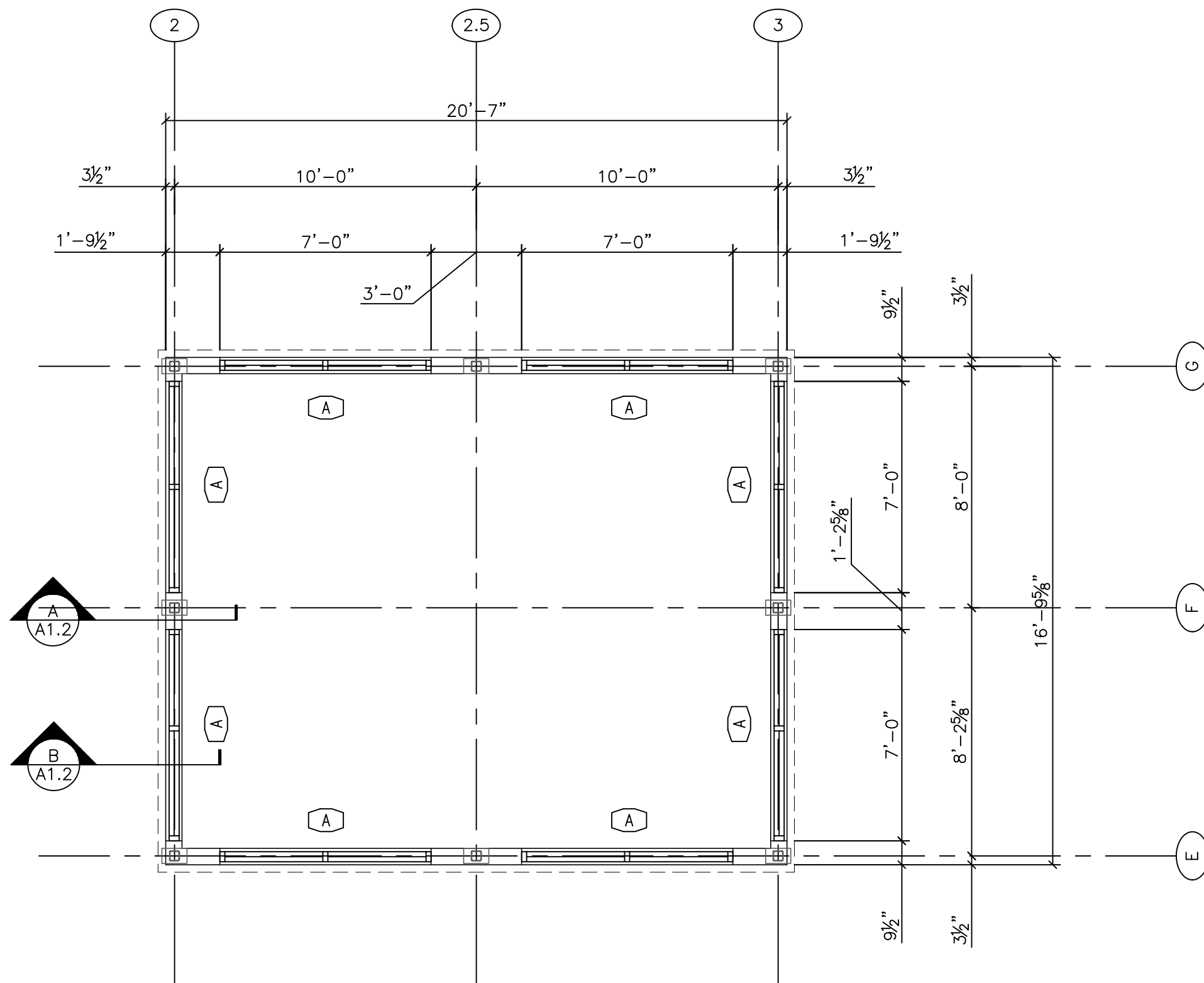
B
A1.2 CLERESTORY SECTION
SCALE: ½"=1'-0"



A
A1.2 CLERESTORY SECTION
SCALE: ½"=1'-0"



2
A1.2 ROOF PLAN
SCALE: ⅛"=1'-0"



1
A1.2 CLERESTORY PLAN
SCALE: ¼"=1'-0"



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CONTENTS:
CLERESTORY &
ROOF PLAN &
DETAILS
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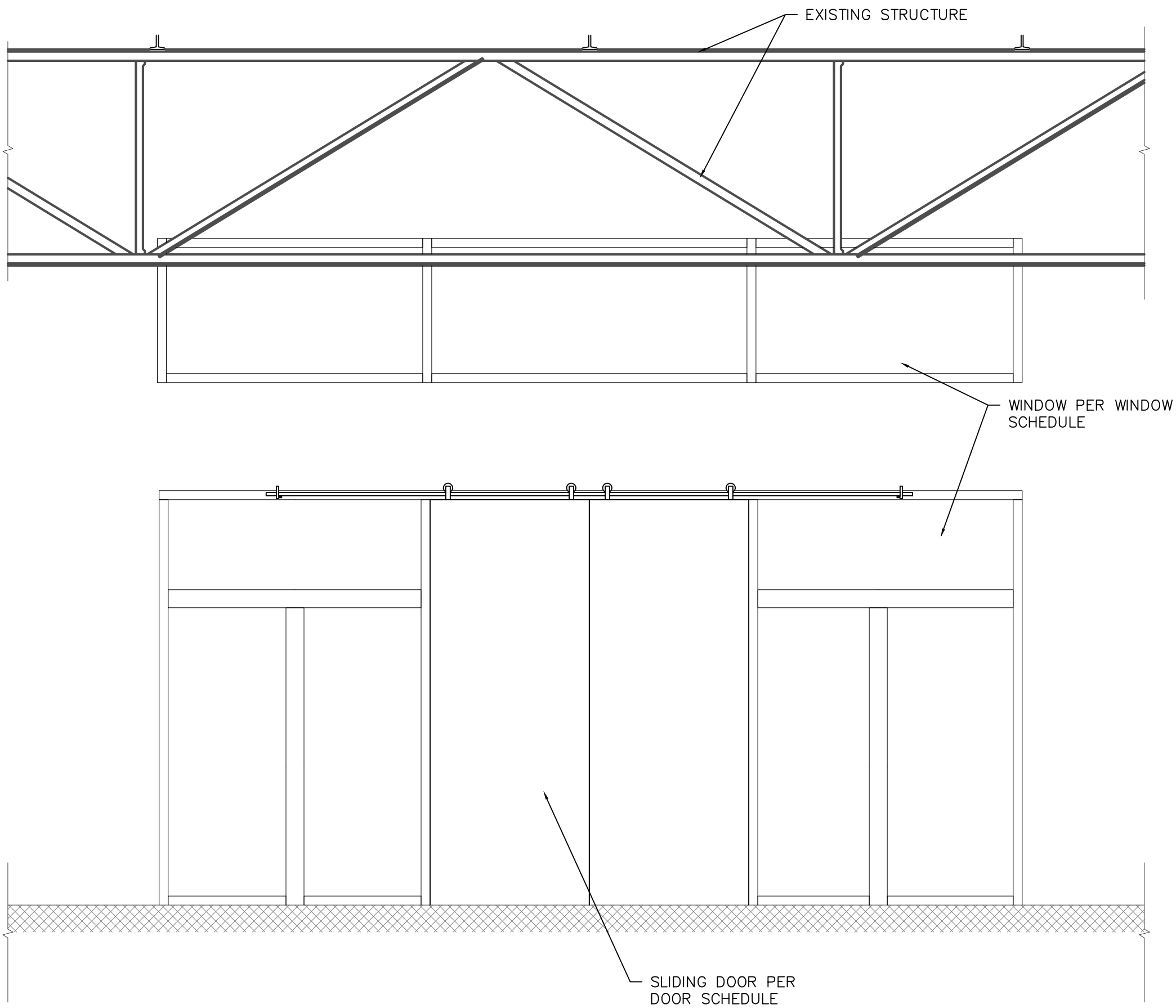
REVISIONS:

CONTENTS:
INTERIOR
ELEVATIONS

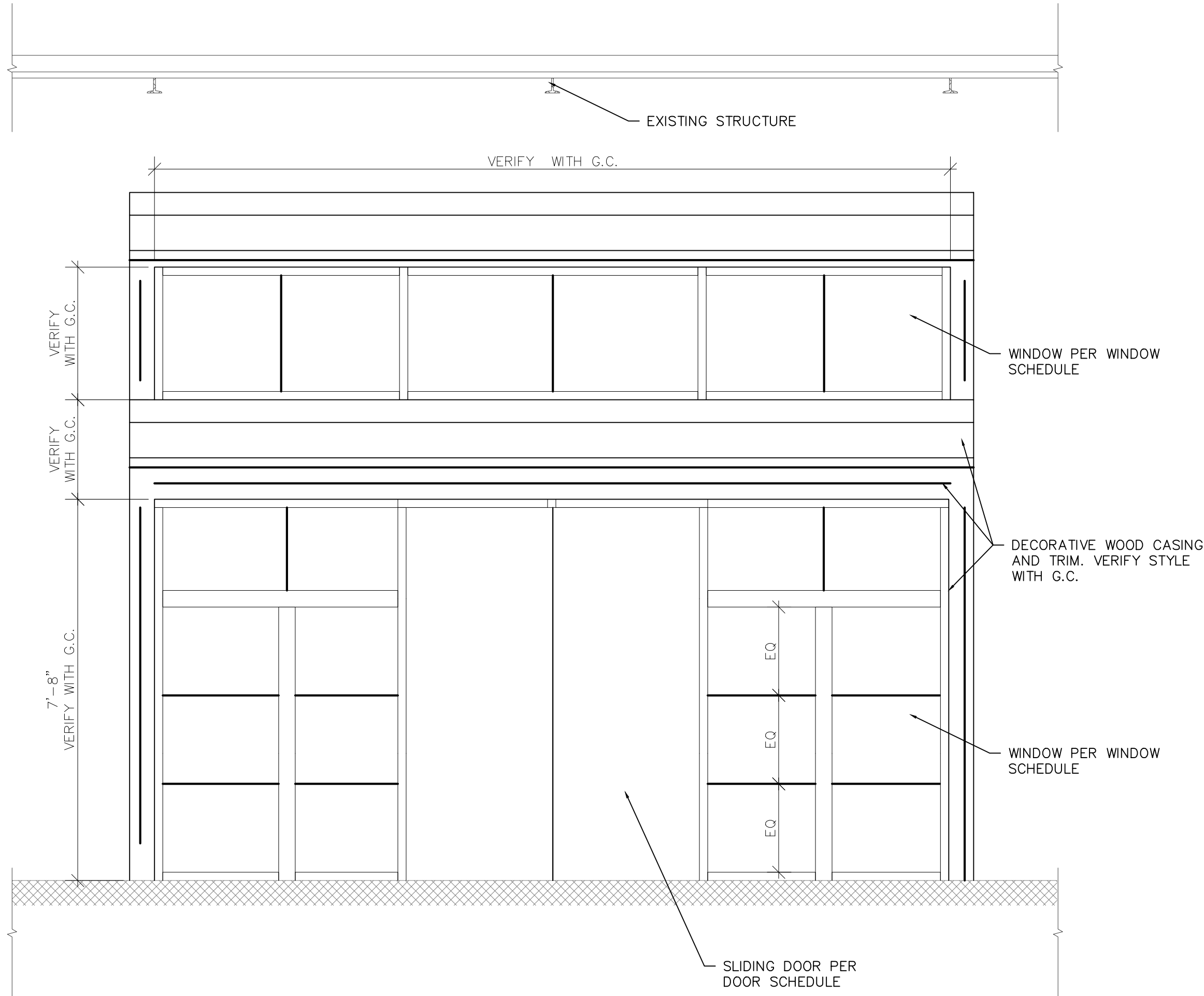
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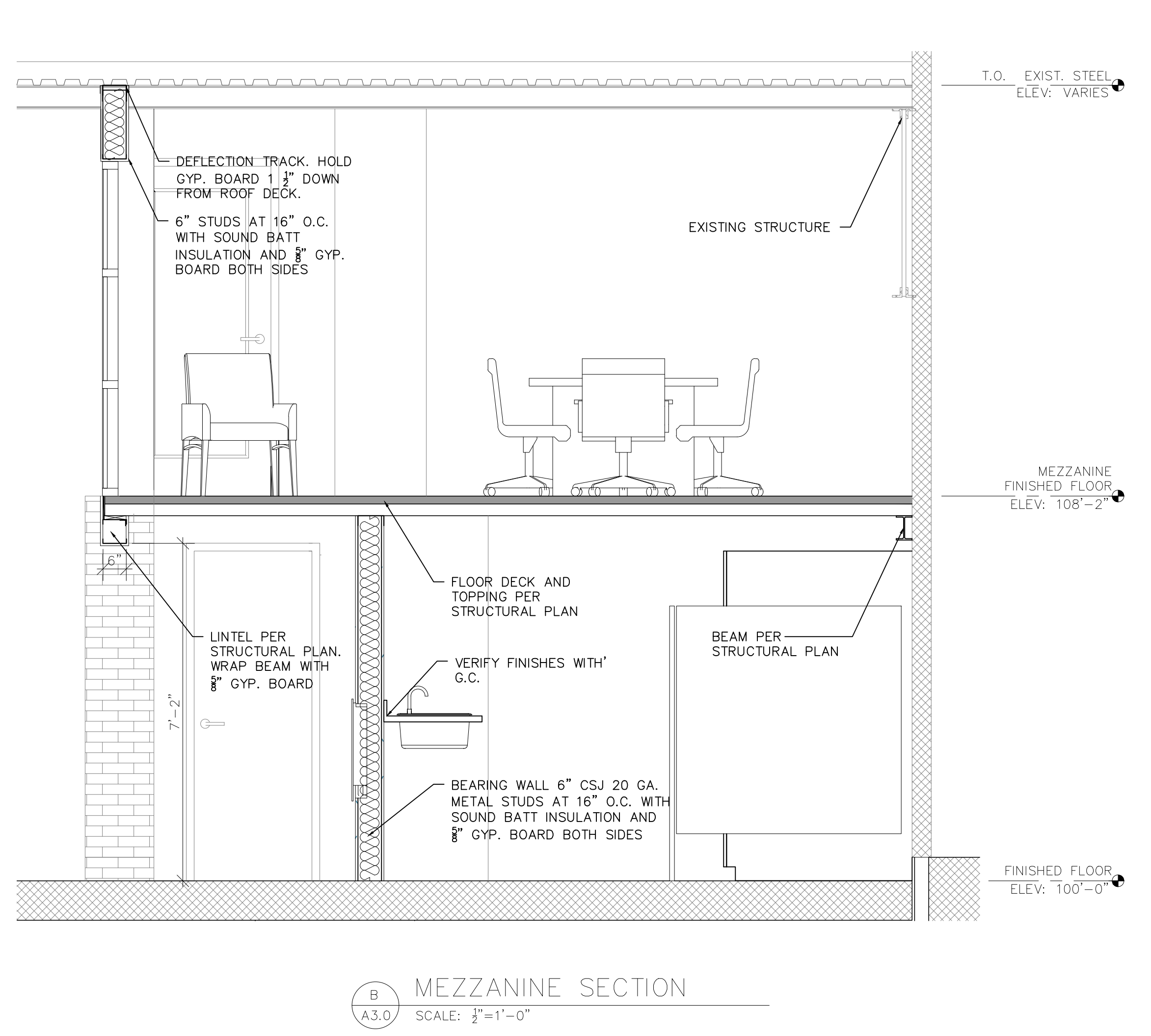
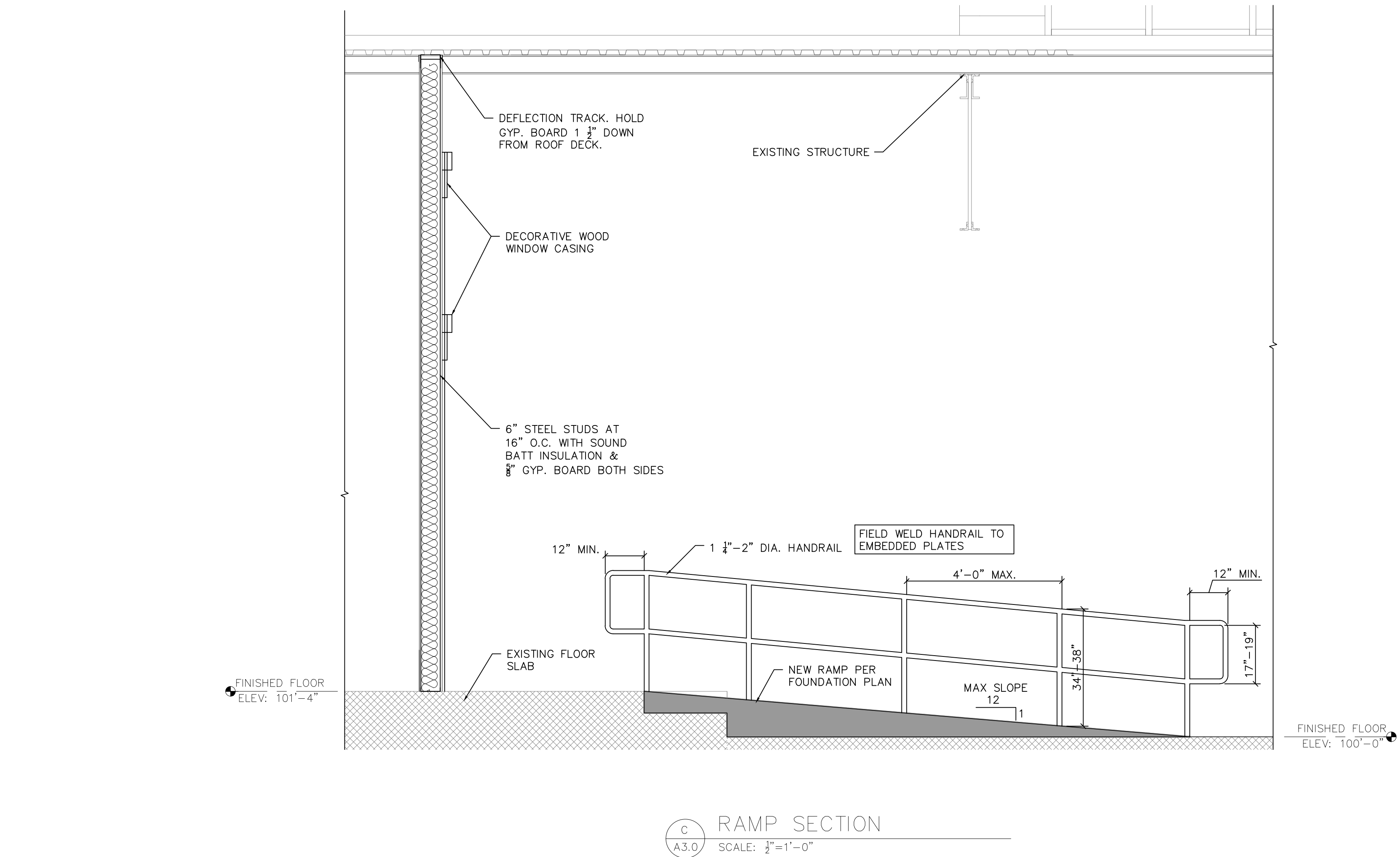
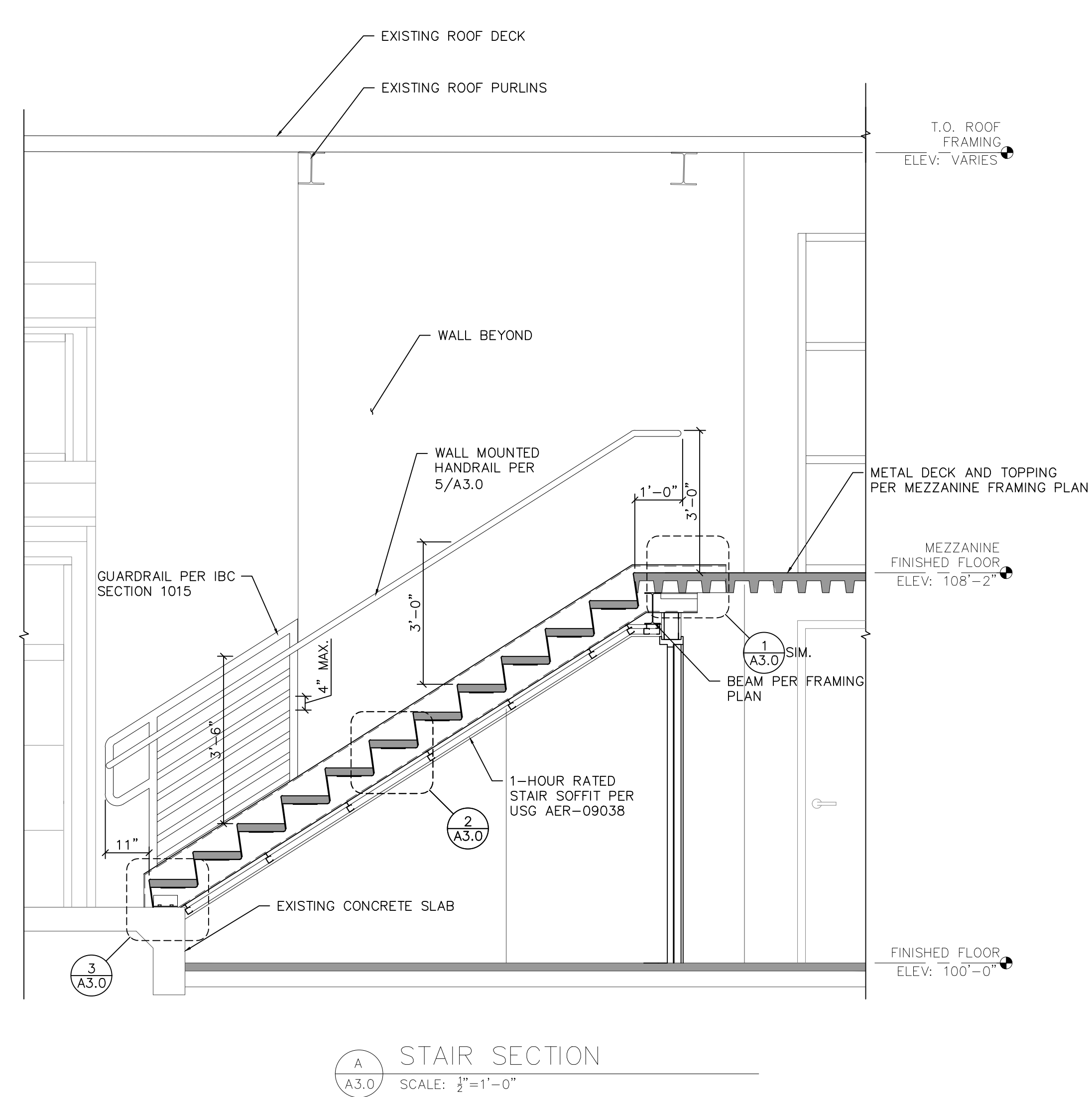
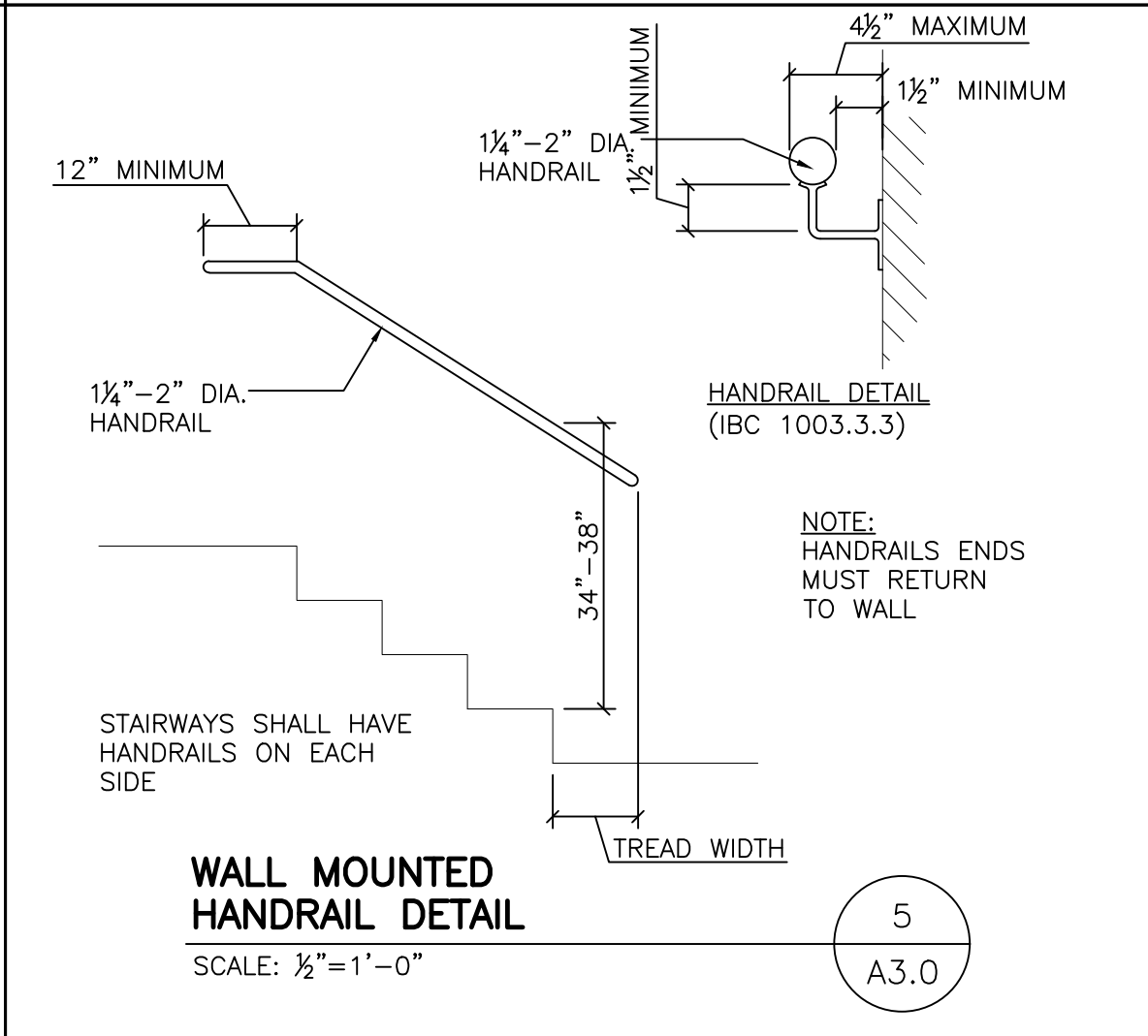
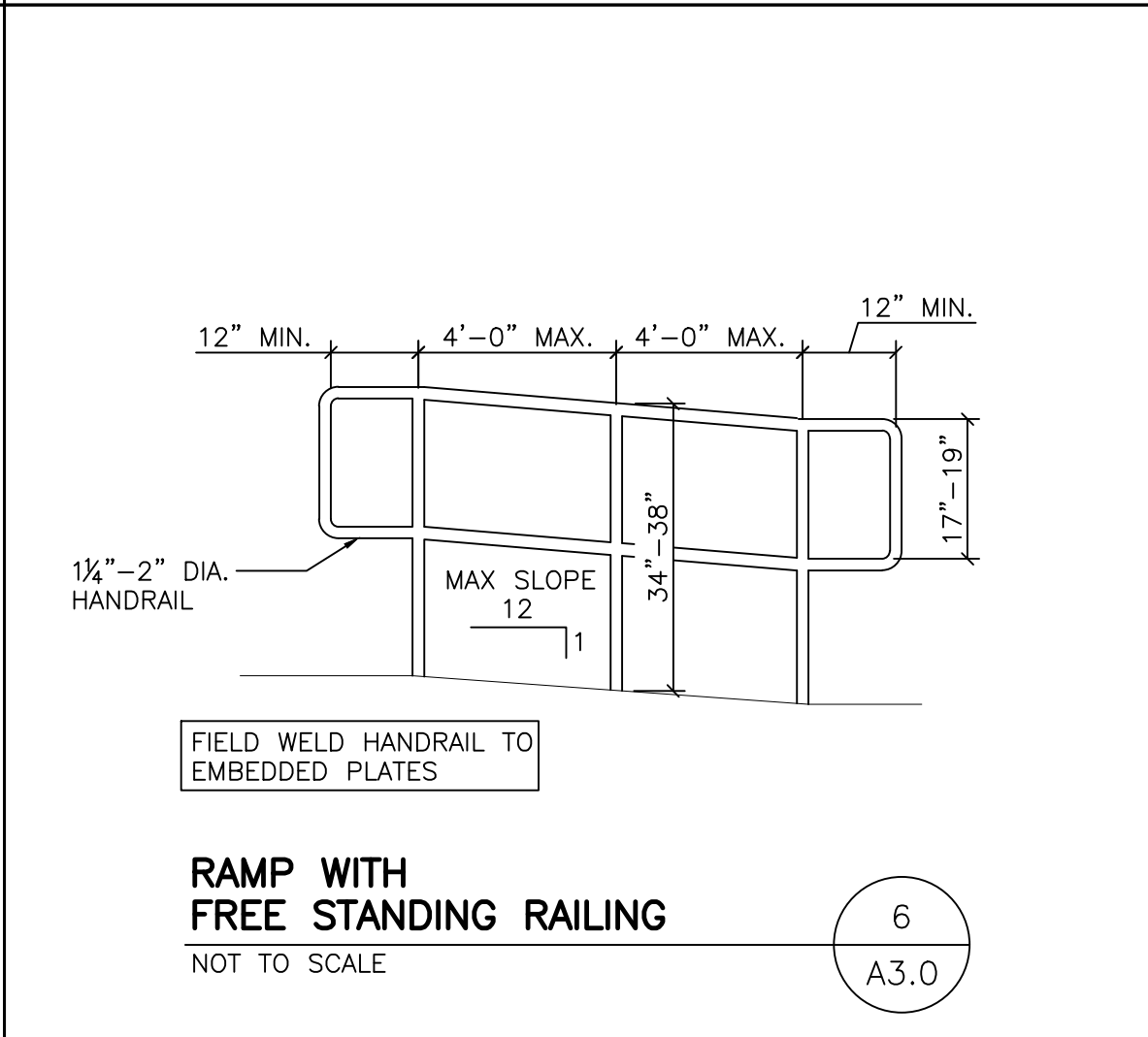
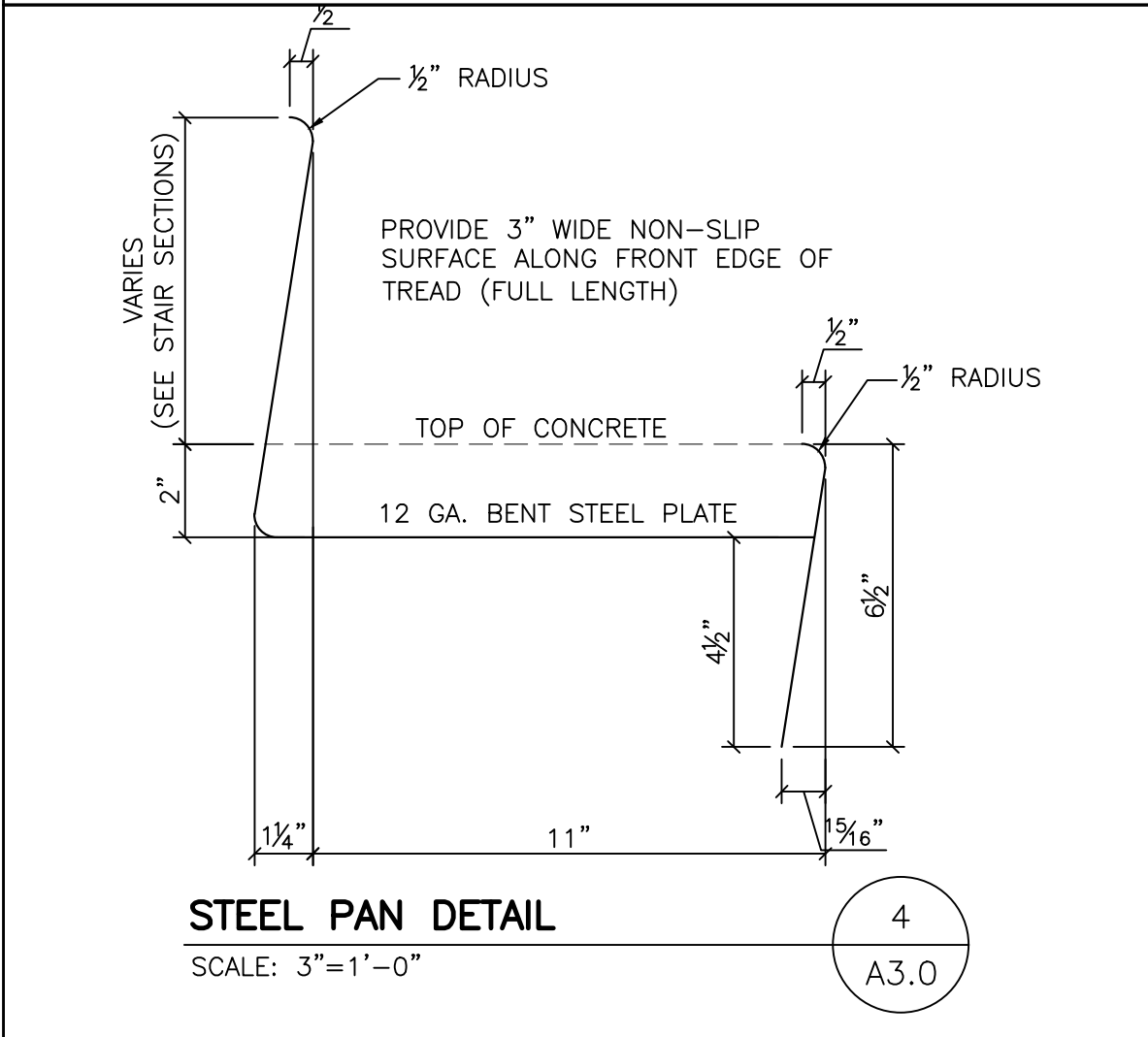
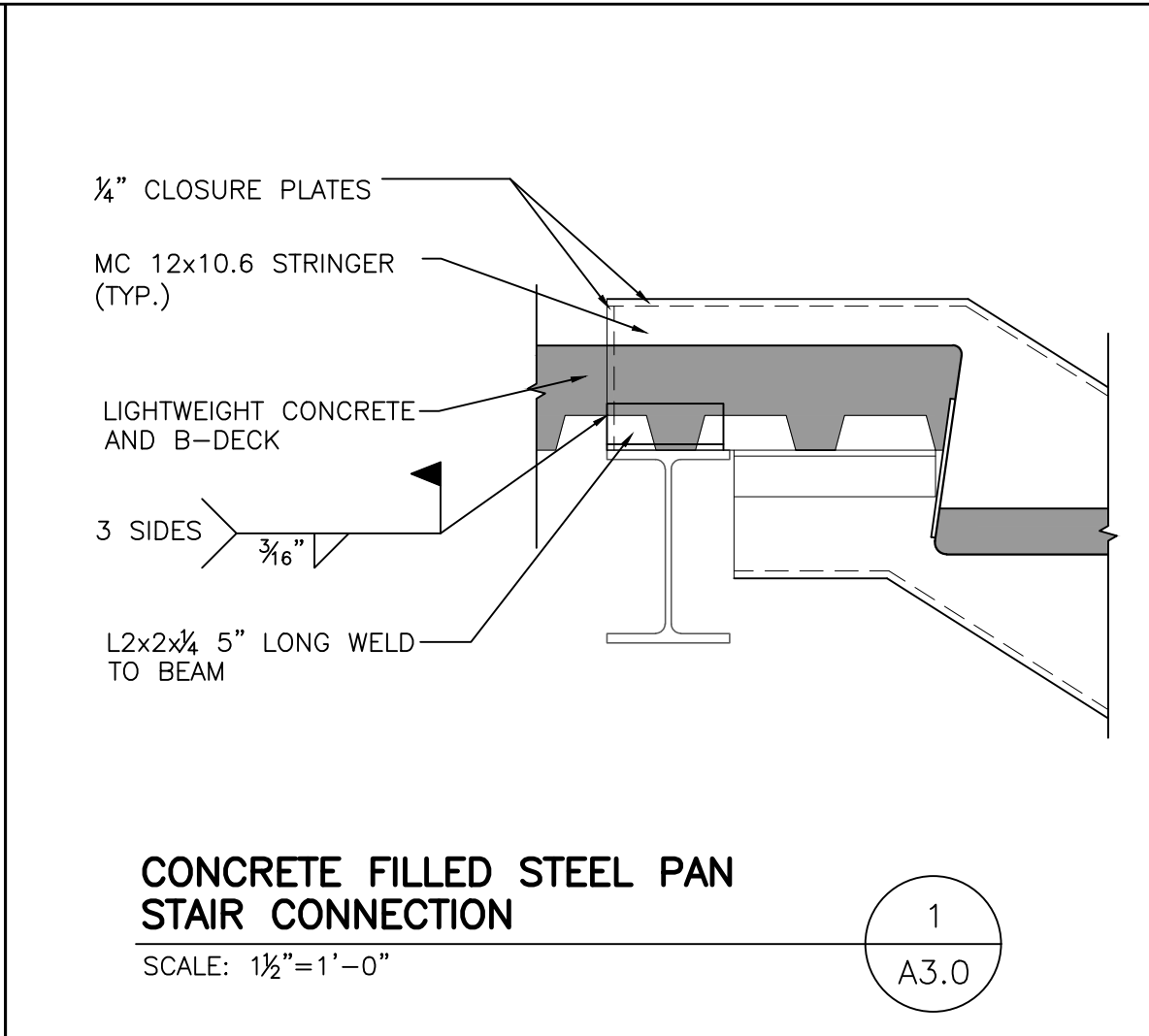
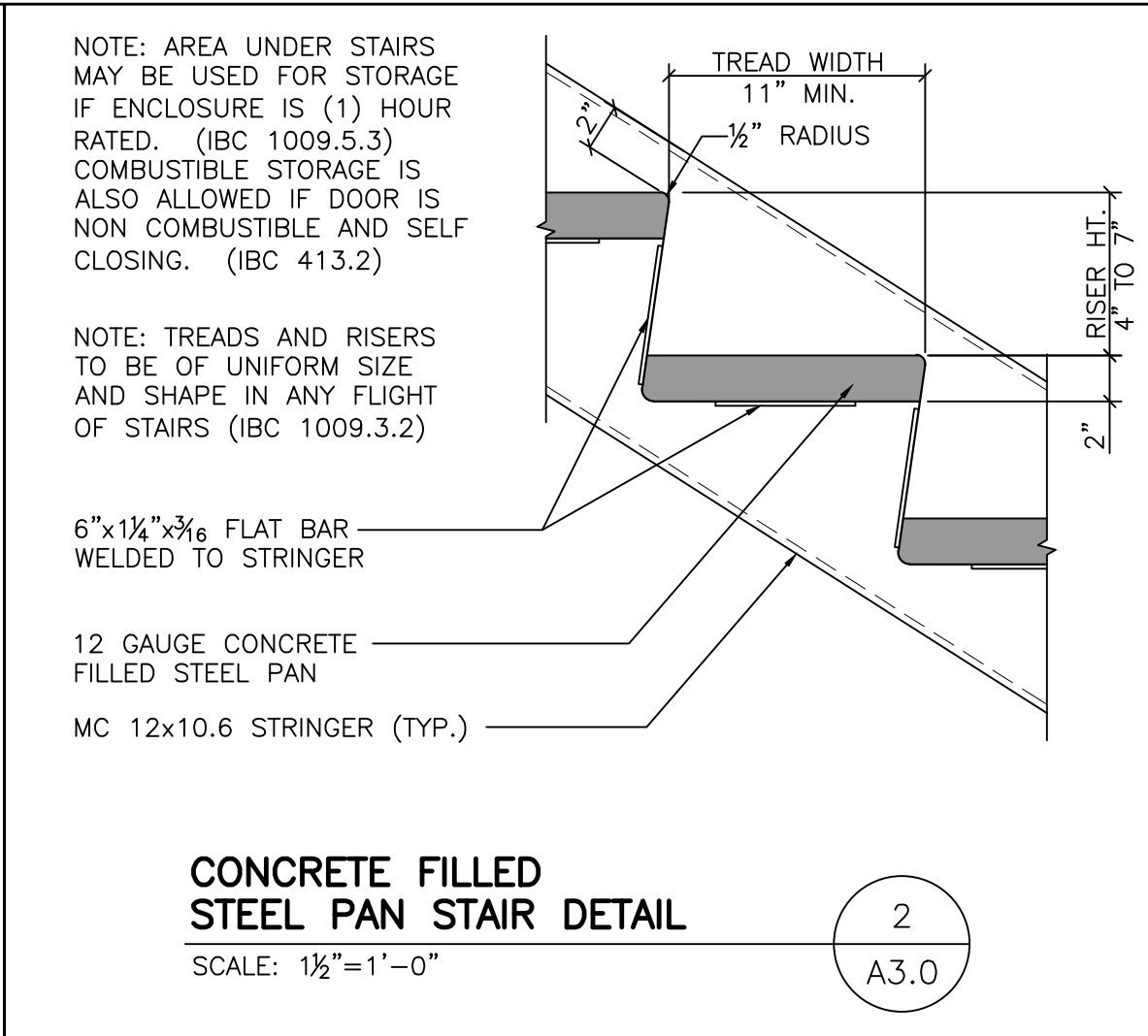
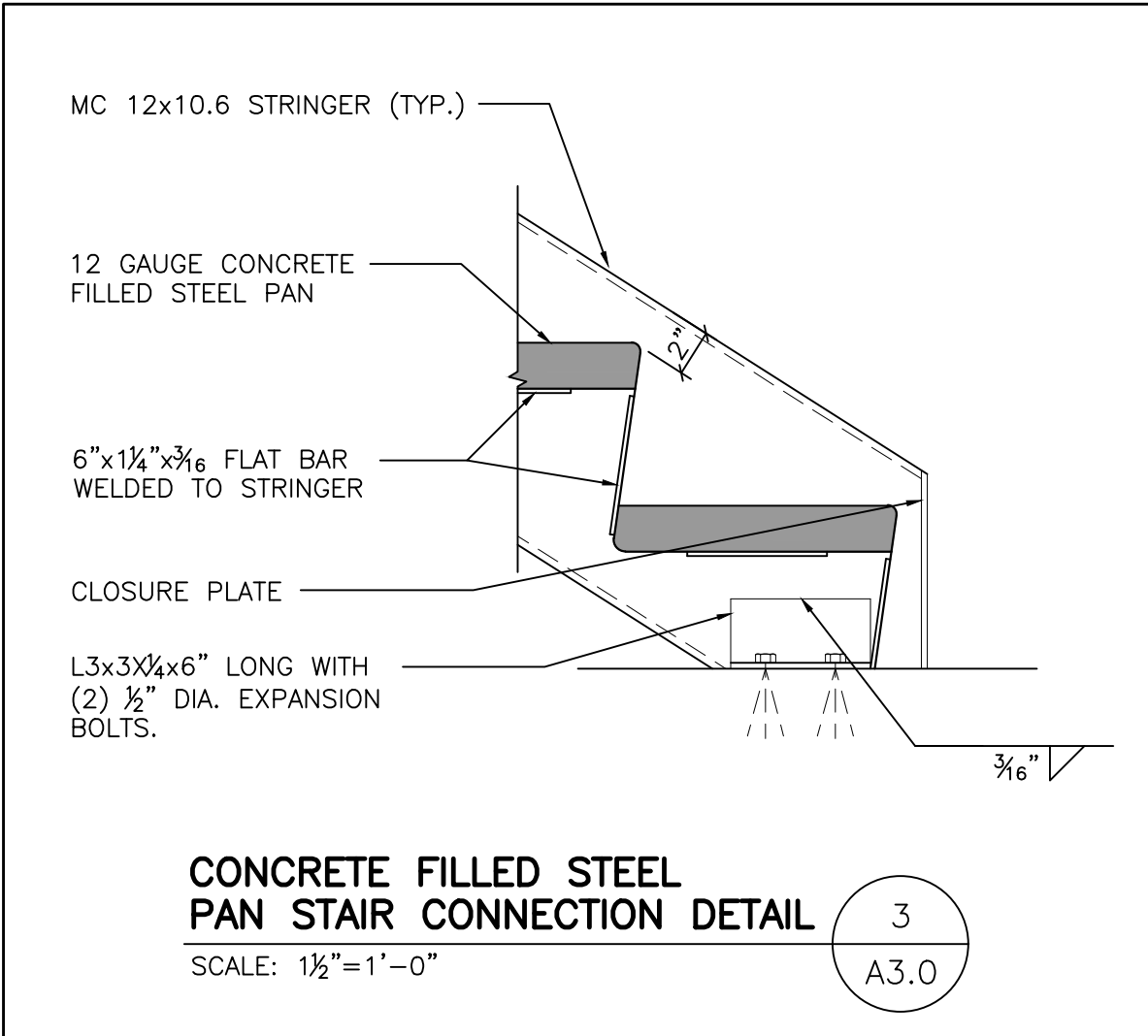
A2.0



2 INTERIOR ELEVATION
A2.0 SCALE: 1/2"=1'-0"



1 INTERIOR ELEVATION
A2.0 SCALE: 1/2"=1'-0"



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INITIATIVE ONE

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PROJECT:
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ORIGINATION DATE:

06-22-2020

REVISIONS:

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SECTIONS

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SHEET NUMBER:

A3.0

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ROOM FINISH SCHEDULE

NO.	DESCRIPTION	FLOOR				BASE	WALLS				CEILING	CLG. HT.	REMARKS							
		CARPET	VINYL COMPOSITION TILE	CERAMIC TILE	STAINED CONCRETE	OTHER	VINYL	WOOD	CERAMIC	DRYWALL	EXISTING BRICK	CERAMIC TILE	EXPOSED	OTHER	DRYWALL	2x2 ACOUSTICAL TILE	2x2 VINYL COATED DRYWALL	EXPOSED STRUCTURE		
121	GATHERING	●					●			●								●	FULL	—
122	RELOCATED MEETING LOUNGE		●				●			●								●	FULL	—
123	FOOD PREP KITCHEN		●				●			●	●							●	FULL	—
124	GRAND ENTRY	●					●											●	FULL	—
125	GATHERING/SEMINAR	●			●		●			●								●	FULL	—
126	WOMENS RESTROOM				●		●			●								●	FULL	—
127	MENS RESTROOM				●		●			●								●	FULL	—
128	STORAGE				●		●			●						●			FULL	—
129	RESTROOM ENTRY				●		●			●								●	FULL	—
130	COAT AREA				●		●			●								●	FULL	—
131	MAINT./MECH./I.T.				●		●			●	●							●	FULL	—
200	CONFERENCE	●					●			●	●							●	FULL	—
201	LANDING	●					●			●								●	FULL	—

ALL FINISHES TO BE VERIFIED WITH G.C.

WINDOW SCHEDULE

DESC.	WINDOW		FRAME			GLAZING			REMARKS
	SIZE (WxH)	HEAD HEIGHT	MATERIAL	DIAGRAM	DETAIL	THICKNESS	TINT	LOW-E	
A	7'-0"x2'-4"	VERIFY	ALUMINIUM	AA	4/A4.1	1"	—	YES	—
B	VERIFY	VERIFY	WOOD	1/A2.0	—	1"	—	—	—
C	VERIFY	VERIFY	WOOD	1/A2.0	—	1"	—	—	—
D	11'-8"x7'-1 1/4"	15'-3 1/2"	ALUMINIUM	DD	4/A4.1	1"	—	—	—
E	2'-2"x7'-1 1/4"	15'-3 1/2"	ALUMINIUM	EE	4/A4.1	1"	—	—	—

- NOTES: 1. THE GLAZING CONTRACTOR IS REQUIRED TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
2. THE GLAZING CONTRACTOR SHALL PROVIDE ALL FLASHING AND CAULK AS REQUIRED FOR A COMPLETE JOB.
3. THE COLOR OF THE FRAME IS TO BE DETERMINED BY THE OWNER.

DOOR SCHEDULE

NO.	DOOR DESCRIPTION			FRAME			HARDWARE			REMARKS
	SIZE (WxH)	DIAGRAM	MATERIAL	DIAGRAM	MATERIAL	DETAIL	FUNCTION	PANIC	CLOSER	
122A	(2) 4'-0"x7'-0"	—	—	—	—	—	—	—	—	EXISTING ENTRY SYSTEM TO BE RELOCATED
123A	3'-0"x7'-0"	C	WOOD	1	METAL	2/A4.1	PASSAGE	—	YES	—
124A	(2) 3'-6"x7'-0"	1/A2.0	WOOD	1/A2.0	WOOD	—	PASSAGE	—	—	ENTRY SYSTEM BY OTHERS MATCH 122A
126A	3'-0"x7'-0"	A	WOOD	1	METAL	2/A4.1	PUSH/PULL	—	YES	KICK PLATE
127A	3'-0"x7'-0"	A	WOOD	1	METAL	2/A4.1	PUSH/PULL	—	YES	KICK PLATE
128A	3'-0"x6'-8"	A	WOOD	1	METAL	3/A4.1	STOREROOM	—	YES	3/4-HOUR RATED DOOR
131A	3'-0"x7'-0"	A	WOOD	2	WOOD	5/A4.1	STOREROOM	—	—	—
131B	3'-0"x7'-0"	A	WOOD	2	WOOD	5/A4.1	STOREROOM	—	—	—
200A	3'-0"x7'-0"	C	WOOD	1	ALUM.	1/A4.1	OFFICE	—	—	—



PASSAGE
Both levers always unlocked.



EXIT
Blank plate outside. Inside lever always unlocked.



PUSH/PULL
Blank plate on push side. Lever on pull side.



SINGLE DUMMY TRIM
Single dummy trim for one side of door. Used for door pull or as matching inactive trim.



PRIVACY
Push-button locking. Can be opened from outside with small screwdriver. Turning inside lever or closing door releases button.



STOREFRONT
Blank plate on push side. Handle on pull side. Deadbolt lock.



OFFICE
Push-button locking. Push-button locks outside lever until unlocked with key or by rotating inside lever.



ENTRANCE
Turn/push-button locking: pushing and turning button locks outside lever requiring use of key until button is manually unlocked

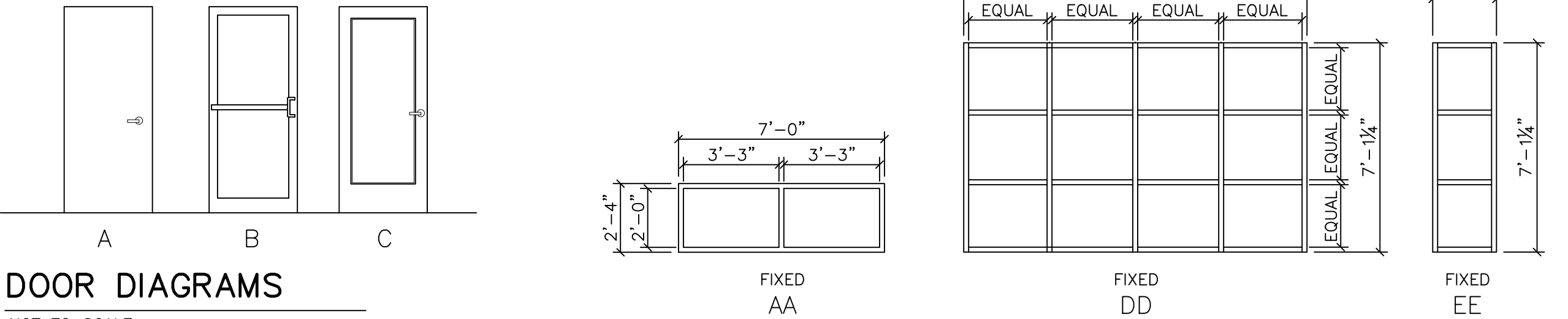


CLASSROOM
Outside lever locked and unlocked by key. Inside lever always unlocked.



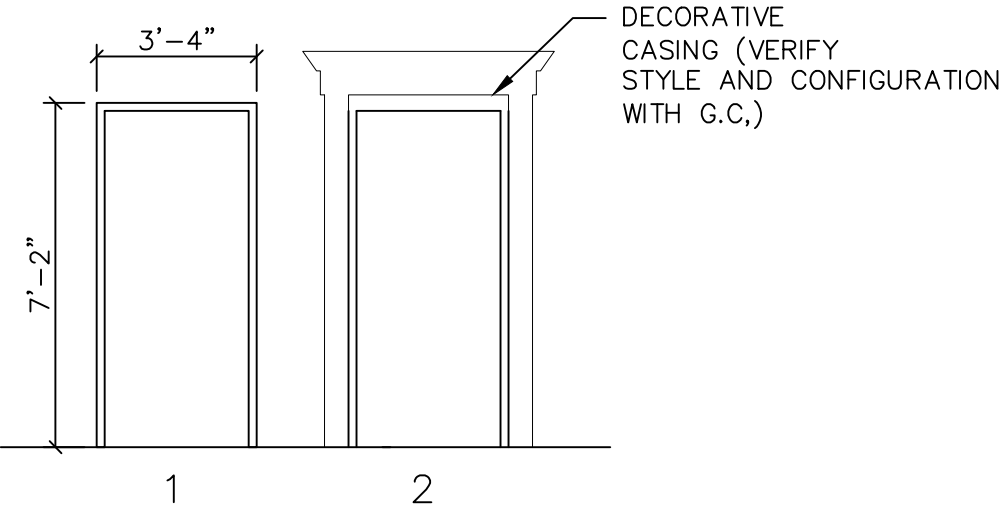
STOREROOM
Outside lever fixed. Entrance by key only. Inside lever always unlocked.

- NOTES: 1. THE GLAZING CONTRACTOR IS REQUIRED TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
2. COLOR OF DOOR, FRAME AND HARDWARE TO BE DETERMINED BY OWNER.
3. DOOR PROVIDER MUST MEET ALL APPLICABLE CODES.



DOOR DIAGRAMS

NOT TO SCALE



WINDOW DIAGRAMS

NOT TO SCALE

NOTE:
• ALL OVERALL DIMENSIONS INDICATE ROUGH OPENING SIZE.
• ALL METAL FRAMES AND MULLIONS ARE DRAWN AS 2" UNLESS DIMENSIONED OTHERWISE.

FRAME DIAGRAMS

NOT TO SCALE

NOTE:
• ALL OVERALL DIMENSIONS INDICATE FRAME SIZE.
• ALL METAL FRAMES AND MULLIONS ARE DRAWN AS 2" UNLESS DIMENSIONED OTHERWISE.



ARCHITECTURAL DESIGN
PO BOX 8763
GREEN BAY, WI
54308
920-606-0144

INITIATIVE ONE

110 S. ADAMS ST.
GREEN BAY, WI

PROJECT:
PROPOSED RENOVATION FOR:

INITIATIVE ONE

DRAWN BY:

I. WILSON/K.KUEPER

ORIGINATION DATE:

06-22-2020

REVISIONS:

CONTENTS:

SCHEDULES

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SHEET NUMBER:

A4.0

ISSUED FOR CONSTRUCTION

INTERIOR WALL FINISHES PER ROOM FINISH SCHEDULE

SEE LINTEL SCHEDULE FOR LINTEL SIZE AND TYPE

DECORATIVE WOOD TRIM

DOOR PER DOOR AND FRAME SCHEDULE

HEAD

USE 20 GA. STUD AT JAMBS

WOOD FRAME

DOOR PER DOOR AND FRAME SCHEDULE

JAMB

SHIM, FLASH, AND CAULK AS REQUIRED

WOOD DOOR FRAME

5

A4.1

SCALE: 1½"=1'-0"

INTERIOR WALL FINISHES PER ROOM FINISH SCHEDULE

SEE LINTEL SCHEDULE FOR LINTEL SIZE AND TYPE

HOLLOW METAL FRAME

DOOR PER DOOR AND FRAME SCHEDULE

HEAD

HOLLOW METAL FRAME

HOLLOW METAL FRAME

DOOR PER DOOR AND FRAME SCHEDULE

JAMB

USE 20 GA. STUD AT JAMBS

HOLLOW METAL FRAME

DOOR PER DOOR AND FRAME SCHEDULE

JAMB

SHIM, FLASH, AND CAULK AS REQUIRED

HOLLOW METAL DOOR FRAME

3

A4.1

SCALE: 1½"=1'-0"

INTERIOR WALL FINISHES PER ROOM FINISH SCHEDULE

SEE LINTEL SCHEDULE FOR LINTEL SIZE AND TYPE

SHIM SPACE

ALUMINUM FRAME

DOOR PER DOOR AND FRAME SCHEDULE

HEAD

USE 20 GA. STUD AT JAMBS

SHIM SPACE

ALUMINUM FRAME

DOOR PER DOOR AND FRAME SCHEDULE

JAMB

USE 20 GA. STUD AT JAMBS

SHIM SPACE

ALUMINUM FRAME

DOOR PER DOOR AND FRAME SCHEDULE

JAMB

SHIM, FLASH, AND CAULK AS REQUIRED

ALUMINUM DOOR

1

A4.1

SCALE: 1½"=1'-0"

INTERIOR WALL FINISHES PER ROOM FINISH SCHEDULE

EXTERIOR SIDE

INTERIOR SIDE

SEE LINTEL SCHEDULE FOR LINTEL SIZE AND TYPE

SHIM SPACE

ALUMINUM FRAME

GLAZING PER WINDOW SCHEDULE

HEAD

SHIM SPACE

ALUMINUM FRAME

JAMB

GLAZING PER WINDOW SCHEDULE

ALUMINUM FRAME

ROUGH OPENING ELEV: SEE WINDOW SCHEDULE

FLASHING

SHIM SPACE

SILL

SHIM, FLASH, AND CAULK AS REQUIRED

ALUMINUM WINDOW

4

A4.1

SCALE: 1½"=1'-0"

INTERIOR WALL FINISHES PER ROOM FINISH SCHEDULE

SEE LINTEL SCHEDULE FOR LINTEL SIZE AND TYPE

HOLLOW METAL FRAME

DOOR PER DOOR AND FRAME SCHEDULE

HEAD

USE 20 GA. STUD AT JAMBS

HOLLOW METAL FRAME

DOOR PER DOOR AND FRAME SCHEDULE

JAMB

SHIM, FLASH, AND CAULK AS REQUIRED

HOLLOW METAL DOOR FRAME

2

A4.1

SCALE: 1½"=1'-0"

ARCHITECTURAL DESIGN
PO BOX 8763
GREEN BAY, WI
54308
920-606-0144

INITIATIVE
ONE
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SHEET NUMBER:

A4.1

ISSUED FOR CONSTRUCTION



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

September 16, 2020

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.3

Declaration of Demolition by Neglect at 711 Eliza Street.

BACKGROUND

711 Eliza Street is in the Astor Historic District. On September 10, 2020, our Inspection Department condemned this property primarily due to the unsafe and structurally unsound condition of the entire front porch. Following this condemnation will come a Raze and/or Repair Order with the following instructions:

- Repair or replace damaged, deteriorated, and structurally unsound 2-story front porch
- Replace deteriorated, damaged or missing siding sections and trim
- Remove peeling exterior paint and prime, re-coat the building
- Replace damaged side entry door to Unit 2
- Replace broken side porch guardrail to Unit 2
- Replace missing panel from rear basement exterior entry door
- Repair water damaged living room ceiling in Unit 1
- Repair plumbing leak in Unit 4 bathroom
- Repoint stone foundation cracks and crevices in basement
- Repair or replace damaged asbestos wrap at basement ceiling pipe
- Remove all discarded items, debris and clutter from basement

If the Landmarks Commission finds this to be Demolition by Neglect, the provisions of Green Bay Municipal Code Section 13.1507(d) will apply. They are as follows:

Demolition by neglect. Neglect in maintaining, repairing, or securing a designated historic structure, designated historic site, or a structure in a designated historic district that results in deterioration of an exterior feature of the structure or site or the loss of structural integrity of the structure or site constitutes demolition by neglect. Upon a finding by the LC that a designated historic structure, designated historic site, or structure in a designated historic district is threatened by demolition by neglect, such neglect constitutes a violation of this ordinance and the LC may do either of the following:

- (1) Require the owner of the property to repair all conditions contributing to demolition by neglect; or*
- (2) If the owner does not make repairs within sixty (60) days, the LC or its agent may elect to, but is not required to, enter the property and make such repairs as are necessary to prevent demolition by neglect, provided:*
 - a. That an estimate of the anticipated cost is provided to LC and it authorizes going forward with the repairs, designating a source of the funds to be made available; or*
 - b. The LC, through grants, donations, or other efforts on its own, provides the funding necessary to accomplish the necessary repairs. Such funds shall be handled and accounted for in accordance with Section 13-1507 (l) of the Municipal Code.*

The costs of the work shall be charged to the owner, and may be levied by the city as a special assessment against the property. The LC or its agents may enter the property for purposes of this section upon obtaining an order from the circuit court. All funds recovered from a property owner pursuant to this provision shall be returned to the same source from which it was obtained.

The goal is to repair this home using the above section of code. This can be accomplished through new ownership, grants, loans, etc. Finding this as Demolition by Neglect offers the Landmarks Commission and its staff an opportunity to save this historic home. If a finding is approved by the Commission, staff will prepare a letter to the property owner, as well as add language to the forthcoming Raze and/or Repair order about the Demolition by Neglect clause. From there, we will work with the property owner to create a plan to save the structure.

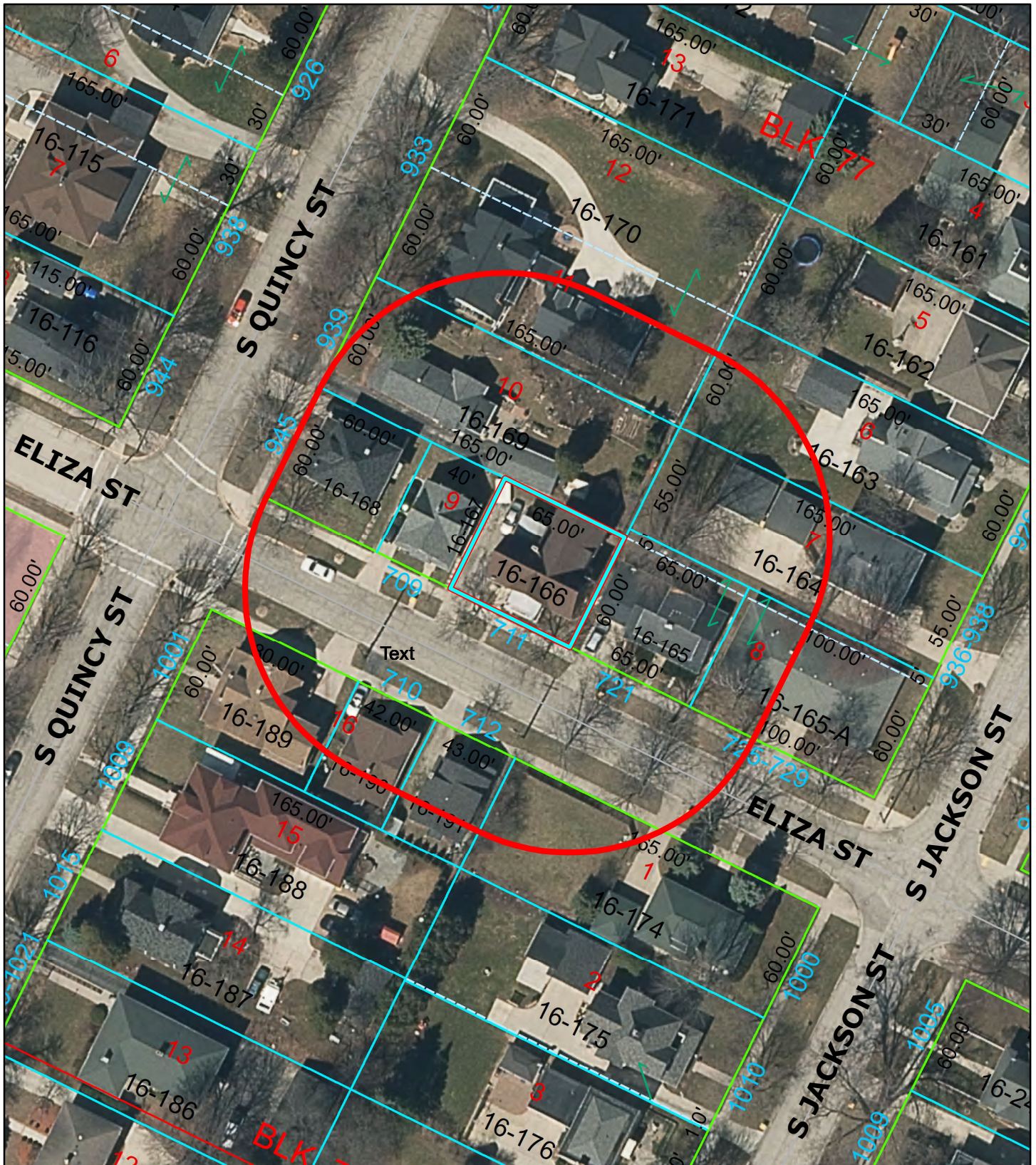
RECOMMENDATION

Confirmation of Finding of Demolition by Neglect.

FISCAL IMPACT

ATTACHMENTS

1. 711 Eliza, Map
2. 711 Eliza, Inspection Photos



711 Eliza Street Demolition by Neglect

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 10 Sep 2020 X:\Planning\Basemaps\template_8.5x11.mxd

0 15 30 60 Feet



Subject Parcel

100' Notification Area











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

MEETING DATE

September 16, 2020

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.I

Staff-Level COA Applications.

BACKGROUND

- COA 20-27, Storm Windows, 1010 S Van Buren Street

RECOMMENDATION

No Action Required

FISCAL IMPACT

ATTACHMENTS

- I. 1010 S Van Buren, Picture





Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

September 16, 2020

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.2

Review City Raze/Repair Orders and Demolitions.

BACKGROUND

- 1156 Vanderbraak Street

RECOMMENDATION

Receive and Place on File.

FISCAL IMPACT

ATTACHMENTS

- I. Raze or Repair Order signed 1156 Vanderbraak Street

NOTICE AND ORDER TO RAZE
A BUILDING LOCATED AT
1156 VANDERBRAAK STREET
GREEN BAY, BROWN COUNTY, WISCONSIN

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

Chris A. Heraly
1156 Vanderbraak 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 1156 Vanderbraak Street, Green Bay, Brown County, Wisconsin, parcel number 20-237, more particularly described as follows:

Lot 10, Block 65, Eastman's Addition, in the City of Green Bay, East 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:

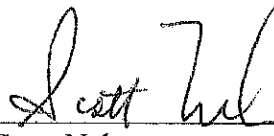
1. Close all stud walls;
2. Rough-in all electrical work by permit;
3. Rough-in all plumbing work by permit;
4. Finish gutted interior;

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.

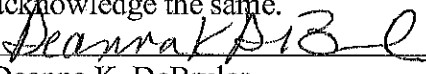
Dated this 20th day of August, 2020



Scott Nelson
Housing Inspector

STATE OF WISCONSIN)
)ss
COUNTY OF BROWN)

Personally came before me this 20th day of August, 2020, 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

